

Final Plat Staff Report

DATE: APRIL 10, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: ERIC PAVLINEK, PRINCIPAL PLANNER
JEANETTE BARE, AICP, PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: CANYONS SOUTH, FILING 4 – FINAL PLAT
PROJECT FILE: SB2023-036

OWNERS:	REPRESENTATIVE:
HT CANYONS SOUTH DEVELOPMENT LP	RICHARD CROSS, HINES
HT CANYONS SOUTH LAND LP	1144 15 TH STREET, SUITE 2600
1144 15 TH STREET, SUITE 2600	DENVER, CO 80202
DENVER, CO 80202	

BOARD OF COUNTY COMMISSIONERS MEETING: APRIL 23, 2024 @ 2:30 PM

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a final plat for 153 single-family residential lots, 1 superblock lot, and 6 tracts on 520.70 acres in the Canyons South Planned Development (Canyons South PD), which is generally northeast of the intersection of Crowfoot Valley Road and Macanta Boulevard. The community is being marketed under the name "Macanta." The site is located in the central portion of Douglas County, northeast of the Town of Castle Rock, east of Crowfoot Valley Road, and north of Founders Parkway.

Proposed lots within the project range in size from 6,900 square feet to 16,161 square feet. Access will occur via public road connections to Crowfoot Valley Road. Water and sewer service is provided by the Town of Castle Rock (Town) through existing Intergovernmental Agreements (IGA's) with the Crowfoot Valley Metropolitan Districts and the Pinery Water & Wastewater District (PWWD). All engineering reports, studies and plans for the final plat have been reviewed and approved by Public Works Engineering (Engineering).

II. REQUEST

A. Request

The request is a final plat for 153 single-family residential lots, 1 superblock lot, and 6 tracts, and public roads on 520.70 acres within the Canyons South PD.

B. Process

A final plat is processed pursuant to Article 5 of the *Douglas County Subdivision Resolution (DCSR)*. Article 5 states the intent of the process is “To provide for the review of the final engineering plans, the subdivision improvement agreement, public dedications, and other legal agreements.”

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

C. Location

The project area is located east of Crowfoot Valley Road in the northern half of the Canyons South PD. The following Vicinity Map, Zoning Map, and Aerial Map highlight site location and existing conditions.

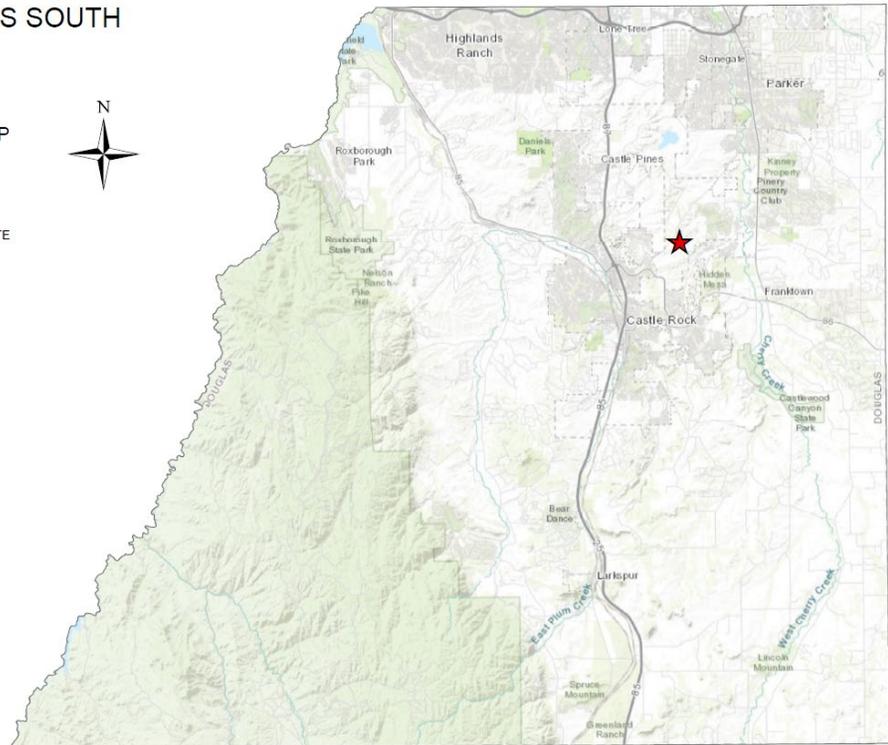
CANYONS SOUTH FILING 4

SB2023-036
VICINITY MAP



LEGEND

★ PROJECT SITE



DOUGLAS COUNTY

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CANYONS SOUTH FILING 4

SB2023-036
ZONING MAP

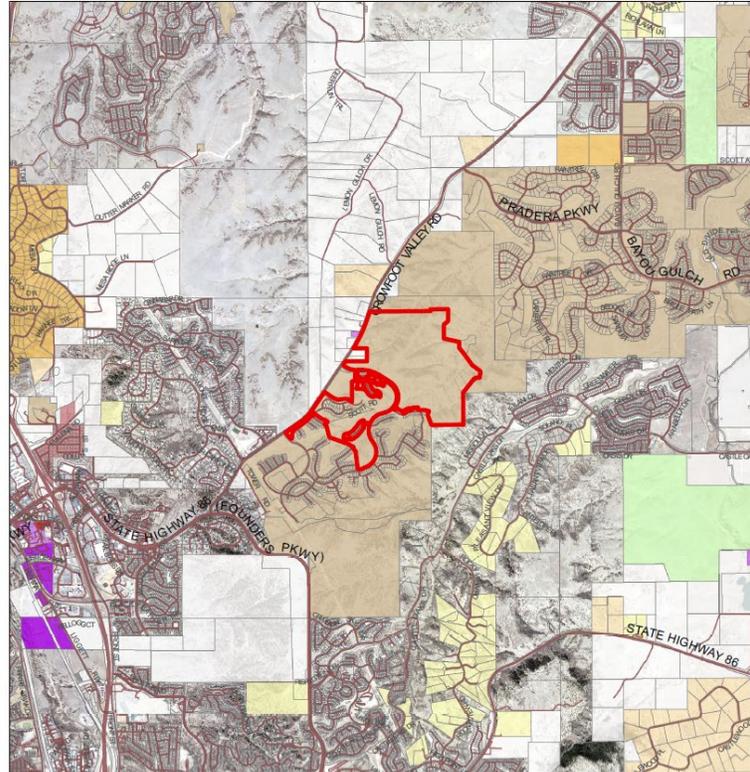


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▭ PROJECT SITE
— MAJOR ROADS
— OTHER ROADS

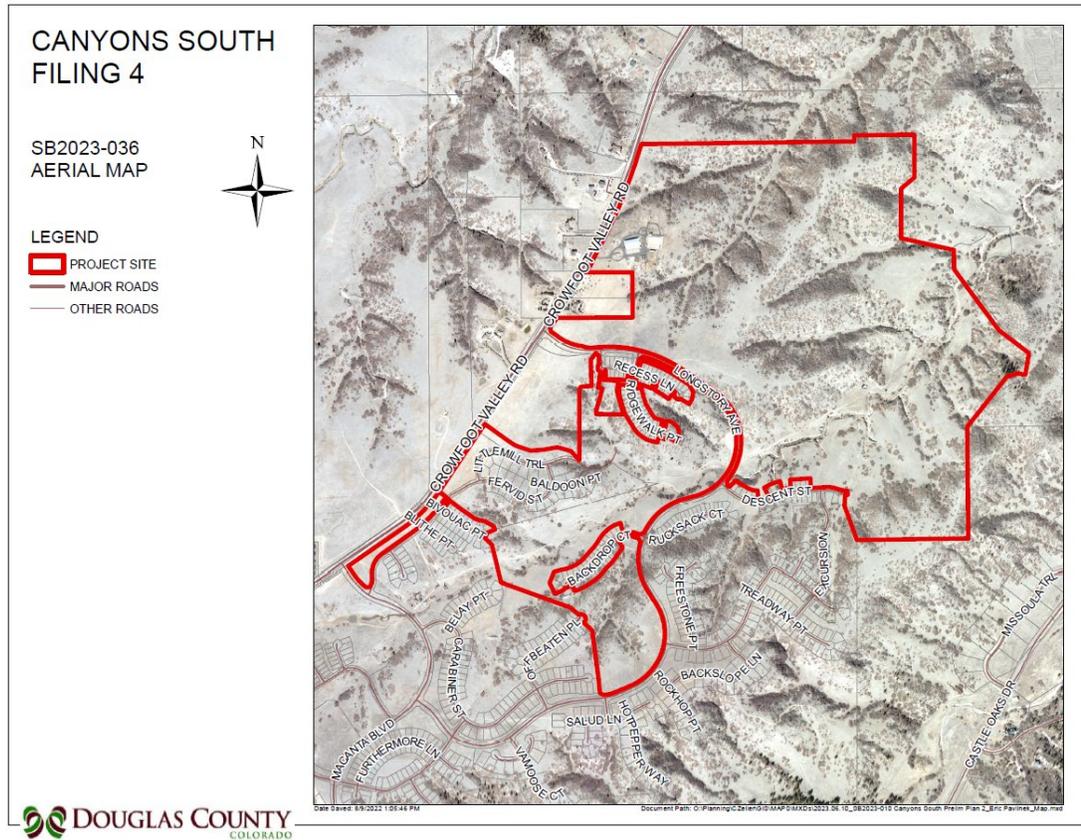
ZONE DISTRICT

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



DOUGLAS COUNTY
COLORADO

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D. Project Description

The applicant is requesting final plat approval for 153 single-family residential lots, 1 superblock lot and 6 tracts within 520.70 acres in the Canyons South PD. The request will amend the boundaries of certain lots, tracts, and roads previously platted within the development, along with establishing additional lots and tracts.

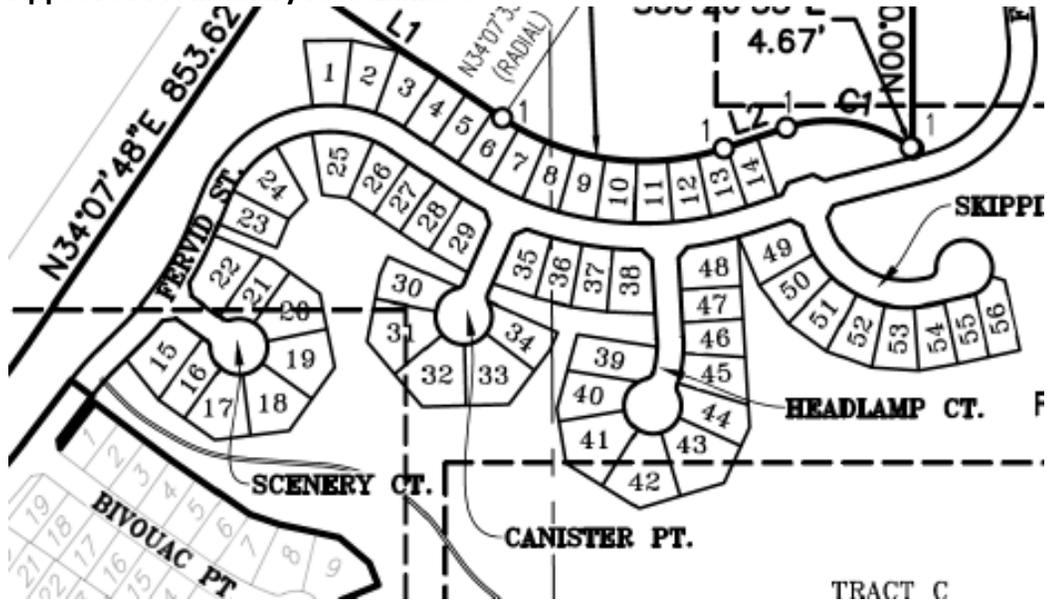
Proposed lots range in size from 6,900 to 16,161 square feet. The residential lots are located in Planning Areas 3, 4, and 10 of the PD. All lots are designed to accommodate detached single-family units. The superblock lot (Lot 154) is located in Planning Area 1 and is included within the bounds of the preliminary plan to reflect the limits of the remaining development area within this portion of the PD. A subsequent preliminary plan revision has been submitted and is currently in review for development of the superblock lot.

Five tracts within the plat are for open space, drainage, landscaping, utilities, and trails. These proposed tracts are to be owned and maintained by the Crowfoot Valley Ranch Metropolitan District No. 1. One tract is for a future school (Tract RR) which was dedicated to the County with the Filing 1A final plat and is being reconfigured with this request. The layout of the lots and tracts has been modified, and two residential lots removed, to enhance the open space buffer between this project and existing homes to the south along Bivouac Point. These changes propose to fulfill a

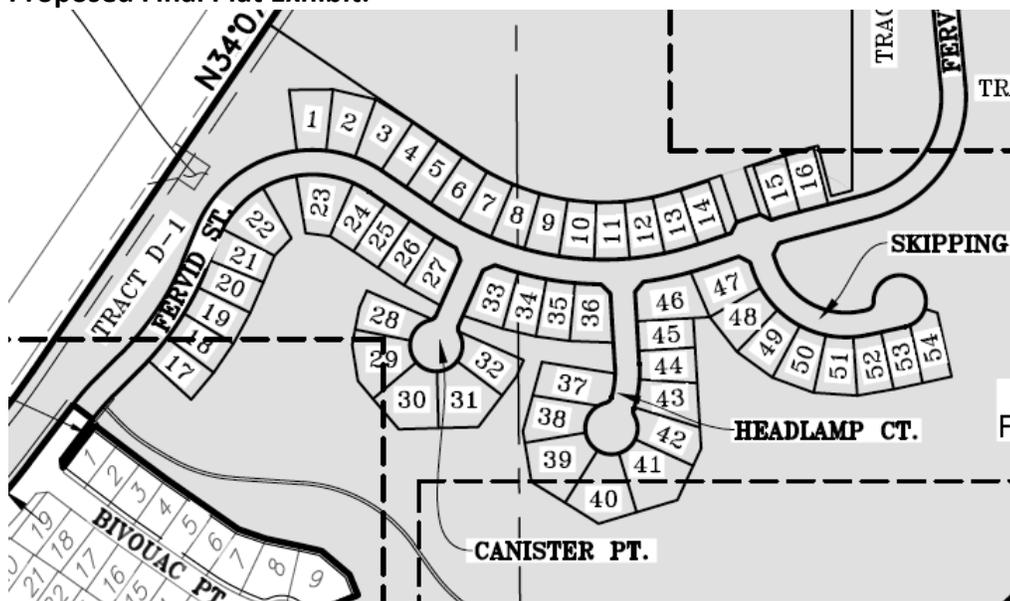
commitment made by the applicant with approval of the preliminary plan in October 2023. The Board asked the applicant to consider providing a larger buffer to the existing residents on Bivouac Pt.

Below is the first clip from the approved preliminary plan showing the lotting pattern with 8 lots abutting Scenery Court. The second clip below shows the proposed final plat lotting pattern with the Scenery Court cul-de-sac, originally shown on the preliminary plan, being entirely removed to provide a larger buffer to the Bivouac Pt. lots.

Approved Preliminary Plan Exhibit:



Proposed Final Plat Exhibit:



III. CONTEXT

A. Background

Canyons South PD was approved in 2004 and the first preliminary plan and final plat were approved by the Board in 2006 and 2007. Several plats have been approved for a total of 633 lots to date. During the preliminary plan hearing in October of 2023, the applicant agreed to consider adjustments to the future final plat to increase the buffer for the homes on Bivouac Point. The proposed final plat for Filing 4 reflects the adjustments requested by the Board in approving the preliminary plan.

B. Adjacent Land Uses and Zoning

The current final plat request is adjacent to existing single-family residences within the development. New home construction is underway in other areas of the PD. The Town recently annexed approximately 409 acres of the unincorporated Canyons South PD for future development in the Town known as Canyons Far South. The following table reflects those zone districts and land uses surrounding the PD.

	Zoning	Land Use
North	Agricultural One PD	Residential Macanta Regional Park
South	PD Town of Castle Rock	Lots and tracts in Canyons South Tracts in Liberty Village and Canyons Far South
East	PD Town of Castle Rock	Single-family residential in Pradera Lots and tracts in Liberty Village
West	Agricultural One City of Castle Pines	Residential Vacant land

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the northwest by Crowfoot Valley Road and residential development surrounding the site. Platted lots and tracts within the PD are located in the southwest plan area and new home construction is underway. The site consists of widely varied topography and vegetation, ranging from steep slopes heavily vegetated with Gambel Oak, Ponderosa Pine, Sumac, and Mountain Mahogany to flat upland shortgrass prairie areas.

B. Access

Two access points are provided to the Canyons South development via Crowfoot Valley Road. One access point from Macanta Boulevard was constructed with Filing 1A and provides access to the southern portion of the development. The second access point from Longstory Avenue was approved with Filing 2 and provides access

to the northern portion of the development. A Traffic Impact Analysis (TIA) for the project has been reviewed and accepted by Engineering.

C. Soils and Geology

Colorado Geological Survey (CGS) reviewed the request and has no objection, provided that the recommendations in CTL Thompson’s Preliminary Geotechnical Investigation are strictly adhered to. CGS agrees with the applicant’s geotechnical report that after grading is completed, design-level investigations should be performed on a lot-specific basis. Standard geotechnical explorations of individual building sites will also be required at the time of construction as part of the building permit process.

D. Drainage and Erosion

Engineering has reviewed the Phase III Drainage Report and found it to be acceptable A Grading, Erosion, Sediment Control (GESC) Plan; and construction plans were reviewed and approved by Engineering. Douglas County will accept a blanket access and backup maintenance easement for these drainage improvements.

E. Floodplain

No mapped FEMA 100-year floodplain exists within the project area.

F. Wildlife

The CMP Wildlife Resources map identifies most of the project site as low habitat value with a portion of the final plat area of moderate habitat value. The site is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, or wildlife crossing area. The five (5) District-owned tracts will preserve approximately 146 acres as open space. Continued wildlife movement will be provided through these open space tracts on the property. Colorado Parks and Wildlife (CPW) provided comments related to habitat, fencing, trails, noxious weeds, wildlife, raptors, prairie dogs, prairie dogs and burrowing owls, and living with wildlife.

G. Historic Preservation

The Douglas County Historic Preservation Board reviewed the application at the preliminary plan phase of review and requested that the general note about historic structures be updated to reflect the current conditions. The general note was added to the final plat exhibit and no further action is required.

V. PROVISION OF SERVICES

A. Schools

Two school sites were previously conveyed to the County with Filing 1A. No further dedications are required for this development. The applicant is replatting school tract RR.

B. Fire Protection

Castle Rock Fire and Rescue (Castle Rock Fire) provides fire and emergency services for the subdivision. Castle Rock Fire provided comments related to signage of fire lanes.

C. Sheriff Services

The Douglas County Sheriff’s Office (DCSO) provides police protection services to the subdivision. No response was received from DCSO, or DCSO E911. Office of Emergency Management responded with no concerns with the project.

D. Water & Sanitation

The Town provides water and sewer services to the development.

E. Utilities

Area utility service providers were provided a referral on this application. AT&T reviewed the request and there should be no conflicts with AT&T facilities. Xcel Energy has no apparent conflict. CORE Electric Cooperative (CORE) reviewed the request and had corrections to the plat exhibit which were addressed by the applicant. No other utility provider provided comments on the request.

F. Dedications

The following dedications are accomplished with Filing 4:

Roads	<ul style="list-style-type: none"> Roads are public and dedicated to Douglas County
Tracts A-1 - E1	<ul style="list-style-type: none"> Dedicated to Crowfoot Valley Ranch Metropolitan District No. 1 for ownership and maintenance of open space tracts and related uses
Drainage and Blanket Access Easements	<ul style="list-style-type: none"> Douglas County will require a secondary drainage easement for all drainage facilities in the event that the system owner fails to maintain the improvements
Utility Easements	<ul style="list-style-type: none"> Dedicated to Douglas County for utility purposes, including but not limited to gas, electricity, telephone, and cable

G. Parks, Trails, and Open Space

The final plat includes 5 tracts accounting for approximately 146 acres which are intended for open space and related purposes. These tracts will be owned and maintained by the Metro District. The 450-acre Macanta Regional Park located just north of superblock Lot 154 was previously dedicated to Douglas County. Trails are proposed within the various open space tracts and will connect to other portions of the Canyons South PD and Macanta Regional Park. Trails designated for equestrian use are intended to be dirt trails and be a minimum of ten feet wide. Trails designated

for bicycle and pedestrian use will be improved with crusher fines or concrete surface and will be either six or eight feet wide as required by the PD.

H. Subdivision Improvements

The intent of the County's final plat process is "to provide for the review of the final engineering plans, the subdivision improvements agreement, public dedications, and other legal agreements." Per the *DCSR*, specific engineering reports, studies, and construction plans are required to be submitted and finally accepted or approved by Public Works Engineering with a final plat application. Cost estimates for the public and private improvements are generated from the approved construction plans and incorporated into the subdivision improvements agreement (SIA) for the plat. Per Section 504.05, the SIA must be approved by the County prior to the Board meeting on the final plat.

Required improvements for the Canyons South Filing 4 Final Plat include internal subdivision roads; subdivision drainage facilities; community landscaping; public trails; and irrigation improvements. All required engineering reports, studies, and construction plans for the final plat have been reviewed and approved by Engineering. The SIA for Filing 4 has also been reviewed and approved.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners. No comments were received as a result of that notice. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report, and the applicant has provided responses to referral comments within correspondence included within the staff report appendix.

VII. STAFF ANALYSIS

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

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

Staff Comment: The CMP states that while approval criteria for land use applications require a finding of compliance with the CMP, "...the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values and that implementation can only be achieved through the balancing of community values during the review process.

The final plat area is located within the High Plateau Subarea where low intensity development is supported. As consistent with several policies, the overall design intent for Canyons South is to develop an environmentally sensitive residential community that will protect the visual character of the site; maintain wildlife corridors; and preserve steep

slopes, rock outcroppings, and drainageways. The final plat remains consistent with these principles.

503.02 Addresses the design elements established in Article 4, section 404 of this Resolution.

Staff Comment: The plat is in conformance with the design elements. Proposed lot sizes allow for setbacks that conform to the Canyons South PD development standards for single-family homes. The site has no Class 3 geologic hazards, and individual building analysis will occur at building permit to assure proper construction methods are utilized per the recommendations of the applicant's geotechnical investigation. Subdivision wide drainage and grading concepts have been reviewed and accepted by Engineering. The applicant will take care to protect archaeological and historical resources if uncovered during construction per proposed condition #1. Vehicular, pedestrian, and bicycle access is provided through inclusion of internal connections to the network of streets that provide access to the greater network of roads and trails within the community.

503.03 Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution.

Staff Comment: The water supply was evaluated in accordance with Section 18A at the time of preliminary plan and found to meet all applicable standards. The Town will provide supply water to Filing 4 with Crowfoot Valley Ranch Metropolitan District providing retail water service connections. Two existing wells located within the superblock lot will be plugged and abandoned as requested by the Colorado Division of Water Resources. One of the wells is being used to serve a historic residence and horse boarding operation on the property. The applicant plans to terminate the lease for this tenant and will provide evidence that both wells have been plugged and abandoned prior to issuance of any residential building permit within the filing.

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

Staff Comment: Sanitation service will be provided by the Town. Douglas County Health Department provided a favorable recommendation regarding the method of sewage disposal.

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

Staff Comment: The lotting pattern satisfactorily avoids steep slopes. Standard geotechnical explorations of individual building sites will also be required at the time of construction as part of the building permit process.

503.06 Provides adequate drainage improvements.

Staff Comment: A Phase III Drainage Report has been reviewed and found to be acceptable. The Metro District will construct, own, and maintain stormwater facilities in the subdivision. The County will accept backup maintenance easements for these facilities.

503.07 Provides adequate transportation improvements.

Staff Comment: Engineering has reviewed and accepted the traffic analysis provided with the final plat. No improvements to Crowfoot Valley Road are required based upon the level of development proposed at this time. Public roads will serve the subdivision and construction plans have been approved.

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

Staff Comment: The lotting pattern satisfactorily avoids steep slopes and continues to preserve the original subdivision layout which was designed to protect significant natural features, site topography and vegetation, and historic assets. Per proposed condition #1, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery during construction activity.

503.09 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: The Canyons South PD is served by Castle Rock Fire, DCSO, CORE Electric Cooperative, Black Hills Energy, Comcast, and CenturyLink. The roads established with this final plat will be public and conveyed Douglas County. The applicant dedicated approximately 450 acres for the Macanta Regional Park concurrent with the Canyons South Filing 1A plat. The community center was constructed in 2022 and is located in the southern portion of the development. Two school sites were previously dedicated to the County. No further park and school land dedication is required for this development.

VIII. STAFF ASSESSMENT

Staff has evaluated the final plat request in accordance with Article 5 of the *DCSR*. The final plat is consistent with the use, density, and development standards established by the Canyons South PD and approved preliminary plan. Should the Board find that the approval standards for the final plat are met; the following proposed conditions should be considered for inclusion in the motion:

1. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas

County and complete appropriate Colorado Office of Archaeology and Historic Preservation data management forms in the event of such discovery.

2. During construction activity within the development, the applicant, its successors and assigns shall conduct a burrowing owl study if any earth moving will take place between March 15th and October 31st.
3. Colorado Parks and Wildlife literature shall be made available to both prospective homeowners and homebuyers regarding the existence of wildlife in the area and how to minimize conflicts.
4. Immediately following recordation of the final plat, deeds shall be recorded to correct ownership of lots and tracts based upon the approved plat.
5. Upon recordation of the final plat, the applicant shall plug and abandon the Colorado Division of Water Resources well Permit Numbers 90929 and 35008 and shall provide evidence that this process has been completed prior to issuance of the first residential building permit within the final plat.
6. Prior to recordation, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
7. All commitments and promises made by the applicant or the applicant’s representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
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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: <u>Canyons South Filing No. 4</u>	_____	
PROJECT TYPE: <u>Preliminary Plan</u>	SUBMITTAL COMPLETION: _____	
MARKETING NAME: <u>Macanta</u>	_____	
SITE ADDRESS: <u>4688 Crowfoot Valley Road</u>	PLANNING FEES: _____	
OWNER(S):	_____	
Name(s): <u>Hines (Richard Cross)</u>	ENGINEERING FEES: _____	
Address: <u>1144 15th Street, Suite 3675, Denver, CO 80202</u>	_____	
Phone: <u>720-932-0522</u>	TOTAL FEES: _____	
Email: <u>Richard.Cross@hines.com</u>	_____	
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	RELATED PROJECTS: _____	
Name: _____	_____	
Address: _____	_____	
Phone: _____	_____	
Email: _____	_____	

LEGAL DESCRIPTION:

Subdivision Name: Canyons South

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

PROPERTY TAX PARCEL #(S): 2349-191-01-001

ZONING:

Present Zoning: PD Proposed Zoning: PD Gross Acreage: 493 ac

Gross Site Density (DU per AC): 0.67 # of Lots or Units Proposed: 155

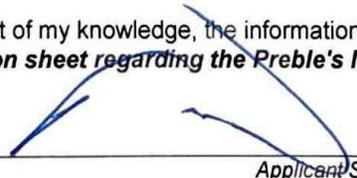
SERVICE PROVIDERS:

Fire District: Castle Rock Metro District: CVRMD Gas: Black Hills Energy

Water: Castle Rock Sewer: Castle Rock Electric: IREA

Roads: Public Private (please explain): _____

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



Applicant Signature

5/30/2023

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460



**CANYONS SOUTH
FILING NO. 4 NARRATIVE**

DECEMBER 2023

**For:
Hines
1144 15th Street, Suite 3675
DENVER, CO 80202**

SUMMARY OF FILING NO. 4

The Canyons South development is a residential development that encompasses 968 lots over approximately 1200 acres in accordance with the 8th Amendment Planned Development. The development of Canyons South is to include multiple filings. The Filing 1A 1st Amendment Final Plat has been recorded which includes 304 lots over 388 acres. The Filing 1A 2nd Amendment Final Plat combined two tracts into one for the development of the amenity center. Filing 1A 3rd Amendment Final Plat has been recorded which includes 39 lots over 234 acres. The Filing 2 Plat has been recorded which includes 200 lots over 819 acres. The Filing 3 Plat has been recorded and includes 90 lots over 188 acres. The provided Filing No. 4 has been prepared to cover 153 lots over approximately 494 acres with a superblock lot. The superblock lot will be part of a future development plan.

There is a change from the approved Preliminary Plan No. 2. The Scenery Court cul-de-sac has been eliminated and lots were added along Fervid Street. This will provide an additional buffer between the existing lots adjacent to Bivouac Place and the lots proposed with Filing 4. Two lots were moved from this planning area (PA 3) to Planning Area 1. PA 1 will be developed separately from this planning area.

A summary of proposed revisions is provided below.

- Total land subdivided is approximately 494 acres.
- 153 single family lots covering approximately 32 acres.
- 1 superblock lot covering approximately 307 acres.
- The proposed density is 0.81 DU/AC.
- The total land area to be preserved as open space is approximately 146 acres.
- The total land dedicated for public right-of-way is approximately 9.5 acres.
- The total land dedicated into five tracts is approximately 146 acres. The uses include open space, drainage, trails, landscape, and utilities.
- There will be easements provided for all utilities to allow for installation and maintenance of said utility. Easements for Town of Castle Rock (Water and Sanitary Sewer) will be dedicated by separate document with the Final Plat. Easements for Douglas County and dry utility service providers will be dedicated on the Final Plat.
- There is no land dedication for schools as this was previously done.
- There is no park dedicated with this final plat.
- The existing horse boarding facility will be removed prior to recording of a final plat for lots within Planning Area 1.
- The Town of Castle Rock will provide water and sanitary sewer service to this proposed development.
- Black Hills Energy will provide gas service.
- CORE Electric Cooperative will provide electric service to the development.
- CenturyLink will provide communications.
- Comcast will provide cable TV.
- Currently there is no planned phasing.
- This final plat will vacate 32 previously platted lots and the associated street right-of-way, easements, and tracts. There will be new lots, right-of-way, easements, and tracts platted/dedicated in the general area that have been approved with Preliminary Plan No.

2. The public right-of-way being vacated was for the following streets: Talisker Trail, Littlemill Trail, and Baldoon Point.

A summary for the overall development is provided below.

- The total residential density for this development is not affected and will remain at 0.47 DU/AC.
- Approximately 800 acres of dedicated open space.
- Approximately 20 acres of local parks.
- Average lot size is 70'x135' with sizes ranging from 50'x110' lots to 100'x150' lots.
- Two points of access are provided into the Site from Crowfoot Valley Road. The first access point is at the intersection of Macanta Blvd. and Crowfoot Valley Road. This intersection was constructed with Filing 1A. The second access point is at the proposed intersection of Crowfoot Valley Road and Longstory Blvd. Longstory Boulevard, (an urban collector roadway), will act as the main trunk line for this portion of the development, connecting from Macanta Blvd on the south, to the existing Crowfoot Valley Road on the North.
- A series of connecting entry streets and urban local roads will branch off this collector roadway to service the residential development.
- Three local parks will be dedicated throughout the development with two of them being developed within this area.
- Two school sites have been dedicated with the Canyons South Filing 1A Plat and are to remain as originally dedicated.
- The remaining tracts throughout the Site will be dedicated as open space.

As the Site lies within unincorporated Douglas County, the County will own and maintain roadway and storm sewer. The Town of Castle Rock will own and maintain both water and sanitary sewer within the Site. The Pinery Water and Wastewater District will receive and treat sanitary flows from the Canyons South development. All tracts will be owned and maintained by the existing Crowfoot Valley Ranch Metropolitan District No.1.

Sincerely,

COVER 3 ENGINEERING



Brian Moss, P.E.
Principal

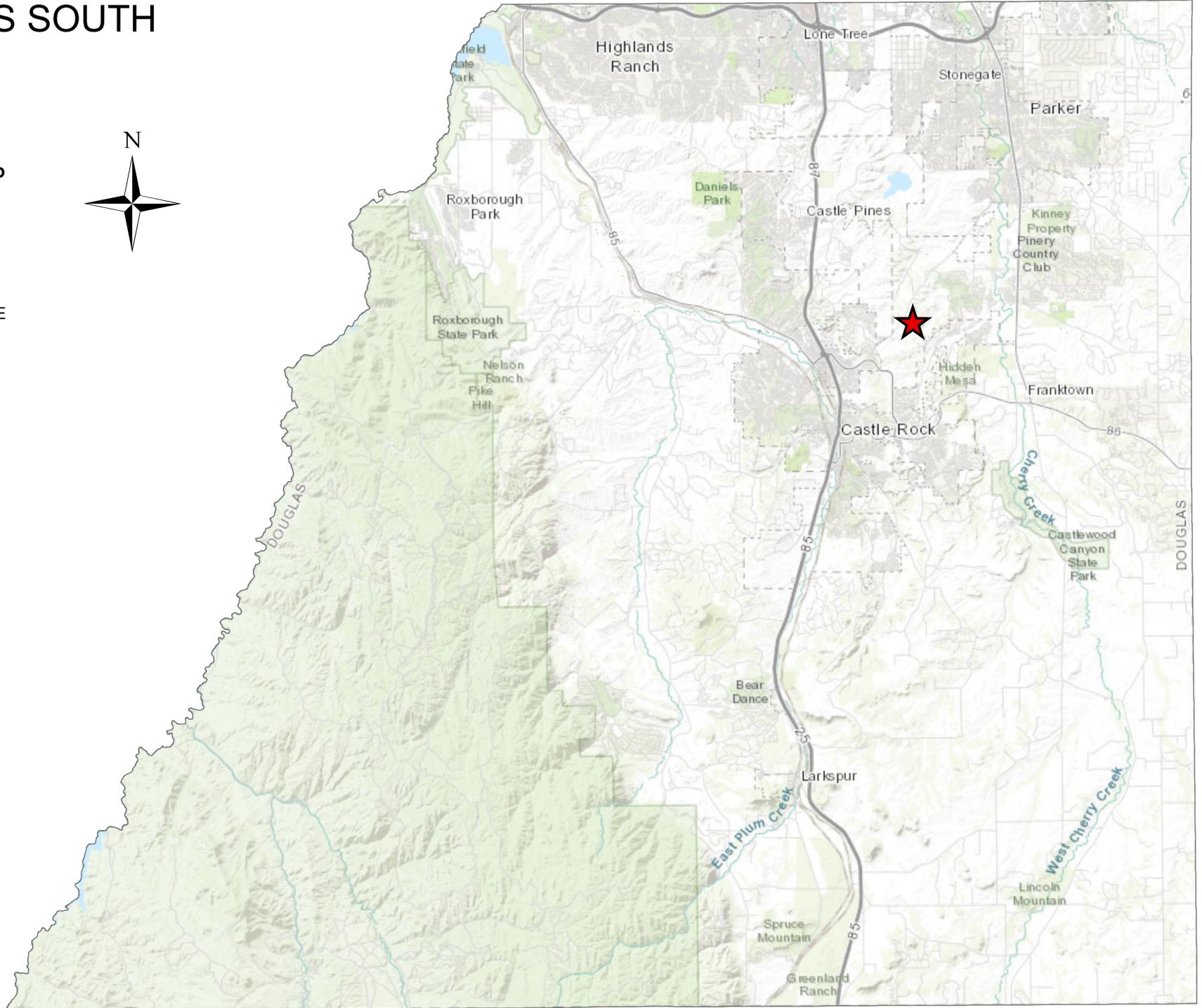
CANYONS SOUTH FILING 4

SB2023-036
VICINITY MAP



LEGEND

 PROJECT SITE



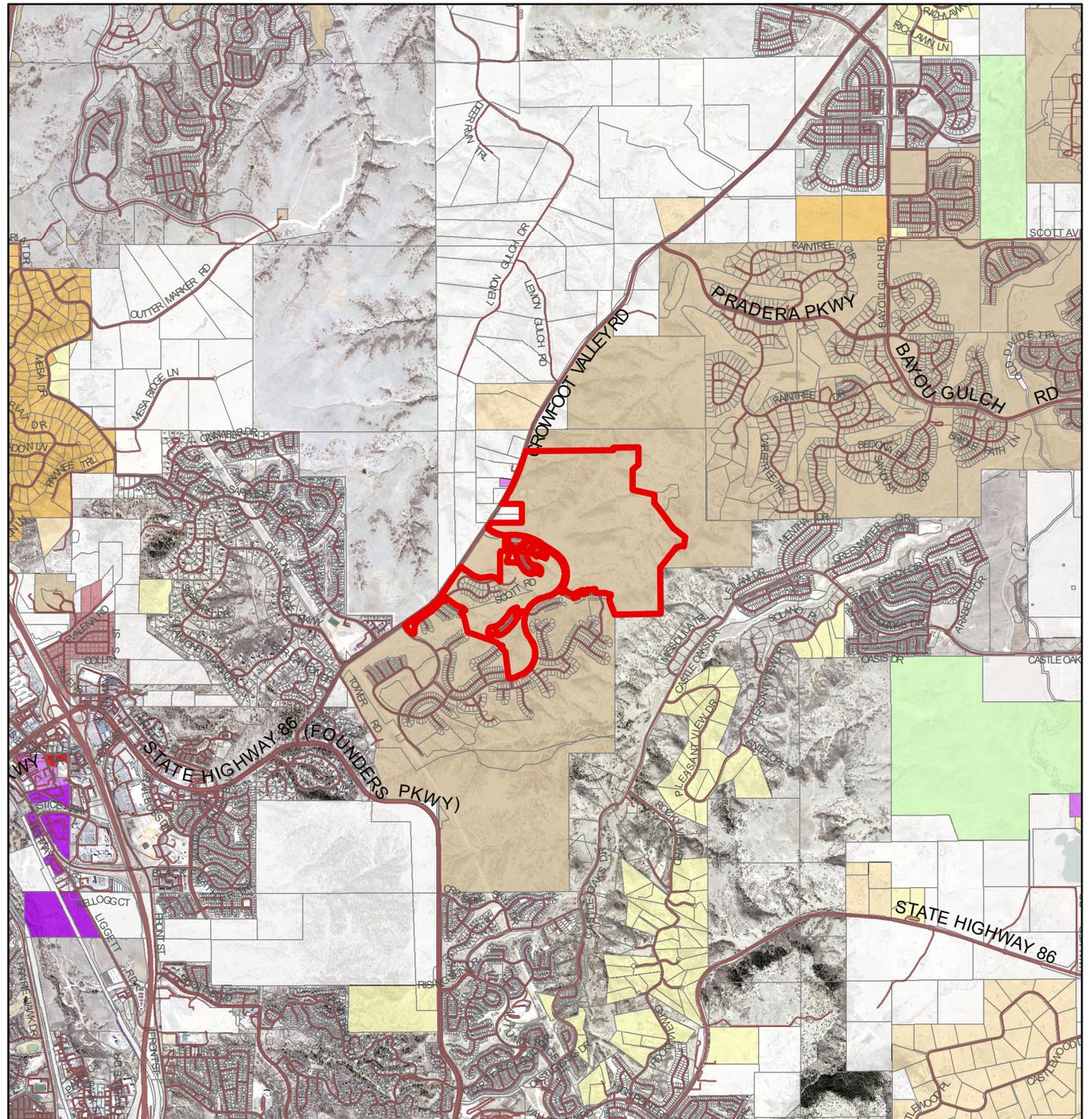
CANYONS SOUTH FILING 4

SB2023-036
ZONING MAP



LEGEND

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



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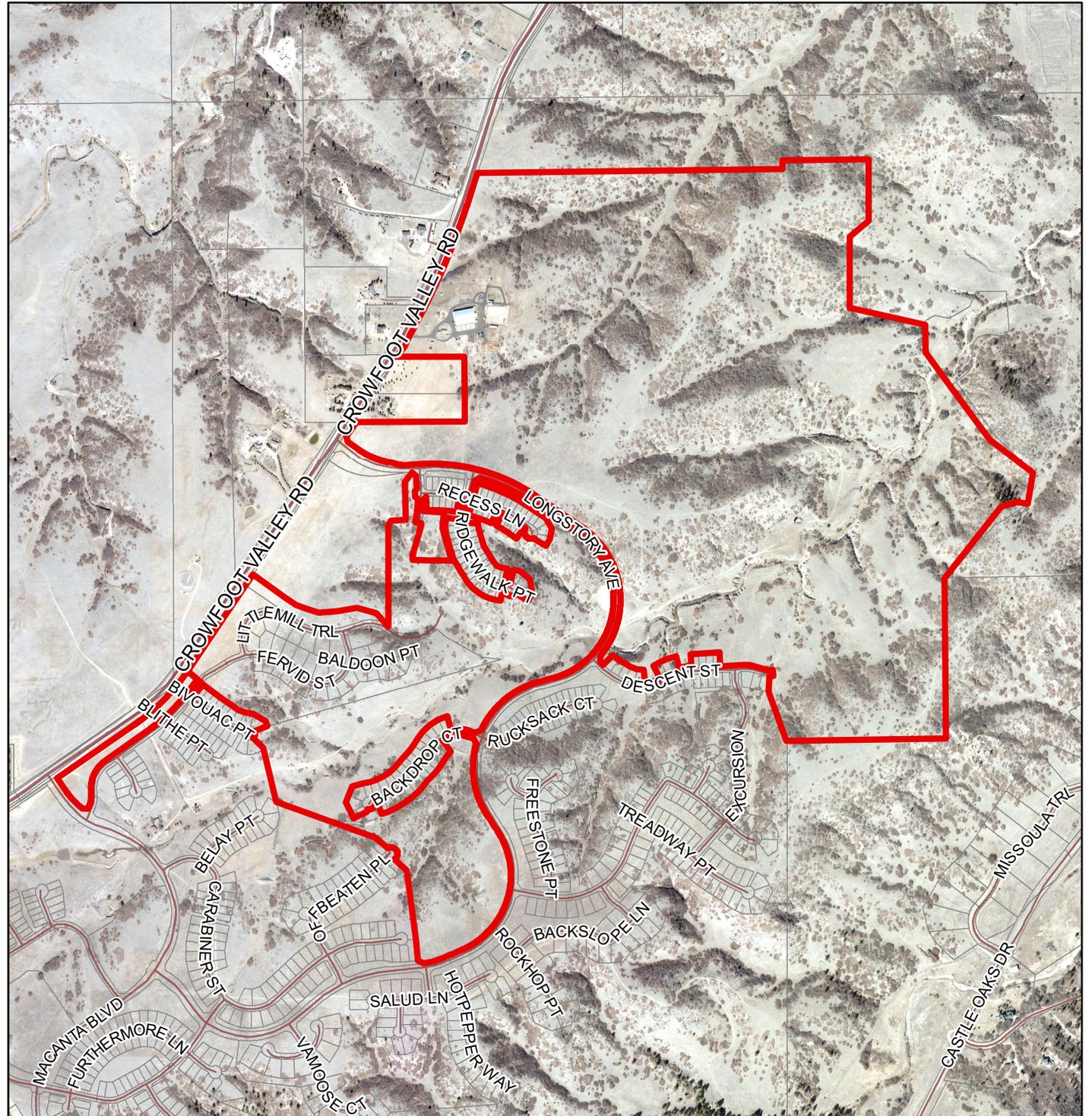
CANYONS SOUTH FILING 4

SB2023-036
AERIAL MAP



LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS



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Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	01/02/2024	<p>Verbatim Response:</p> <p>The following street names and suffixes are approved and reserved for Canyons South: FERVID STREET, CANISTER POINT, HEADLAMP COURT, SKIPPING POINT.</p> <p>Revisions are required.</p> <p>There is a reference and callout arrow for "Scenery Court" on Sheet 5. Please clarify.</p> <p>With this plat, the existing alignment of FERVID STREET will connect to the platted SPELLBOUND LANE alignment. SPELLBOUND LANE was originally platted in error as TREADWAY LANE and was changed to SPELLBOUND LANE via plat correction. It is incorrectly shown on this plat as TREADWAY LANE.</p> <p>With this Filing 4 plat and the connection of the two streets, a single street name must be used for the entire alignment. Please revise. Include the portion of ROW known as SPELLBOUND LANE with this Filing 4 plat to be renamed FERVID STREET as a continuation of the existing street.</p> <p>Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	Applicant addressed the comments.

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Arapahoe County Public Airport Authority-Centennial	01/09/2024	<p>Summary of Response: Centennial airport has concerns with the development and recommended an avigation easement and 7-day noise test for the property.</p> <p>See letter attached for detail.</p>	<p>The airport's request was forwarded to the applicant. The applicant has declined to provide an avigation easement or noise test.</p> <p>The property is not located within any safety or noise zones per the County's Centennial Airport Review Area Overlay District (CARA) and does not have any CARA-imposed land use restrictions.</p> <p>The final plat includes the following note: 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 final plat.</p>

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Assessor	12/21/2023	<p>Verbatim Response:</p> <p>Please be aware of the following comments and concerns;</p> <ul style="list-style-type: none"> - Deeds will need to be recorded to clear title. Please record deeds at same time as plat recordation. - Tract RR Canyons South 1A (2008047805 7/8/2008) is owned by Douglas County BOCC but does not have an Owner Block and/or is not identified in the Board of County Commissioners Certificate. - Consider recording a deed to clear title per upon quick review it appears Lots 15 & 16 and Tracts E & F will have partial ownership with Douglas County BOCC per previously Tract RR Canyons South 1A. - Consider recording a deed conveying Lots 1-54 inclusive from Crowfoot Valley Ranch Metropolitan District No. 1 to HT Canyons South Land LP per vacated lot's previous ownership will create mixed ownership on many of Lots 1-54. - For General Notes #11 please specify if Tracts A-F shall be owned by Crowfoot Valley Ranch Metropolitan District No. 1 by separate recorded deed. If so, please record the deed at the same time the plat is recorded. <p>Regards, Mark Rankin</p>	The plat notes were addressed, and deeds will be recorded to correct ownership of lots and tracts based upon the approved plat.
AT&T Long Distance - ROW	12/20/2023	<p>Summary of Response:</p> <p>There should be no conflicts with AT&T facilities.</p>	No action required.
Black Hills Energy		No Response Received.	
Building Services	12/20/2023	No Comment.	No action required.
Castle Park Ranch Property Owners Association		No Response Received.	

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Castle Rock Fire and Rescue Department	01/10/2024	<p>Verbatim Response:</p> <p>POSTING OF FIRE LANES:</p> <p>1) Posting of fire lanes: The posting of the "Fire Lanes" are required:</p> <ul style="list-style-type: none"> o All streets 20-26 feet in width shall be posted on both sides for "No Parking Fire Lane". o Streets 26-32 feet wide, shall be posted on one side for "No Parking Fire Lane". o Streets greater than 32 feet allow for parking on both sides, and require no fire lane signs. <p>NOTE: AT NO POINT SHALL THE DRIVE AREA BETWEEN PARKING AREAS BE LESS THAN 20 FEET IN WIDTH</p> <ul style="list-style-type: none"> o No parking signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC). <p>2) The following are the requirements for the fire lane signage: Signs need to be mounted:</p> <ul style="list-style-type: none"> o At a height of at least 7' o Mounted at a 30 to 40 degree angle so that the signs are visible when attempting to park o A sign needs to be installed at the ends of each no parking zone with arrows pointing in the direction of the zone o Adequate signage needs to be installed to provide drivers with reasonable identification of the fire lane. 	<p>No action required at this time.</p> <p>It is the applicant's understanding that signage is not required since the public streets are 34-feet wide.</p>

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Castle Rock Fire and Rescue Department	01/10/2024	<p>Verbatim Response:</p> <p>POSTING OF FIRE LANES:</p> <p>1) Posting of fire lanes: The posting of the "Fire Lanes" are required:</p> <ul style="list-style-type: none"> o All streets 20-26 feet in width shall be posted on both sides for "No Parking Fire Lane". o Streets 26-32 feet wide, shall be posted on one side for "No Parking Fire Lane". o Streets greater than 32 feet allow for parking on both sides, and require no fire lane signs. <p>NOTE: AT NO POINT SHALL THE DRIVE AREA BETWEEN PARKING AREAS BE LESS THAN 20 FEET IN WIDTH</p> <ul style="list-style-type: none"> o No parking signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC). <p>2) The following are the requirements for the fire lane signage: Signs need to be mounted:</p> <ul style="list-style-type: none"> o At a height of at least 7' o Mounted at a 30 to 40 degree angle so that the signs are visible when attempting to park o A sign needs to be installed at the ends of each no parking zone with arrows pointing in the direction of the zone o Adequate signage needs to be installed to provide drivers with reasonable identification of the fire lane. 	<p>No action required at this time.</p> <p>It is the applicant's understanding that signage is not required since the public streets are 34-foot wide.</p>
CenturyLink		No Response Received.	
City of Castle Pines		No Response Received.	

Referral Agency Response Report**Project Name:** Canyons South Filing 4**Project File #:** SB2023-036**Date Sent:** 12/19/2023**Date Due:** 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	12/21/2023	See letters attached for detail.	<p>The water supply was evaluated in accordance with Section 18A at the time of preliminary plan and found to meet all applicable standards.</p> <p>The applicant will plug and abandon the Colorado Division of Water Resources well Permit Numbers 90929 and 35008 prior to plat recordation.</p>
Colorado Geological Survey	01/16/2024	<p>Verbatim Response: CTL’s Preliminary Geotechnical Investigation reports for Canyons South, Filing No. 4 (dated August 23, 2023 and August 31, 2023) were provided in a previous review for Canyons South Preliminary Plan No. 2. These reports should be included in the referral documents for Canyons South Filing No. 4 (SB2023-036). Additionally, the revised Project Narrative (Cover Engineering, December 2023) and Proposed Roadway and Storm Drainage Plans (Cover Engineering, November 21, 2023) both show revised lots, and lots eliminated (Scenery Court cul-de-sac). Provided CTL’s recommendations are strictly adhered to, CGS has no objection to approval of the Canyons South Filing No. 4 referral. CGS agrees with CTL (page 17 of both reports) that “after grading is completed, design-level investigations should be performed on a lot-specific basis.”</p> <p>Amy Crandall, Colorado Geological Survey, acrandall@mines.edu</p>	<p>CGS has no objection to the final plat application. The applicant will adhere to the recommendations provided in CTL’s report during construction.</p> <p>Standard geotechnical explorations of individual building sites will be required at the time of construction as part of the building permit process.</p>

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife	12/29/2023	CPW provided comments related to habitat, fencing, trails, noxious weeds, wildlife, raptors, prairie dogs and burrowing owls. See letter attached for detail.	Proposed condition of approval #2 requires that the applicant complete a burrowing owl study if any construction is to take place between March 15 th and October 31 st . Proposed condition of approval #3 requires that the applicant provide CPW literature to both prospective homeowners and homebuyers regarding the existing of wildlife in the area.
Comcast		No Response Received.	
CORE Electric Cooperative	01/16/2024	Verbatim Response: CORE will require dedication of the utility easements to allow for public utilities. CORE will require the plat to be cleaned up and remove unnecessary 10-foot rear lot utility easement.	The applicant revised the final plat to address the comments Issued by CORE.
Crowfoot Valley Ranch Metro #1 & 2		No Response Received.	
Douglas County Health Department	01/16/2024	See letter attached for detail.	A favorable recommendation was provided based on the provided will-serve letter.
Douglas County Parks and Trails	01/10/2024	No Comment.	No action required.
Douglas County School District RE 1		No Response Received.	
Engineering Services	01/16/2024	Public Works Engineering provided comments to construction plans, GESC Plans, and the final plat exhibit submitted for review.	All engineering reports, studies and plans for the final plat have been reviewed and approved by Public Works Engineering
Office of Emergency Management	12/20/2023	Verbatim Response: OEM has no concerns with this project.	No action required.
Pinery Water and Wastewater District		No Response Received.	
Pradera Homeowners' Association		No Response Received.	
Rural Water Authority of Douglas County		No Response Received.	
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
Town of Castle Rock	01/09/2024	Please see attached TOCR Response Memo	No action required.

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Town of Parker Development Review	01/10/2024	No Comment.	No action required.
Town of Parker Public Works	12/21/2023	No Comment.	No action required.
Wildfire Mitigation		No Response Received.	
Xcel Energy-Right of Way & Permits	01/02/2024	Summary of Response: Xcel Energy has no apparent conflict	No action required.

REFERRAL RESPONSE REQUEST – FINAL PLAT

 Date Sent: December 19, 2023

 Comments due by: January 16, 2024
Project Name: Canyons South Filing 4

Project File #: SB2023-036

Project Summary:

The request is for approval of a final plat application for 153 single-family detached residential lots, 1 superbloc lot, 6 tracts, and associated public roads on approximately 520 acres within the Canyons South Planned Development.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Arapahoe County Public Airport Authority	Phone #: 303-218-2922
Your Name: Samantha Blymyer <i>(please print)</i>	Your Signature: <i>Samantha Blymyer</i>
	Date: 1/9/23

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

 Sincerely,

 Eric Pavlinek, Principal Planner
 Enclosure



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

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

January 9, 2024

Eric Pavlinek, Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: SB2023-036; Canyons South Filing 4

Dear Mr Pavlinek,

Thank you for the opportunity to review the Final Plat. The Arapahoe County Public Airport Authority continues to have concerns over the developments proposed within the Canyons Filings as it was originally planned as well as the addition of more high-density residential uses. It is our opinion that an aviation easement be executed for the entire development and not when just deemed necessary. Due to the development's proximity to the Airport and that the proposed development lies directly under the Instrument Landing System (ILS) approach to the Airport's main runway on elevated terrain, it can see overflights at all hours of the day regardless of weather conditions with aircraft at altitudes of 1,000' above ground level or less. This is a precision approach that cannot be deviated from by aircraft when it is in use. We feel that it is imperative that future homeowners be made aware of this prior to the purchase of a home through both the aviation easement and overflight disclosures attached. In addition, we continue to have the following comments:

- A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 db.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway will require filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. **Our calculations show that a Form 7460-1 may be required for both the building and associated cranes.** In addition, please have crane operators advise the airport prior to erecting the crane.
- Book and page number of the aviation easement must be included on all plats and plans. Once executed please forward a copy to our office.

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

Sincerely,

Samantha Blymyer
Senior Planner - Noise & Environmental

Connecting people, places, and product

STANDARD AVIGATION AND HAZARD EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, _____

_____ who collectively shall hereinafter be referred to as the "Grantors," all own an interest in a part of that certain tract of land in Section _____, Township _____, Range _____ of the _____, County of _____, State of Colorado, more particularly described in Exhibit A attached hereto.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby grant, bargain, sell and convey unto Arapahoe County Public Airport Authority, its successors and assigns, hereinafter referred to as the "Grantee," for the use and benefit of the public, an easement and right of way, appurtenant to the Centennial Airport, for the unobstructed passage of all aircraft, ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated in the air space above Grantors' property to an infinite height, together with the right to cause, in all air space above the surface of Grantors' property, such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport.

Grantors do hereby waive, remise and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successors and assigns, with respect to Grantors' property due to such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused or may have been caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport. Nothing stated in the foregoing waiver, grant and release shall release any person from liability for damages or divest the Grantors, their heirs, personal representatives, successors and assigns from any right or cause of action for damages to any person or property resulting from the unlawful or negligent operation of any aircraft at any altitude over and across Grantors' property.

The easement and right-of-way hereby granted includes the continuing right in the Grantee to prevent the erection or growth upon Grantors' property of any building, structure, tree or other object extending into the air space above a mean sea level of _____ feet, and to remove from said air space, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other object now upon, or which in the future may be upon Grantors' property, together with the right of reasonable ingress to, egress from, and passage over Grantors' property for the above purposes.

TO HAVE AND TO HOLD said easement and right-of-way, and all rights appertaining thereto unto the Grantee, its successors and assigns, until Arapahoe County Public Airport Authority shall cease to use said Centennial Airport for public airport purposes.

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby agree that for and during the life of said easement and right-of-way, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the aforesaid prohibited air space, and that they shall not hereafter use or permit or suffer the use of Grantors' property in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, taking off or maneuvering of aircraft. It is understood and agreed that the aforesaid covenants and agreements shall run with the land.

This Avigation and Hazard Easement may be signed in counterpart copies each of which shall be fully binding on the party or parties executing same as if all signatories signed a single copy.

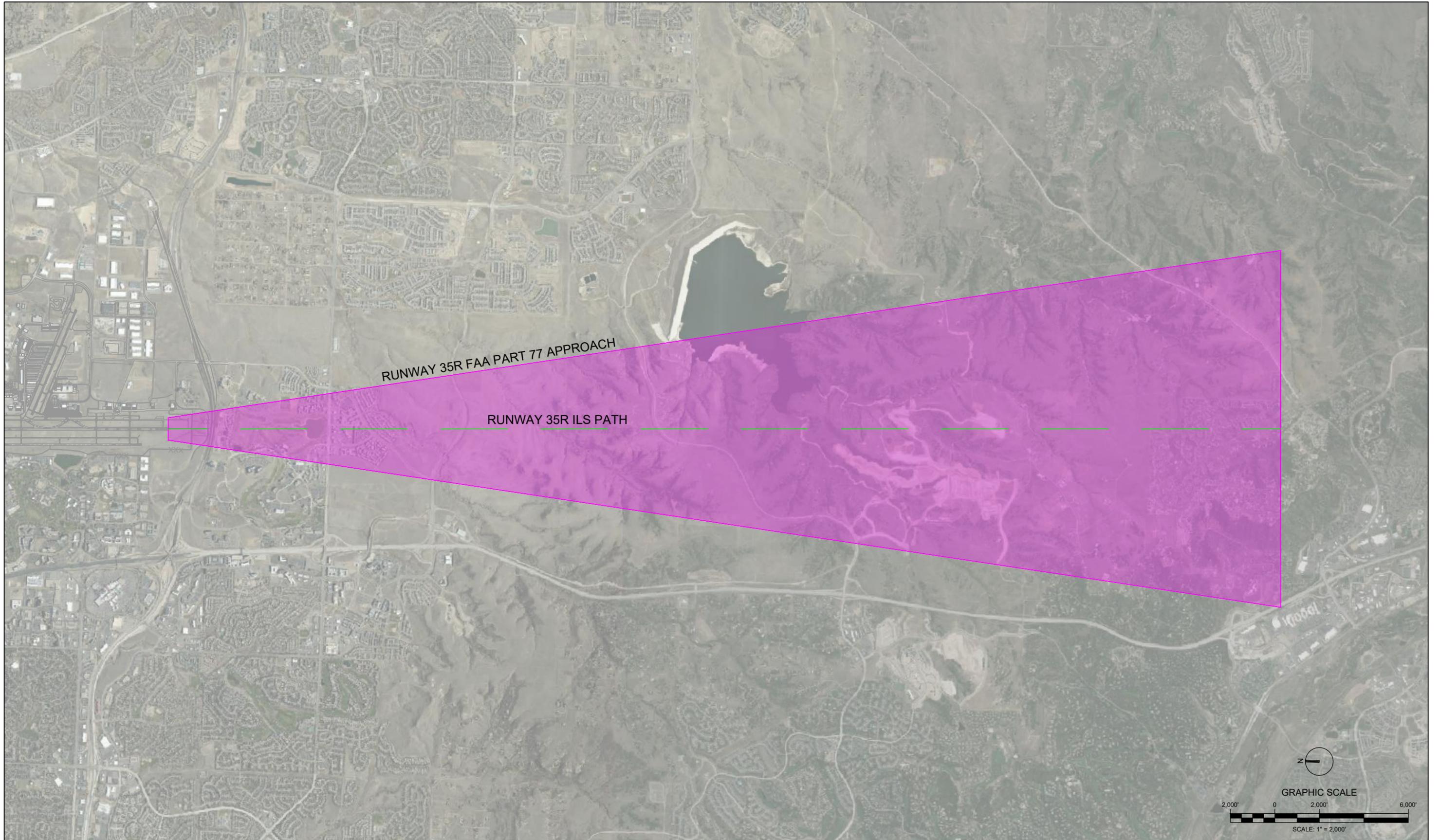
IN WITNESS WHEREOF, the Grantors have executed this Avigation and Hazard Easement as of this _____ day of _____, 19____.

(Grantor)

By _____

ATTEST:

Legal Acknowledgment for each Grantor.



JACOBS
 9193 South Jamaica Street
 Englewood, CO 80112
 PHONE: 303-771-0900

CENTENNIAL AIRPORT
ENGLEWOOD, COLORADO



RUNWAY 35R
PART 77 APPROACH AND ILS PATH

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, December 20, 2023 1:58 PM
To: Eric Pavlinek
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: Crowfoot Valley Rd Castle Rock, Colorado Douglas County eReferral #SB2023-036
Attachments: Crowfoot Valley Rd 2 Castle Rock, Colorado.jpg

Hi Eric,

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

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

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

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

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

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Tuesday, December 19, 2023 12:52 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2023-036) Is Ready For Review

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

SB2023-036, Canyons South Filing 4, The request is for approval of a final plat application for 153 single-family detached residential lots, 1 superblock lot, 6 tracts, and associated public roads on approximately 520 acres within the Canyons South Planned Development.

This referral will close on Tuesday, January 16, 2024.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street



PROJECT AREA

Crowfoot Valley Rd

Pradera Pkwy

PRADERA

Crowfoot Valley Rd

Castle Oaks Dr





1/18/2024

Eric Pavlinek - Planning Services - Douglas County, Colorado

SUBJECT: SB2023-036/P860072 APPROVAL TO PROCEED: Subject Location:
4688 Crawfoot Valley Road, Castle Rock, CO 80108 - PID: 2349-191-01-001 -
Lot 201 - (CANYONS SOUTH FLG 4)

To Whom It May Concern:

CenturyLink of Colorado, Inc., d/b/a CENTURYLINK ("CenturyLink") has reviewed your request to proceed with improvements as shown on the attached Exhibit "A" ("Improvements"), said Exhibit "A" attached hereto and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by Landowner:

- 1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).**
- 2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.**
- 3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining or removing said Improvements, Landowner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities.**
- 4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED**
- 5. ENGINEER NOTES: I have NO RESERVATIONS regarding this request.**

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

Sincerely yours,

/s/

CenturyLink Right of Way Team



December 21, 2023

Eric Pavlinek
Douglas County Community Development & Planning Services
Transmitted via email: epavlinek@douglas.co.us

RE: Canyons South Filing 4
Project File #: SB2023-036
Part of Sec. 19 and part of the W ½ of Sec. 20, Twp. 7 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Subdivision File No. 31110

Dear Eric Pavlinek:

We have reviewed the December 19, 2023 referral regarding the above-referenced subdivision of 520 acres into 153 residential lots on 39 acres, 1 superblock lot of 307 acres, and the remaining acreage will be for 6 tracts and ROWs. The superblock will be part of a future development plan. We note that there is a discrepancy between the number of lots and acreage listed in the referral document and the number of lots and acreage listed in the application. The application filed in this case states that the acreage is 494 acres and there will be 155 lots on 60 acres. Prior to further review the Applicant should clarify the acreage that are subject to this referral and the number of lots to be created. The proposed water supply is service provided by the Town of Castle Rock.

The subject referral is part of Canyon South Planned Development which encompasses 968 lots on 1,200 acres. So far, the following lots have been recorded: Filing 1A 1st Amendment with 304 lots on 388 acres, Filing 1A 2nd Amendment with a tract for the amenity center, Filing 1A 3rd Amendment with 39 lots on 234 acres, Filing 2 with 200 lots on 819 acres, and Filing 3 with 90 lots on 188 acres.

Water Demand

The domestic water demand for the residential lots is 400 gallons/day per single-family residence.

Source of Water Supply

The proposed water supply is service provided by the Town of Castle Rock ("Castle Rock"). A will serve letter from Castle Rock was not provided.

According to the Report on Castle Rock Water Service to Canyons South Planned Development dated July 5, 2019 ("Report"), Castle Rock has 38,743.3 acre-feet of nontributary Denver Basin groundwater and 9,974.1 acre-feet of not-nontributary Denver Basin groundwater available (48,717.4 acre-feet total). According to the Report, the current Denver Basin Groundwater infrastructure allows for the pumping of 18,469 acre-feet/year of groundwater. Castle Rock also has additional supplies including 834 acre-feet of firm yield from the alluvial well system along East Plum Creek, 606 acre-feet of senior native water rights on East Plum Creek, junior water rights, and 1,000 acre-feet of WISE water. In addition, Castle Rock has lawn irrigation return flows and reuse supplies. As of the date of Castle Rock's Report, the existing and future demand ranged between 11,800 and 23,500 acre-feet/year and the current demand has averaged 7,802 acre-feet/year over the last several years.

The majority of the District's water supply is water from bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.



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

A review of our records shows permit nos. 35008 and 90929 may be located on the subject 520 acres. Based on the depths, well no. 35008 is likely constructed in the alluvium and 90929 is likely constructed in both the non-tributary Upper Dawson and non-tributary Lower Dawson aquifer. Prior to further review, the Applicant must clarify whether these wells are located on the property. If so, the Applicant must clarify whether the wells will be plugged and abandoned or covered by a court-approved augmentation plan.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., this office has not received enough information to provide an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **In order to obtain a favorable opinion, the Applicant must provide the following information:**

1. A will serve letter from Castle Rock committing to serve the development.
2. Clarify the acreage that are subject to this referral and the number of lots to be created.
3. Clarification as to whether these well nos. 35008 and 90929 are located on the property. If so, the Applicant must clarify whether the wells will be plugged and abandoned or identify the augmentation plan(s) under which these wells will operate upon subdivision approval.

Additional Comments

The application materials indicate that a storm water detention structure will be constructed as a part of this project. The Applicant should be aware that unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

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

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Attachment: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

Ec: Permit nos. 35008 and 90929



COLORADO

Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

Storm Water Detention Facilities

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.



In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from



taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District (“UDFCD”), located at:

<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,¹ extended detention basins,² and full spectrum detention basins.³ Storm Water Best Management Practices⁴ (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.

¹ Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).

² Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).

³ Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).

⁴ Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).



Post-Wildland Fire Facilities

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream⁵.
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.

⁵ DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream



Resources and References

Colorado Stormwater Detention and Infiltration Facility Notification Portal:
<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>

Colorado Senate Bill15-212:
http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf

United States Geological Survey National Hydrography Dataset: <http://nhd.usgs.gov/>

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's:
<http://udfcd.org/crs-37-93-6028-explanation-memo-and-faqs/>

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at:
<http://udfcd.org/volume-three>



STATE OF COLORADO
DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER

mal ENT

RECEIVED
JAN 14 1969
GROUND WATER SECT.
COLORADO
STATE ENGINEER

Index No. 2523
IDWD 1-8
Use 2
Registered _____

MAP AND STATEMENT FOR WATER WELL FILING

PERMIT NUMBER 35008

STATE OF COLORADO)
COUNTY OF Douglas) SS

WELL LOCATION
Douglas -18 County

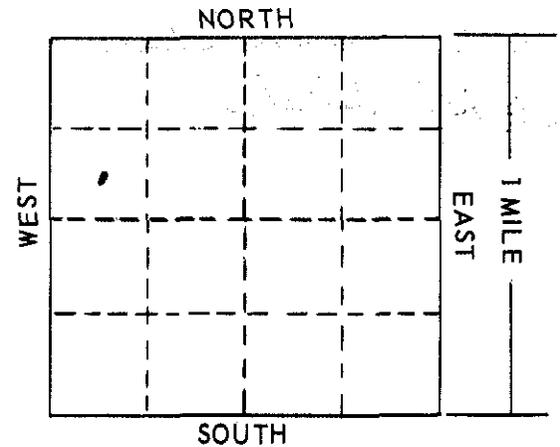
Know all men by these presents: That the undersigned
Kate M. Seatt

NW 1/4 of SW 1/4, sec. 20
T. 7S R. 66W, 6th P.M.

claimant(s), whose address is Box 447
City Castle Rock, Colo., states:

INDICATE WELL LOCATION ON DIAGRAM

Claimant(s) is (are) the owner(s) of the well described hereon;
the total number of acres of land to be irrigated from this well
is _____; work was commenced on this well by actual con-
struction 22 day of Aug, 1968;
the yield to be used from said well is 15 (gpm), for
which claim is hereby made for Stock purposes;
that the average annual amount of water to be diverted is
_____ acre-feet; and that the aforementioned
statements are made and this map and statement are filed in
compliance with the law.



WELL SHALL BE LOCATED WITH REFERENCE
TO GOVERNMENT SURVEY CORNERS OR MON-
UMENTS, OR SECTION LINES BY DISTANCE
AND BEARING.

_____ ft. from _____ section line.
(North or South)

_____ ft. from _____ section line.
(East or West)

X
Claimant(s)
Subscribed before me on this _____ day of _____, 19____.
My commission expires _____

Ground Water Basin _____
Water Management District _____
Domestic wells may be located by the following:
LOT _____, BLOCK _____
SUBDIVISION _____
FILING # _____

WELL DATA
Date Completed Aug 30 - 68
Static Water Level 98'
Total Depth 165'

ACCEPTED FOR FILING IN THE OFFICE OF THE STATE ENGINEER OF COLORADO ON THIS
_____ DAY OF _____, 19____.

State Engineer

FORM TO BE MADE OUT IN QUADRUPLICATE: WHITE FORM MUST BE AN ORIGINAL COPY ON BOTH SIDES AND SIGNED.

WHITE copy & GREEN copy must be filed with the State Engineer within 30 days after well is completed. PINK copy is for the Owner & YELLOW copy is for the Driller.
Board of County Commissioners Staff Report - Page 44 of 180

WELL LOG

From	To	Type of Material	Water Loc.
0	3	Top soil	
3	16	Sand Clay	
16	45	sand stone	
45	75	Sand Clay	
75	105	Clay sand	
105	145	sand gravel	
145	160	Sand stone Clay	
160	165	Shale	

Use additional paper if necessary to complete log.

WELL DATA

Type Drilling Rotary
 HOLE DIAMETER:

8 in. from 0 ft. to 165 ft.
 _____ in. from _____ ft. to _____ ft.
 _____ in. from _____ ft. to _____ ft.

CASING RECORD

Cemented from _____
Plain Casing

Size 5" kind P from 0 ft. to 125 ft.
 Size _____ kind _____ from _____ ft. to _____ ft.
 Size _____ kind _____ from _____ ft. to _____ ft.

Perforated Casing

Size 5" kind P from 125 ft. to 165 ft.
 Size _____ kind _____ from _____ ft. to _____ ft.
 Size _____ kind _____ from _____ ft. to _____ ft.

TEST DATA

Date Tested Sept 2
 Type of Pump Bailed
 Length of Test 2 hr
 Constant Yield 12 g.P.M.
 Drawdown 7

WELL DRILLERS STATEMENT

Hamaker Well Works
 being duly sworn, deposes and says:
 he is the driller of the well hereon described; he has read the statement made hereon; knows the content thereof, and the same is true of his own knowledge.

X J.P. Hamaker
 License No. 71

State of Colorado, County of Elbert) ss

Subscribed and sworn to before me this 31 day of December, 19 68

My Commission expires on Dec 6, 19 70. Bennie Dolores Hamaker
 Notary Public

RECEIVED
AUG 20 1968
COLORADO
STATE ENGINEER

APPLICATION FOR: A PERMIT TO USE GROUND WATER
 A PERMIT TO CONSTRUCT A WELL
 REPLACEMENT FOR NO. _____
(Reason)
 OTHER

PRINT OR TYPE

LOCATION OF WELL

APPLICANT Kate M Scott
Street Address Box 447
City & State Castle Rock Colo
Use of ground water Stock
Owner of land on which well is located SAME
Number of acres to be irrigated _____
Legal description of irrigated land _____
Other water rights on this land _____
Owner of irrigated land _____
Aquifer(s) ground water is to be obtained from _____

COUNTY Douglas
N 1/4, S 1/4, sec. 20
T. 7S, R. 6W, 6th P.M.
Street or Lot & Block _____
City or Subdivision _____
Ground Water Basin _____
Water Management District _____

LOCATE WELL ON THE BACK OF THIS SHEET

Driller HANACHER WELL WORKS
Driller's Address SIMLA, COLO.

Kate M Scott
Signature of Applicant
Ry James L Mann
CONDITIONS OF APPROVAL

ESTIMATED WELL DATA

Est. quantity of ground water to be claimed:
Est. Max. Yield 15 GPM or CFS
Est. average annual amount to be used in acre-feet _____
Storage capacity _____ AF

Anticipated start of drilling Aug. 1968

Hole Diameter:
8 in. from 0 ft. to 150 ft.
_____ in. from _____ ft. to _____ ft.

Casing:
Plain 5 in. from 0 ft. to 110 ft.
_____ in. from _____ ft. to _____ ft.
Perf. 5 in. from 110 ft. to 150 ft.
_____ in. from _____ ft. to _____ ft.

PUMP DATA:
Type Cylinder HP _____ Outlet Size 1/4

FOR STATE ENGINEER OR COMMISSION USE

APPLICATION APPROVED:
VALID FOR ONE (1) YEAR AFTER DATE ISSUED
UNLESS EXTENDED FOR GOOD CAUSE SHOWN TO THE ISSUING AGENCY
PERMIT NO. 35008 CONDITIONAL
DATE ISSUED AUG 20 1968
Ralph Owens
STATE ENGINEER or CHAIRMAN GROUND WATER COMMISSION
By Barlan W. Eker

APPLICATION MUST BE COMPLETED SATISFACTORILY BEFORE ACCEPTANCE

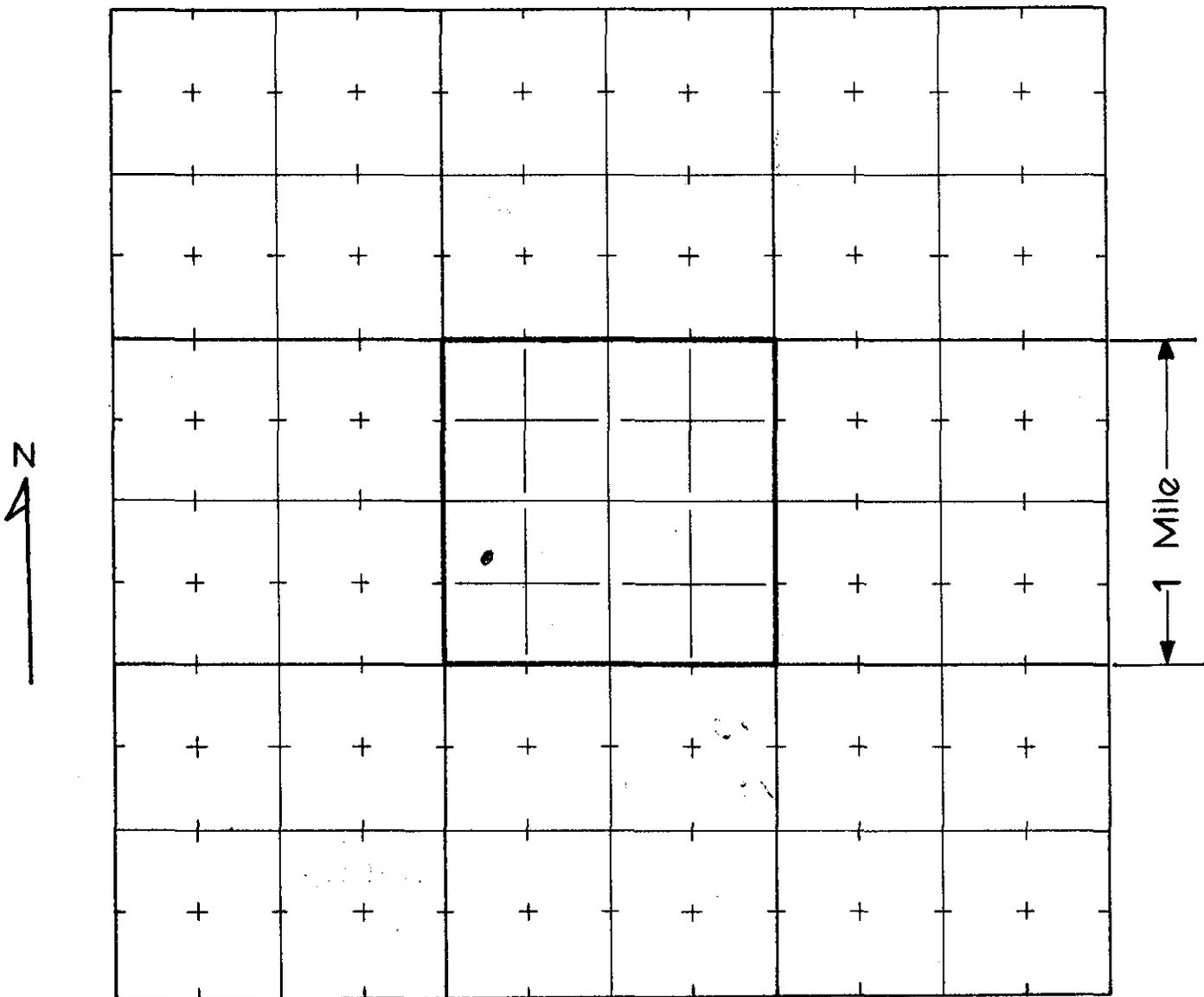
THE LOCATION OF THE PROPOSED WELL SHALL BE SHOWN ON THE DIAGRAM BELOW WITH REFERENCE TO SECTION LINES OR GOVERNMENT SURVEY CORNERS OR MONUMENTS.

_____ feet from _____ (North or South) section line

_____ feet from _____ (East or West) section line

IF WELL IS FOR IRRIGATION, THE AREA TO BE IRRIGATED MUST BE SHADED OR CROSS-HATCHED.

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

RECEIVED

SEP 14 '77

WATER RESOURCES
STATE ENGINEER
COLO.

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 90929

PR

WELL OWNER Robert H. Bryant & Carol J. Byrant SE _____ % of the NW _____ % of Sec. 19

ADDRESS 4688 N. Crowfoot Valley Rd. Castle Rock, Colo. 80104 T. 7 S. _____ R. 66 W. _____ 6th _____ P.M.

DATE COMPLETED August 31, 1977 HOLE DIAMETER

7 7/8 in. from 0 to 63 ft.

6 in. from 63 to 544 ft.

_____ in. from _____ to _____ ft.

DRILLING METHOD Air Rotary

CASING RECORD: Plain Casing

Size 6 5/8 & kind Steel from 0 to 63 ft.

Size 4 1/2 & kind P.V.C. from 50 to 366 ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 4 1/2 & kind P.V.C. from 366 to 544 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material Cement

Intervals 63 feet up to 51 feet

Placement Method Halliburton

GRAVEL PACK: Size _____

Interval _____

TEST DATA

Date Tested August 31, 1977

Static Water Level Prior to Test 271 ft.

Type of Test Pump Air & Bail

Length of Test 4 hours

Sustained Yield (Metered) Bail - 10 gpm @ 362'

Air - 15 gpm @ 544'

Final Pumping Water Level 362'

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	7	Brown Clay	
7	25	Sandy Brown Clay & Rocks	
25	44	Sand & Rocks	
44	55	Sandy Yellow Clay	
55	81	Brown Clay	
81	116	Sand	
116	124	Sandy Yellow Clay	
124	129	Gray Shale	
129	146	Sand & Soft Sandstone	
146	152	Brown Shale	
152	171	Sand	
171	177	Gray Shale	
177	186	Sand	
186	190	Soft Gray Sandstone	
190	213	Sand	
213	220	Gray & Sandy Gray Shale	
220	244	Sand	
244	258	Gray Shale	
258	271	Sand	
271	304	Gray Shale	
304	316	Sand	
316	344	Gray Shale	
344	409	Sand	
409	424	Gray Shale	
424	508	Sand	
508	544	Gray Shale	
544		Bottom	

TOTAL DEPTH 544'

Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make _____

Type _____

Powered by _____ HP _____

Pump Serial No. _____

Motor Serial No. _____

Date Installed _____

Pump Intake Depth _____

Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____

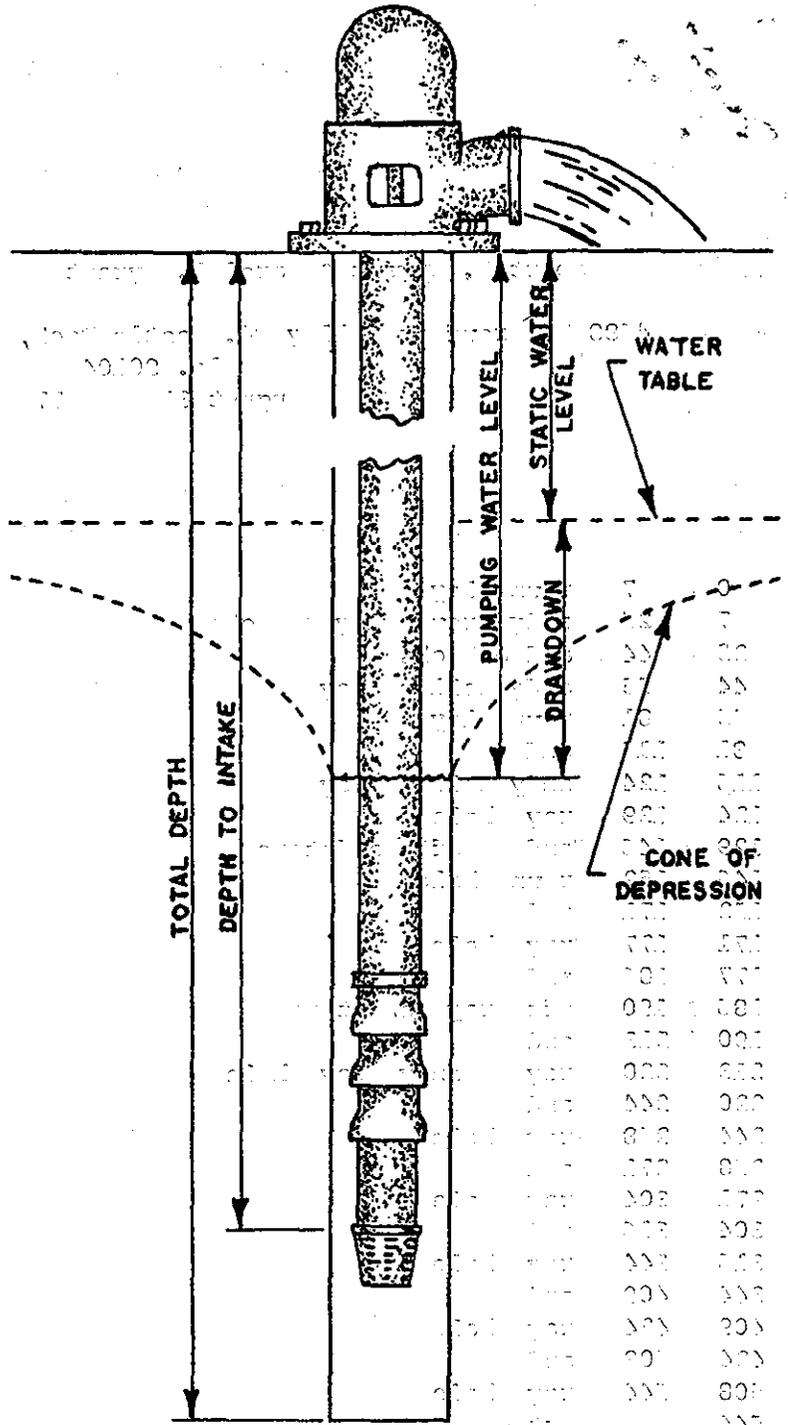
Static Water Level Prior to Test _____

Length of Test _____ Hours

Sustained yield (Metered) _____ GPM

Pumping Water Level _____

Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature George R. Hies License No. 735

State of Colorado, County of Douglas SS

Subscribed and sworn to before me this 1st day of September, 19 77.

My Commission expires: April 7, 19 81.

Notary Public Joyce E. Zhen



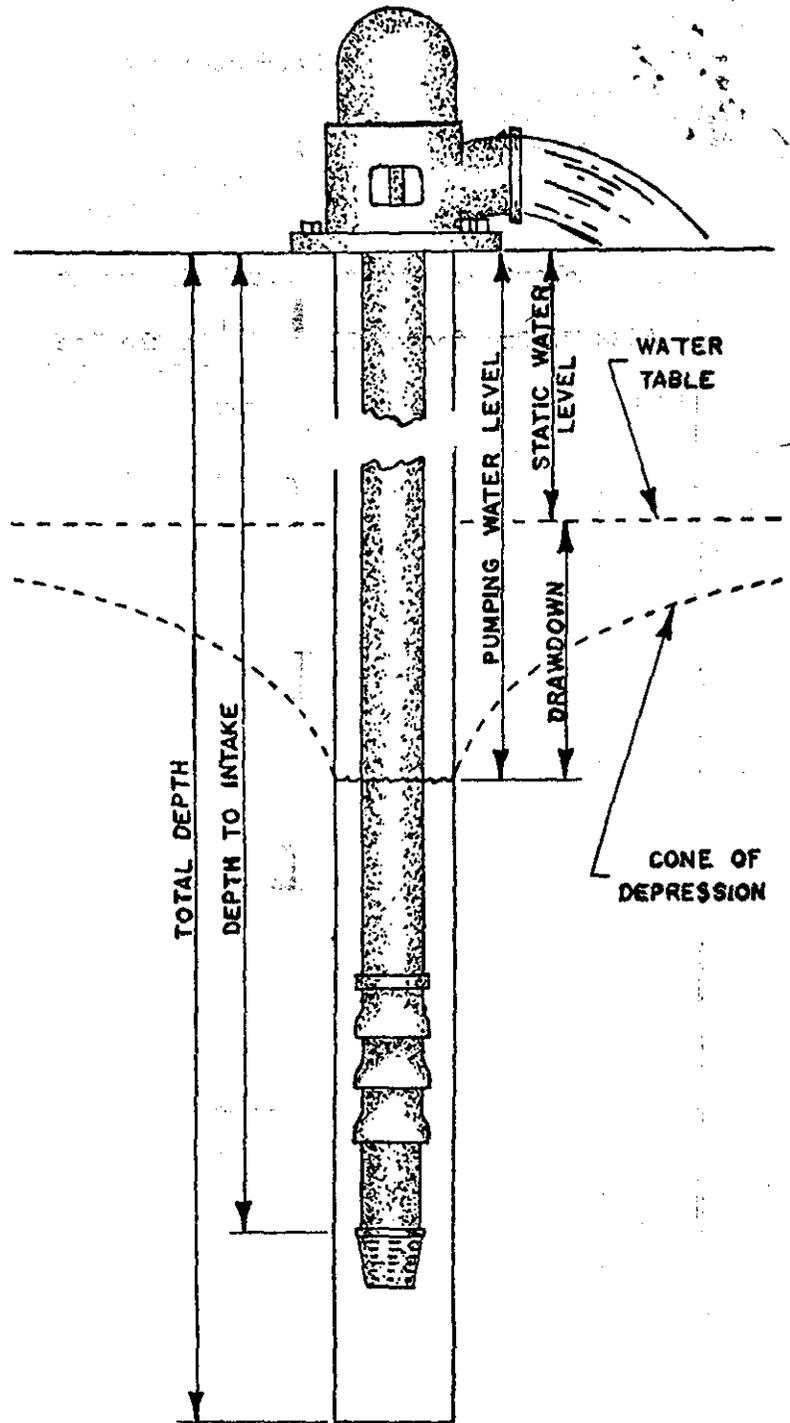
FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

PUMP INSTALLATION REPORT

Pump Make 4 AM 35 Berkeley
 Type submersible
 Powered by electricity HP 3
 Pump Serial No. 7779557
 Motor Serial No. 7779557
 Date Installed March 8, 1978
 Pump Intake Depth 420'
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested March 8, 1978
 Static Water Level Prior to Test 271'
 Length of Test one Hours
 Sustained yield (Metered) 11 GPM
 Pumping Water Level 370'
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Ralph Jordan License No. 861

State of Colorado, County of Douglas SS

Subscribed and sworn to before me this 22 day of March, 1978.

My Commission expires: October 20, 19 81.

Notary Public Sharon Jordan

FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

RECEIVED 510

MAY -6 '77

WATER RESOURCES
STATE ENGINEER
COLO.

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

- () A PERMIT TO USE GROUND WATER
- () A PERMIT TO CONSTRUCT A WELL
- FOR: () A PERMIT TO INSTALL A PUMP
- () REPLACEMENT FOR NO. _____
- () OTHER _____
- WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME Robert H. Bryant + Carol J Bryant

STREET 4688 N. Crowfoot Valley Road

CITY Castle Rock Colo 80104
(State) (Zip)

TELEPHONE NO. _____

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 805521

Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

Install plain (non-perforated) casings from ground surface down to a minimum depth of 200 feet and properly sealed to prevent the pumping or appropriation of tributary waters.

(2) LOCATION OF PROPOSED WELL

County Douglas 4688 N. Crowfoot Valley Road

SE ¼ of the NW ¼, Section 19

Twp. 7 S, Rng. 66 W, 6th P.M.
(N.S) (E.W)

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15

Average annual amount of ground water to be appropriated (acre-feet): 1

Number of acres to be irrigated: 1/3

Proposed total depth (feet): 300

Aquifer ground water is to be obtained from:
Dawson

Owner's well designation No 1

GROUND WATER TO BE USED FOR:

- () HOUSEHOLD USE ONLY - no irrigation (0)
- () DOMESTIC (1) () INDUSTRIAL (5)
- () LIVESTOCK (2) () IRRIGATION (6)
- () COMMERCIAL (4) () MUNICIPAL (8)
- () OTHER (9) _____

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name Hier Drilling Co.

Street Box 250

City Castle Rock Colo. 80104
(State) (Zip)

Telephone No. 6883012 Lic. No. 8

APPLICATION APPROVED

PERMIT NUMBER 90929

DATE ISSUED JUN 13 1977

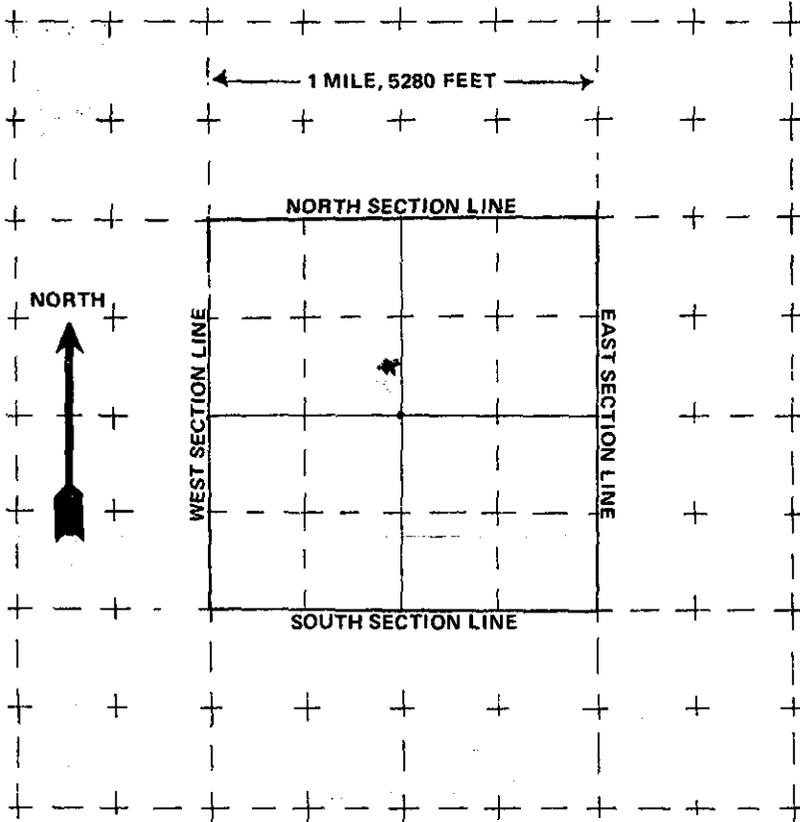
EXPIRATION DATE JUN 13 1979

Bruce E. DeBune
DEPUTY (STATE ENGINEER)

BY R. Hanbold

I.D. 1-08 COUNTY 18

(5) **THE LOCATION OF THE PROPOSED WELL** and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) **THE WELL MUST BE LOCATED BELOW** by distances from section lines.

3326 ft. from South (north or south) sec. line
2750 ft. from East (east or west) sec. line

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION _____

(7) **TRACT ON WHICH WELL WILL BE LOCATED** Owner: Bryant

No. of acres 8 Will this be the only well on this tract? Yes

(8) **PROPOSED CASING PROGRAM**

Plain Casing

6 in. from 0 ft. to 40 ft.

4 in. from 40 ft. to 150 ft.

Perforated casing

4 in. from 150 ft. to 300 ft.

_____ in. from _____ ft. to _____ ft.

(9) **FOR REPLACEMENT WELLS** give distance and direction from old well and plans for plugging it:

(10) **LAND ON WHICH GROUND WATER WILL BE USED:**

Owner(s): Bryant No. of acres: _____

Legal description: _____

(11) **DETAILED DESCRIPTION** of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

Stock & Domestic
Septic System & Leaching Field

(12) **OTHER WATER RIGHTS** used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used
<u>None</u>		

(13) **THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.**

Robert H. Bryant
SIGNATURE OF APPLICANT(S)

RICHARD D. LAMM
Governor
1686H



JERIS A. DANIELSON
State Engineer

RE call
Betty Allen
688-6640

OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES

1313 Sherman Street-Room 818
Denver, Colorado 80203
(303) 866-3581

December 12, 1983

Mr. Kim K. Hainlen
Douglas County Planning Department
301 Wilcox Street
Castle Rock, CO 80104

Re: Crawfoot Training Center, #83-23
Section 19, T7S, R66W

D/S

Dear Mr. Hainlen:

We have reviewed the above application for use by special review to allow a horse breeding and boarding facility. Dave Archer has indicated that the improvements shown on the site plan are existing. Apparently no additional improvements are proposed.

Well number 90929 is the proposed source of water. This well is in the upper portion of the Dawson formation, perforated from 366 to 544 feet. The well was issued for domestic and livestock use in 1977.

It is our policy that new horse breeding and boarding facilities require a commercial well permit. At this time, we would not issue a commercial well permit in the upper portion of the Dawson formation.

We have no objection to this existing well being used in a manner consistent with the historic use and provided the water requirements do not significantly exceed the historic use. If significant increases in use are anticipated, then the applicant should apply for a new permit to construct a well to a greater depth.

Sincerely,

Hal D. Simpson
Hal D. Simpson, P.E.
Assistant State Engineer

3108.54

HDS/KCK:ma

cc: Jim Clark, Div. Eng.
Dewayne Schroeder

I would interpret this to mean: demand not to exceed 1 AF annually as requested and permitted under 90929 and no new facilities

3/19/87

3/19/87

31885
3/18/85



January 31, 2024

Eric Pavlinek, Principal Planner
Douglas County Community Development & Planning Services
Transmitted via email: epavlinek@douglas.co.us

RE: Canyons South Filing 4
Project File #: SB2023-036
Part of Sec. 19 and part of the W ½ of Sec. 20, Twp. 7 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Subdivision File No. 31110 - 2nd Letter

Dear Eric Pavlinek:

We have reviewed the January 29, 2024 re-referral regarding the above-referenced subdivision to create 153 residential lots, 1 superblock lot, and 6 tracts and ROWs. The superblock will be part of a future development plan. We note that there is a discrepancy between the number of lots and acreage listed in the referral document which states there will be 153 lots on 520 acres and the application which states that there will be 155 lots on 494 acres. The proposed water supply is service provided by the Town of Castle Rock. The comments in this letter superseded the comments dated December 21, 2023.

The subject referral is part of Canyon South Planned Development which encompasses 968 lots on 1,200 acres. So far, the following lots have been recorded: Filing 1A 1st Amendment with 304 lots on 388 acres, Filing 1A 2nd Amendment with a tract for the amenity center, Filing 1A 3rd Amendment with 39 lots on 234 acres, Filing 2 with 200 lots on 819 acres, and Filing 3 with 90 lots on 188 acres.

Water Demand

The domestic water demand for the residential lots is 400 gallons/day per single-family residence.

Source of Water Supply

The proposed water supply is service provided by the Town of Castle Rock (“Castle Rock”). A will serve letter dated May 22, 2023 from Castle Rock commits to providing water and wastewater service to the development subject to the terms and conditions set forth in that letter.

According to the Report on Castle Rock Water Service to Canyons South Planned Development dated July 5, 2019 (“Report”), Castle Rock has 38,743.3 acre-feet of nontributary Denver Basin groundwater and 9,974.1 acre-feet of not-nontributary Denver Basin groundwater available (48,717.4 acre-feet total). According to the Report, the current Denver Basin Groundwater infrastructure allows for the pumping of 18,469 acre-feet/year of groundwater. Castle Rock also has additional supplies including 834 acre-feet of firm yield from the alluvial well system along East Plum Creek, 606 acre-feet of senior native water rights on East Plum Creek, junior water rights, and 1,000 acre-feet of WISE water. In addition, Castle Rock has lawn irrigation return flows and reuse supplies. As of the date of Castle Rock’s Report, the existing and future



demand ranged between 11,800 and 23,500 acre-feet/year and the current demand has averaged 7,802 acre-feet/year over the last several years.

The majority of the District's water supply is water from bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

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

A review of our records shows permit nos. 35008 and 90929 may be located on the subject property. Based on the depths, well no. 35008 is likely constructed in the alluvium and 90929 is likely constructed in both the not-nontributary Upper Dawson and nontributary Lower Dawson aquifer. The Applicant's January 29, 2024 response indicates that both wells are located within the subject 520 acres but not within the boundaries of Filing No. 4, which is not consistent with our understanding that Filing No. 4 may encompass 520 acres. The Applicant proposes that well no. 35008 be the "P&A" with the Canyons South Filing 5 Final Plat application. This office is not clear on what "P&A" means. The Applicant also proposes that well no. 90929 will continue to serve an existing residence and barn at this time. The Applicant must clarify the boundaries and acreage of Filing No. 4 and the location of these wells so it is clear whether these wells are within the boundaries of Filing No. 4 or not.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., this office has not received enough information to provide an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **In order to obtain a favorable opinion, the Applicant must provide the following information:**

1. Clarify the acreage that are subject to this referral and the number of lots to be created.
2. Provide the location of well nos. 35008 and 90929 so it is clear whether these wells are within the boundaries of Filing No. 4 or not.

Additional Comments

The application materials indicate that a storm water detention structure will be constructed as a part of this project. The Applicant should be aware that unless the structure can meet the requirements of a "storm

water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

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

Sincerely,


Ioana Comaniciu, P.E.
Water Resource Engineer

Attachment: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

Ec: Permit nos. 35008 and 90929



March 4, 2024

Eric Pavlinek, Principal Planner
Douglas County Community Development & Planning Services
Transmitted via email: epavlinek@douglas.co.us

RE: Canyons South Filing 4
Project File #: SB2023-036
Part of Sec. 19 and part of the W ½ of Sec. 20, Twp. 7 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Subdivision File No. 31110 - 3rd Letter

Dear Eric Pavlinek:

We have reviewed the re-referral regarding the above-referenced subdivision to create 153 residential lots, 1 superblock, and 6 tracts on 520 acres. The superblock will be part of a future development plan. The proposed water supply is service provided by the Town of Castle Rock. The comments in this letter superseded the comments dated January 31, 2024.

The subject referral is part of Canyon South Planned Development which encompasses 968 lots on 1,200 acres. So far, the following lots have been recorded: Filing 1A 1st Amendment with 304 lots on 388 acres, Filing 1A 2nd Amendment with a tract for the amenity center, Filing 1A 3rd Amendment with 39 lots on 234 acres, Filing 2 with 200 lots on 819 acres, and Filing 3 with 90 lots on 188 acres.

Water Demand

The domestic water demand for the residential lots is 400 gallons/day per single-family residence.

Source of Water Supply

The proposed water supply is service provided by the Town of Castle Rock (“Castle Rock”). A will serve letter dated May 22, 2023 from Castle Rock commits to providing water and wastewater service to the development subject to the terms and conditions set forth in that letter.

According to the Report on Castle Rock Water Service to Canyons South Planned Development dated July 5, 2019 (“Report”), Castle Rock has 38,743.3 acre-feet of nontributary Denver Basin groundwater and 9,974.1 acre-feet of not-nontributary Denver Basin groundwater available (48,717.4 acre-feet total). According to the Report, the current Denver Basin Groundwater infrastructure allows for the pumping of 18,469 acre-feet/year of groundwater. Castle Rock also has additional supplies including 834 acre-feet of firm yield from the alluvial well system along East Plum Creek, 606 acre-feet of senior native water rights on East Plum Creek, junior water rights, and 1,000 acre-feet of WISE water. In addition, Castle Rock has lawn irrigation return flows and reuse supplies. As of the date of Castle Rock’s Report, the existing and future demand ranged between 11,800 and 23,500 acre-feet/year and the current demand has averaged 7,802 acre-feet/year over the last several years.



The majority of the District's water supply is water from bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

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

A review of our records shows permit nos. 35008 and 90929 located on the subject property. Based on the depths, well no. 35008 is likely constructed in the alluvium and 90929 is likely constructed in both the nontributary Upper Dawson and nontributary Lower Dawson aquifer. The Applicant's response indicates that both wells will be located on the superblock. The Applicant previously proposed that well no. 35008 be plugged and abandoned ("P&A") and that well no. 90929 will continue to serve an existing residence and barn at this time. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Therefore, if the parcel on which well no. 90929 will be located is part of this filing, it must be included in an augmentation plan or must be plugged and abandoned upon subdivision approval since the provisions of C.R.S. 37-92-602 which allowed for issuance of the well permit will no longer apply.**

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., this office has not received enough information to provide an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **In order to obtain a favorable opinion, if the parcel on which well no. 90929 will be located is part of this filing, the Applicant must identify the augmentation plan under which well no. 90929 will operate or confirm that the well will be plugged and abandoned upon subdivision approval.**

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

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Permit nos. 35008 and 90929



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

December 29, 2023

Eric Pavlinek
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460

RE: Canyons South Filing 4, (Project #SB2023-036)

Dear Mr. Pavlinek:

Thank you for the opportunity to comment on the proposed Canyons South Filing 4 (Project #: SB2023-036). The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

District Wildlife Manager Katie Doyle recently analyzed the site. The 494-acre site is located southeast of Crowfoot Valley Road and north of Carabiner Street in unincorporated Douglas County. This proposal is for a final plat application of 153 single-family detached residential lots, 1 superblock lot, 6 tracts, and associated public roads. The final plat will also include 146 acres of open space including drainage, trails, landscape, and utilities.

Habitat

The main impacts to wildlife from this development would be fragmentation and loss of habitat. Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space for wildlife.

Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other nearby natural areas. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impacts of the fragmentation is greater (Odell and Knight, 2001). Thus, CPW recommends that the developer and Douglas County

Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Carrie Besnette Hauser, Chair • Dallas May, Vice-Chair • Marie Haskett, Secretary • Taishya Adams

Karen Bailey • Betsy Blecha • Gabriel Otero • Duke Phillips, IV • Richard Reading • James Jay Tutchtton • Eden Vardy

Canyons South, Filing 4 - Final Plat

Project File: SB2023-036

Board of County Commissioners Staff Report - Page 60 of 180



employ a collaborative approach with neighboring cities and towns and with other developments within the county to maintain wildlife habitat in as whole a state as possible. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically.

Fencing

Fencing inhibits wildlife movement and can contribute to habitat fragmentation. If it is necessary for the development and alternate options are not sufficient, consider fence placement and designs that provide safe crossing options for wildlife. CPW has created a “Fencing with Wildlife in Mind” booklet which provides recommendations for wildlife-friendly fencing and specifications for many common fences. This can be downloaded from our website at <http://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf>

Trails

When planning trails in the development area, special consideration should be given to the impact trails have on wildlife within the area. Trails should not cut through riparian areas and should remain at least 50 feet from them. They should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length. Trails have the ability to contribute to fragmentation of habitat, disrupting the natural movement of wildlife through an area, and the spreading of noxious weeds.

Noxious Weeds

Noxious weeds should be monitored very closely. The spread and control of noxious weeds on and around this site is a concern for wildlife. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. CPW would recommend implementation of a weed management plan that may already exist within Douglas County.

Wildlife

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably small to mid-sized mammals, song birds, and raptors, but also with the possibility for big game species (elk, deer, pronghorn, bear, and mountain lion), reptiles, and amphibians to be present.

Raptors

Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. Should a nest ever get built or be discovered, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors,” is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

Prairie Dogs and Burrowing Owls

Prairie dog colonies may exist within the development site, and should they be discovered, the possibility exists for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nest. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

CPW also recommends that any discovered prairie dog colony be completely vacated of living animals prior to the start of any earth-moving. If prairie dogs are present and any earth-moving is to be done on site, CPW recommends euthanasia or relocation (with the appropriate permit) prior to any work being done. If relocation is chosen, please consult with the local District Wildlife Manager for the required permit.

Living with Wildlife

Future residents should be informed that wildlife such as fox, coyotes, deer, elk, and even bear or mountain lion might frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted well to living in urban environments. This proposed site within Douglas County also has the potential for the presence of bears that have been accustomed to living in close proximity to humans. Bears, as well as other wildlife, should not be a concern for residents if the following CPW recommendations are met: People moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife through the use of pet leash laws, protection of their pets and hobby livestock when not under direct supervision, and reducing attractants on their property.

Homeowners can do their part by **not** inviting wildlife into their yards. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.
- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, is **illegal**.

- “Living with Wildlife” pamphlets are available through CPW offices.

For further information, Colorado Parks and Wildlife can provide copies of the following brochures: “Your Guide to Avoiding Human-Coyote Conflicts,” “Don’t Feed the Wildlife,” “Living with Bears,” and “Too Close for Comfort: Avoid Conflicts with Wildlife in the City” to residents of the surrounding open space. These brochures can also be downloaded from our website at <http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>.

Thank you again for the opportunity to comment on the Canyons South Filing 4. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (720) 930-8039.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, K. Doyle

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT,
CANYONS SOUTH FILING NO. 2 AND CANYONS SOUTH FILING NO. 3
SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

CORE COMMENTS -1-16-24

LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND, SITUATED IN SECTION 19, THE NORTH HALF OF SECTION 30, AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 25, AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF LOT 201 AND TRACT L, CANYONS SOUTH FILING NO. 2 RECORDED AUGUST 4, 2022, AT RECEPTION NO. 2022053435, LOTS 82 THROUGH 113, INCLUSIVE, SCHOOL SITE TRACT RR, THE PUBLIC RIGHTS-OF-WAY KNOWN AS BALDOON POINT, TALISKER TRAIL, AND LITTLEMILL TRAIL, CANYONS SOUTH FILING NO. 1A, RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, RECORDED FEBRUARY 22, 2021, AT RECEPTION NO. 2021021687, AND TRACT A, CANYONS SOUTH FILING NO. 3 RECORDED DECEMBER 8, 2022 AT RECEPTION NO. 2022076006, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE.

TOGETHER WITH A PORTION OF THE PUBLIC RIGHT-OF-WAY KNOWN AS FERVID STREET, AS DEPICTED ON CANYONS SOUTH FILING NO. 1A, 1ST AMENDMENT, RECORDED DECEMBER 9, 2019 AT RECEPTION NO. 2019083879, IN SAID OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID TALISKER TRAIL;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID TALISKER TRAIL, SOUTH 31°43'04" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID FERVID STREET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:
1. SOUTH 58°16'56" WEST, A DISTANCE OF 184.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'07", AN ARC LENGTH OF 73.66 FEET;
3. NORTH 52°49'11" WEST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID FERVID STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 52°49'11" EAST;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'07", AN ARC LENGTH OF 92.07 FEET;
2. NORTH 58°16'56" EAST, A DISTANCE OF 184.04 FEET TO THE POINT OF BEGINNING.

BENEFICIARY OF DEED OF TRUST:

SIMMONS BANK, AN ARKANSAS STATE BANK

BY: _____ TITLE _____
STATE OF TEXAS)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF SIMMONS BANK, AN
ARKANSAS STATE BANK
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC OF TEXAS

BENEFICIARY OF DEED OF TRUST:

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: _____ TITLE _____
STATE OF COLORADO)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF WILLIAM LYON
HOMES, INC., A CALIFORNIA CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TRACT SUMMARY TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	1,053,715	24.190	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT B	206,852	4.749	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT C	4,628,122	106.247	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT D	314,542	7.221	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT E	185,249	4.253	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT F	1,179,478	27.077	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TOTAL	7,567,958	173.737			

OS = OPEN SPACE
DR = DRAINAGE
UT = UTILITIES
LS = LANDSCAPE
TR = TRAILS

CVRMD1 = CROWFOOT VALLEY RANCH METROPOLITAN

BENEFICIARY OF DEED OF TRUST:

TOLL SOUTHWEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: _____ TITLE _____
STATE OF COLORADO)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF TOLL SOUTHWEST,
LLC., A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST:

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____ TITLE _____
STATE OF TEXAS)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF TEXAS
CAPITAL BANK, NATIONAL ASSOCIATION
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC OF TEXAS

BENEFICIARY OF DEED OF TRUST:

LENNAR COLORADO, LLC

BY: _____ TITLE _____
STATE OF COLORADO)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF LENNAR
COLORADO, LLC
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (153)	1,349,798	30.988	6%
SUPERBLOCK LOTS (1)	13,363,690	306.788	59%
TRACTS (6)	7,567,958	173.737	33%
ROW	400,172	9.186	2%
TOTALS	22,681,618	520.699	100%

GENERAL NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 30, 2020.
- BASIS OF BEARINGS: BEARINGS HEREON ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN ON SHEETS 3 & 5, ASSUMED TO BEAR SOUTH 00°24'08" EAST, A DISTANCE OF 2,662.60 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER 100-N0041623-010-T02, AMENDMENT NO. 1, WITH A COMMITMENT DATE OF JULY 27, 2023, WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0187G MAP REVISED MARCH 16, 2016.
- A MINIMUM OF 1-FOOT OF FREEBOARD SHALL BE PROVIDED BETWEEN THE 100-YEAR BASE FLOOD ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES (THIS INCLUDES BASEMENTS).
- BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
- PURPOSE STATEMENT: LOTS 82 - 113, INCLUSIVE, SCHOOL SITE TRACT RR AND THE PUBLIC RIGHTS-OF-WAY KNOWN AS BALDOON POINT, LITTLEMILL TRAIL AND TALISKER TRAIL, CANYONS SOUTH FILING NO. 1A RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT RECORDED FEBRUARY 22, 2021 AT RECEPTION NO. 2021021687, LOT 201 AND TRACT L, CANYONS SOUTH FILING NO. 2 RECORDED AUGUST 4, 2022 AT RECEPTION NO. 2022053435 AND TRACT A, CANYONS SOUTH FILING NO. 3 RECORDED DECEMBER 8, 2022 AT RECEPTION NO. 2022076006.
- THOSE LOT NUMBERS LISTED IN GENERAL NOTE 9 HEREIN ARE HEREBY BEING VACATED, REPLATTED, AND CONSECUTIVELY RENUMBERED BEGINNING WITH LOT 1 AND ENDING WITH LOT 154.
- TRACTS A, B, C, D, E AND F SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, UTILITIES, LANDSCAPE AND TRAILS.
- ALL NON-EXCLUSIVE UTILITY EASEMENTS LOCATED ACROSS THE TRACTS SHOWN HEREON ARE DEDICATED TO THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPLACING FACILITIES LOCATED INSIDE SAID EASEMENTS.
- DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY ACROSS ALL TRACTS WITHIN CANYONS SOUTH FILING NO. 4 FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY THE "FACILITIES") IN THE EVENT THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN CANYONS SOUTH FILING NO. 3, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.
- THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 HEREBY VACATES THOSE EASEMENTS AND PORTIONS OF EASEMENTS OCCURRING WITHIN THOSE AREAS LISTED IN GENERAL NOTE 9 HEREIN AND SHOWN HEREON ON SHEETS 3 & 4.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRUCH INTO UTILITY EASEMENTS.
- TRAIL DESIGNATED FOR BICYCLE AND PEDESTRIAN USE TRAVERSING THROUGH TRACT A, TRACT C AND SUPER BLOCK LOT 154, AS SHOWN HEREON, SHALL BE IMPROVED WITH CRUSHER FINES OR CONCRETE SURFACE AND SHALL BE SIX FEET AS ILLUSTRATED, WITH THE FINAL ALIGNMENT BEING DETERMINED IN THE FIELD. THE TRAILS WILL BE OWNED AND MAINTAINED BY THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 UPON COMPLETION OF CONSTRUCTION.
- SUPERBLOCK LOT 154 IS INCLUDED WITHIN THE BOUNDS OF THE FINAL PLAT TO REFLECT THE LIMITS OF THE REMAINING DEVELOPMENT AREA WITHIN THIS PORTION OF THE PD. A SUBSEQUENT PRELIMINARY PLAN REVISION IS REQUIRED TO BE SUBMITTED AND APPROVED FOR THIS SUPERBLOCK LOT.
- NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE FUTURE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
- 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 FINAL PLAT.

FOR REVIEW

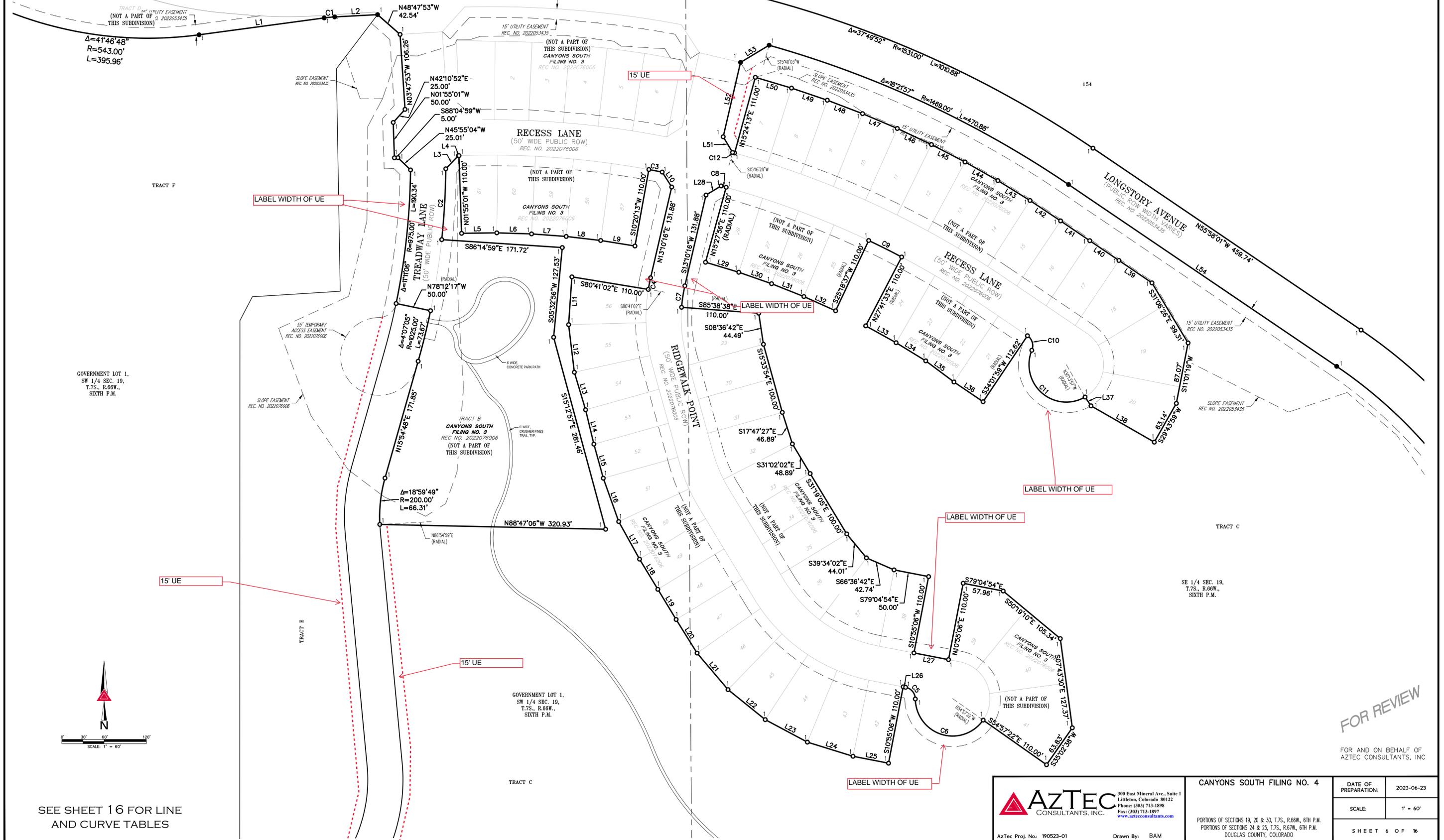
 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 4	
	DATE OF PREPARATION: 2023-06-23	SCALE: N/A
AzTec Proj. No: 23421-06	Drawn By: BAM	SHEET 2 OF 16

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, CANYONS SOUTH FILING NO. 2 AND CANYONS SOUTH FILING NO. 3
 SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



SEE SHEET 16 FOR LINE AND CURVE TABLES

AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

CANYONS SOUTH FILING NO. 4
 PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

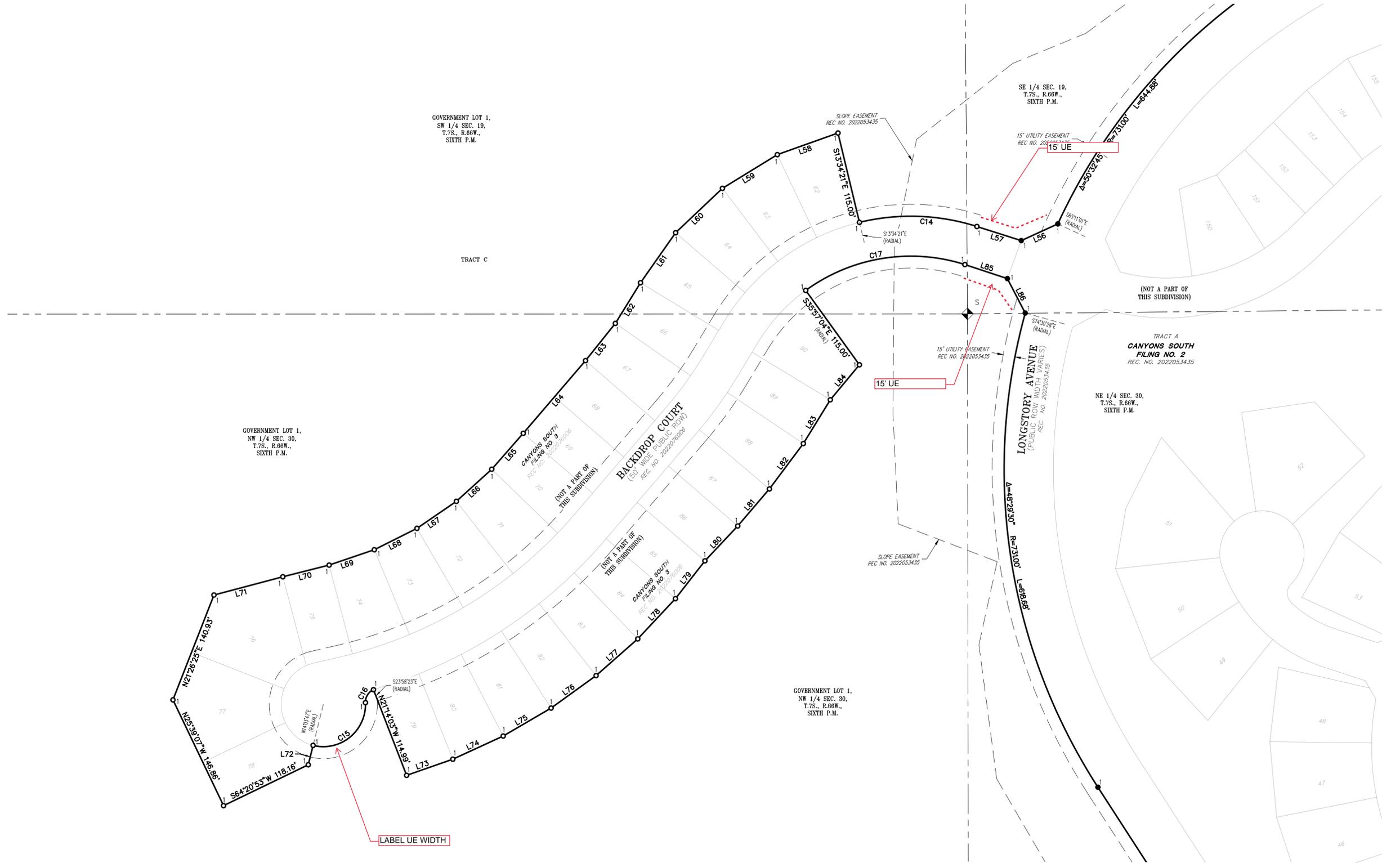
DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET 6 OF 16	

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

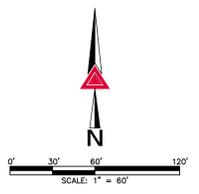
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 COUNTY OF DOUGLAS, STATE OF COLORADO.
 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC



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 AND CURVE TABLES

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CANYONS SOUTH FILING NO. 4
 PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET 7 OF 16	

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

LABEL UE WIDTHS

CANYONS SOUTH
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 REC. NO. 2022053435

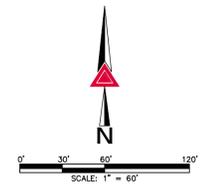
(NOT A PART OF
 THIS SUBDIVISION)

TRACT B

TRACT B

SW 1/4 SEC. 20,
 T.7S., R.66W.,
 SIXTH P.M.

NE CORNER SECTION 30
 T.7S., R.66W., 6TH P.M.



FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC

SEE SHEET 16 FOR LINE
 AND CURVE TABLES

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AzTec Proj. No.: 190523-01 Drawn By: BAM

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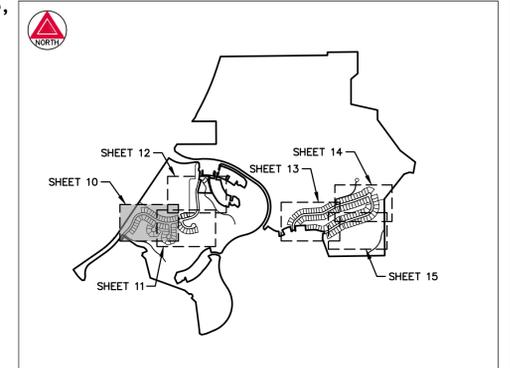
PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET 9 OF 16	

CANYONS SOUTH FILING NO. 4

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520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



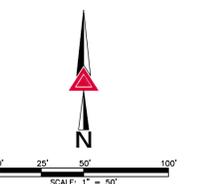
KEY MAP
 SCALE: 1" = 2000'



REMOVE 10' UE REAR LOT UE

- LEGEND**
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
 - U.E. UTILITY EASEMENT
 - (ROW) RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

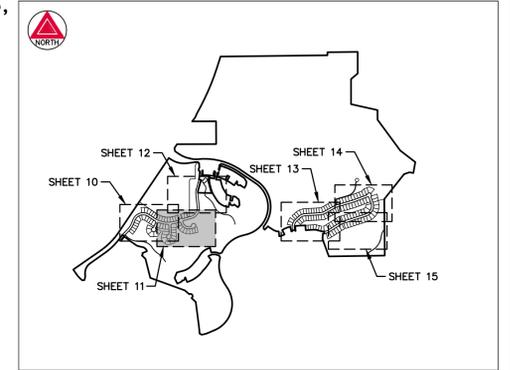
FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

	CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION:	2023-06-23
	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		SCALE:	1" = 50'
AzTec Proj. No.: 190523-01 Drawn By: BAM		PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SHEET 10 OF 16

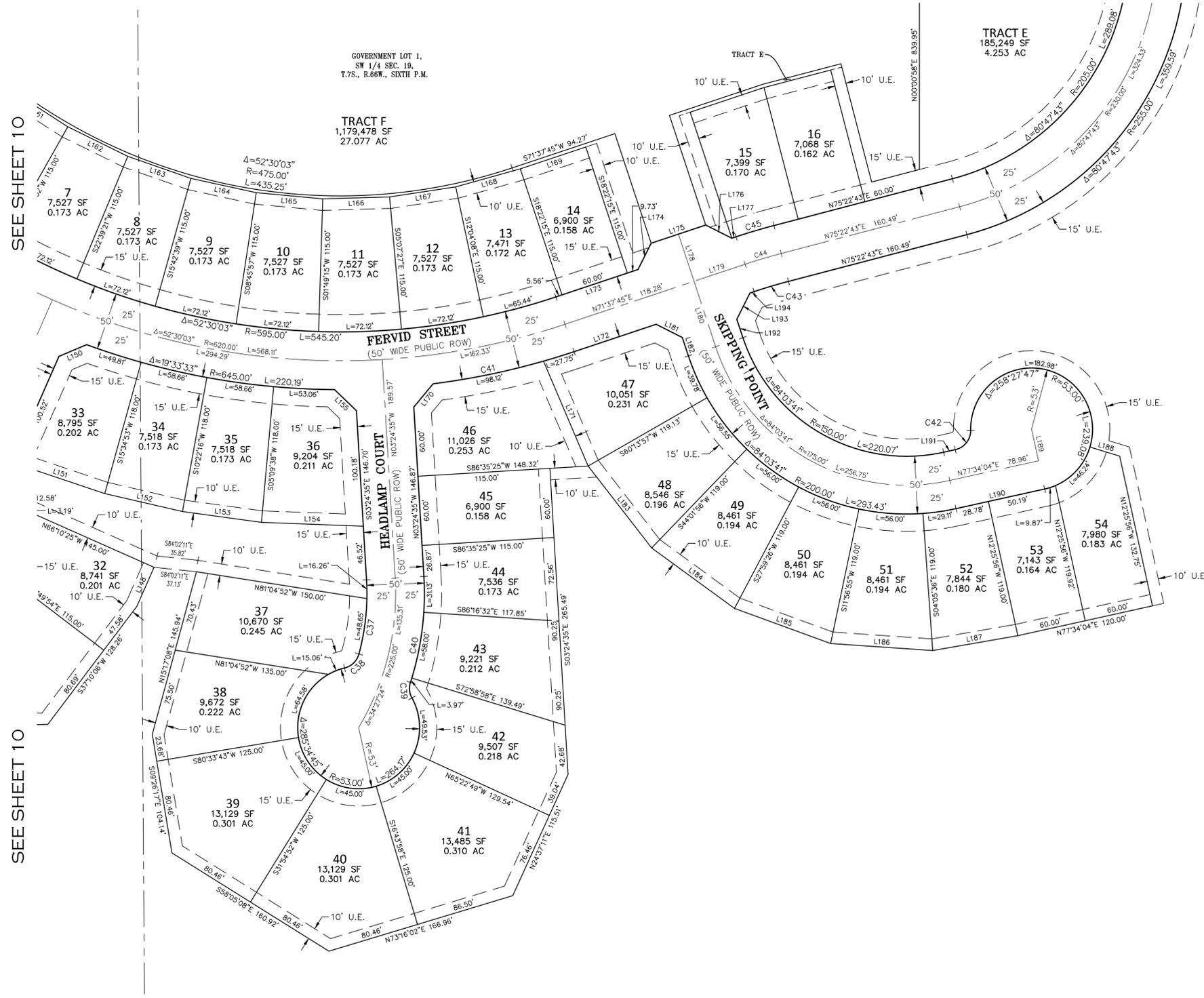
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



KEY MAP
 SCALE: 1" = 2000'



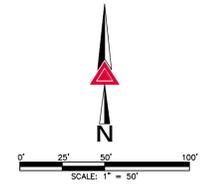
SEE SHEET 12

REMOVE 10' REAR LOT UE

TRACT C
 4,628,122 SF
 106.247 AC

LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	UTILITY EASEMENT
	RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

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CANYONS SOUTH FILING NO. 4	
DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 11 OF 16	

PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

AzTec Proj. No.: 190523-01 Drawn By: BAM

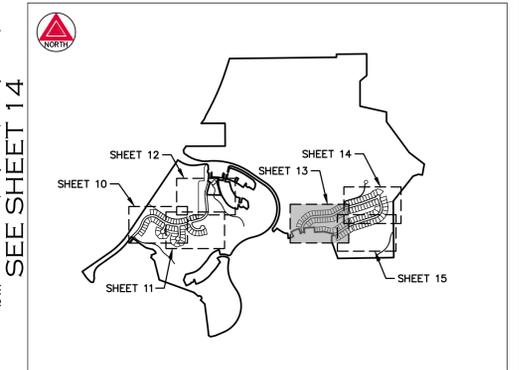
CANYONS SOUTH FILING NO. 4

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 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

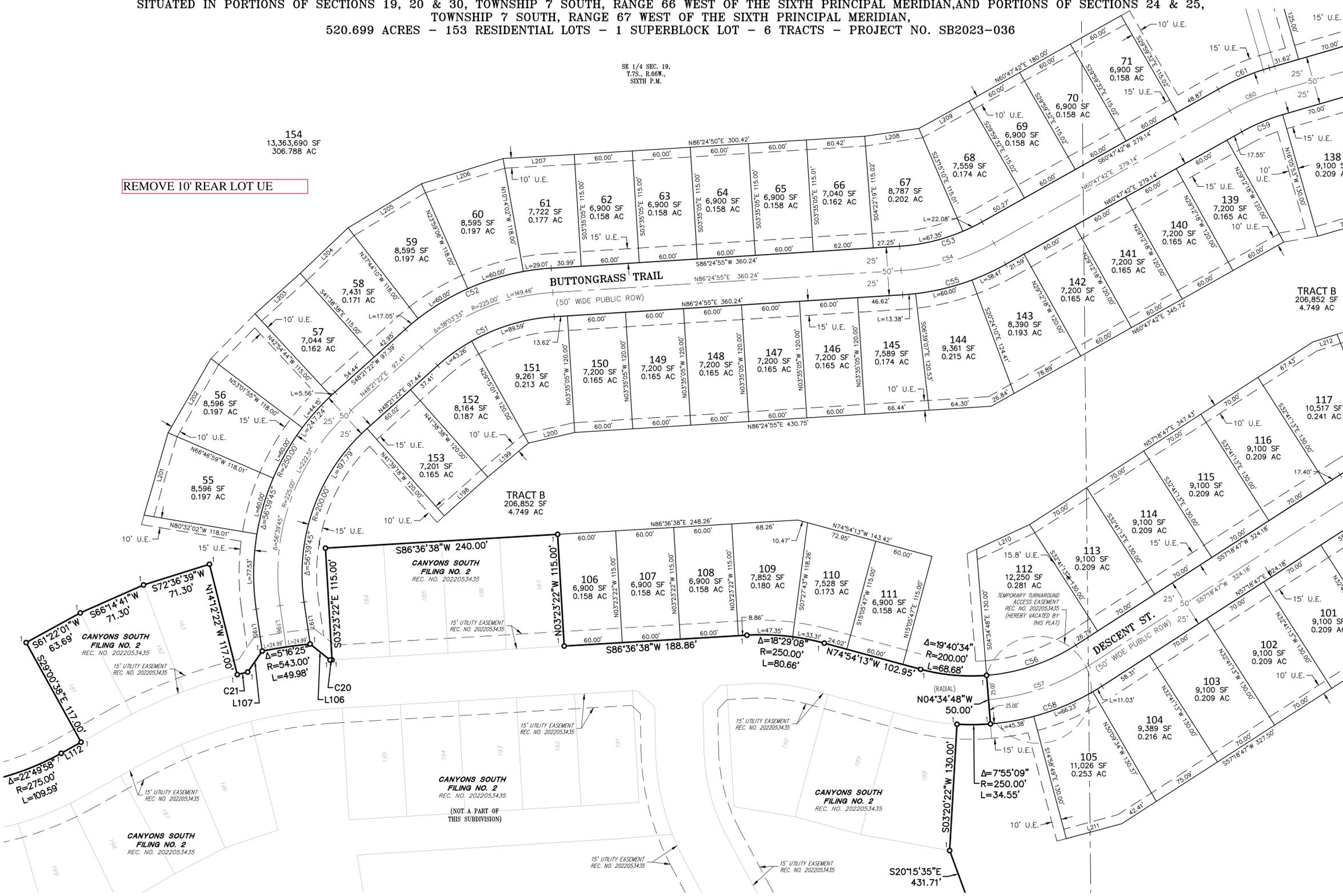
SE 1/4 SEC. 19,
 T.7S., R.66W.,
 SIXTH P.M.

154
 13,363,690 SF
 306.788 AC

REMOVE 10' REAR LOT UE

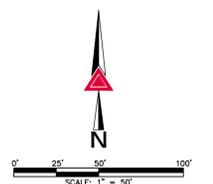


KEY MAP
 SCALE: 1" = 2000'



LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	UTILITY EASEMENT
	RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
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CANYONS SOUTH FILING NO. 4	
DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 13 OF 16	

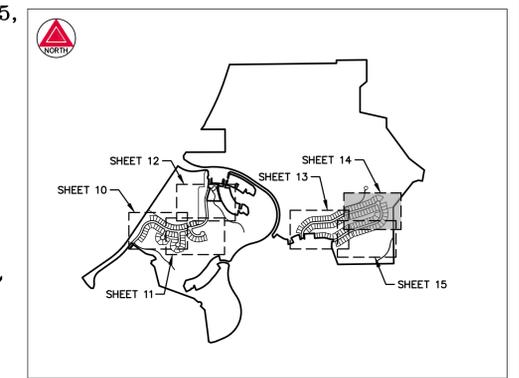
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 DOUGLAS COUNTY, COLORADO

CANYONS SOUTH FILING NO. 4

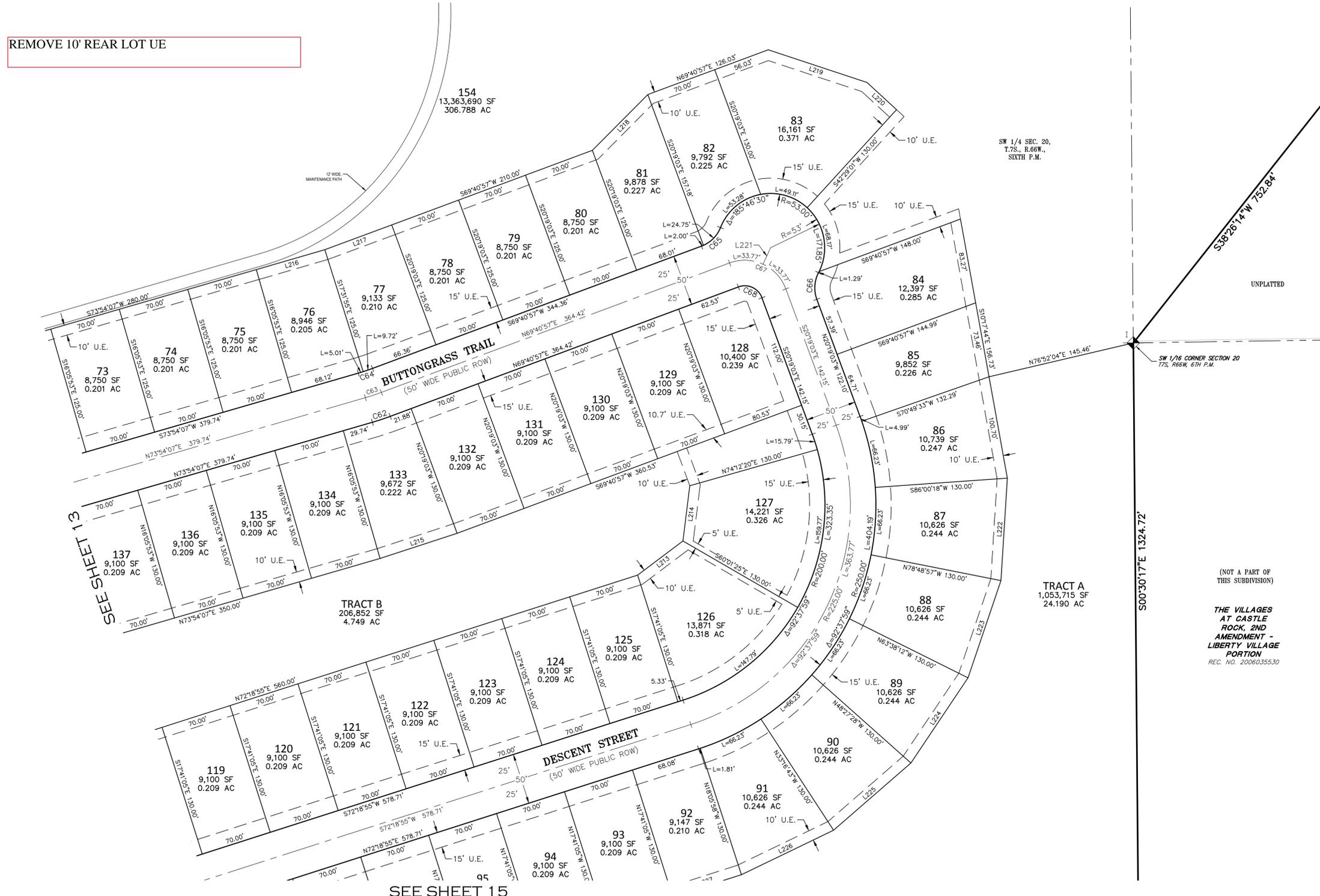
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

REMOVE 10' REAR LOT UE



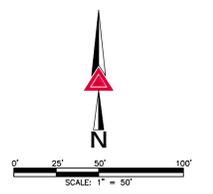
KEY MAP
 SCALE: 1" = 2000'



LEGEND

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

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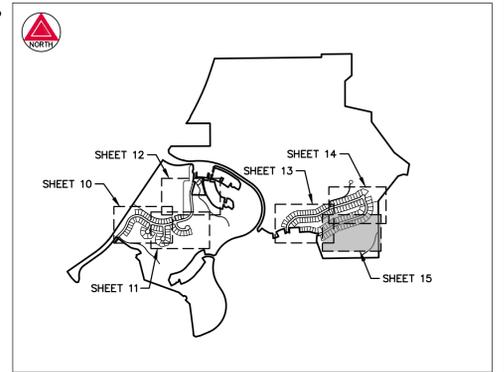
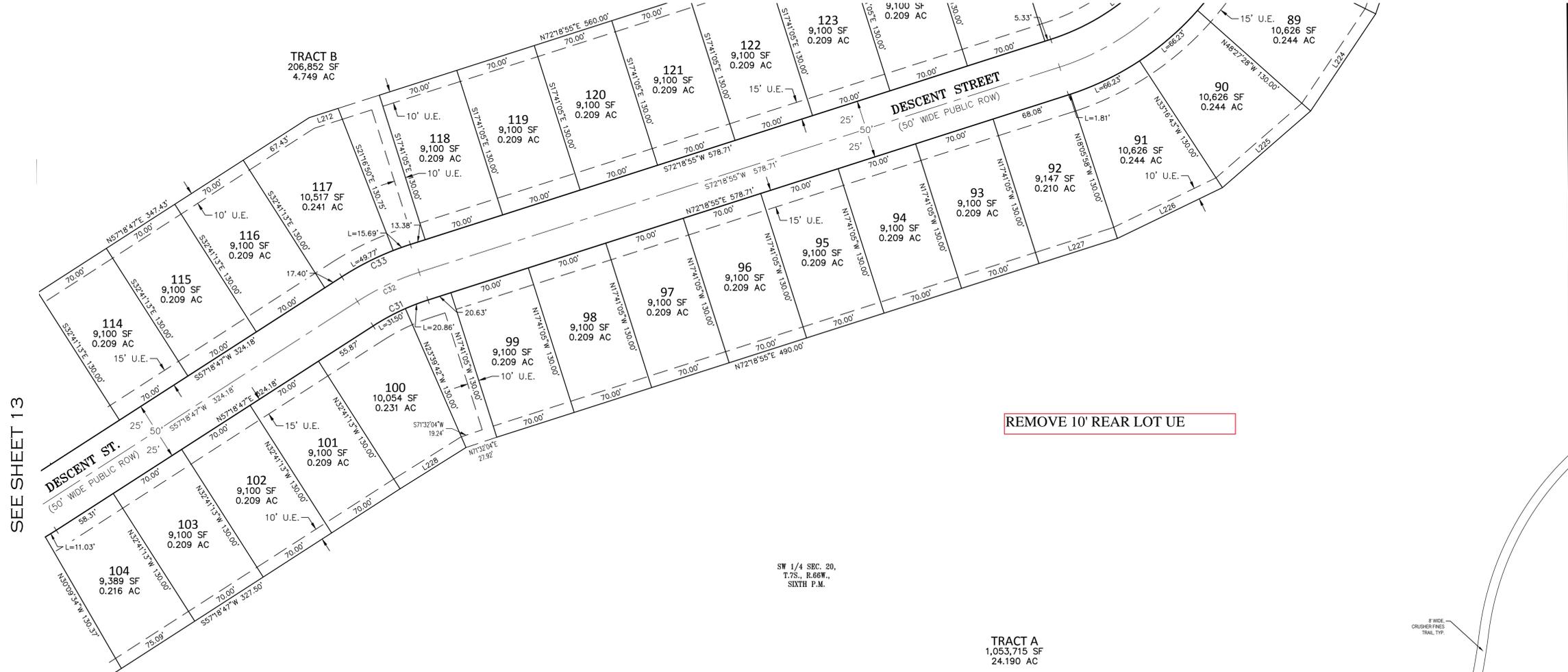
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 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 14 OF 16	

CANYONS SOUTH FILING NO. 4

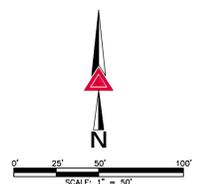
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036 SEE SHEET 14



LEGEND

U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY



FOR REVIEW

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION: 2023-06-23
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AzTec Proj. No.: 190523-01	Drawn By: BAM	FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.	

Eric Pavlinek

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Wednesday, January 31, 2024 7:24 AM
To: Eric Pavlinek
Subject: RE: Canyons South Filing 4- Final Plat

Good morning Eric

CORE approves the Final Plat.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



The Energy to Thrive™



From: Eric Pavlinek <epavlinek@douglas.co.us>
Sent: Tuesday, January 30, 2024 1:46 PM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Canyons South Filing 4- Final Plat

[CAUTION:] This email is from an external source. Do not open links or attachments unless you trust the sender and confirm the content's safety.

Good afternoon, Brooks,

The applicant provided a revised final plat exhibit for review. Attached is the revised exhibit and applicant response to your referral comments provided during the referral for reference. Please let me know if you have any additional comments on this application.

CORE Electric Cooperative	01/16/2024	Verbatim Response: CORE will require dedication of the utility easements to allow for public utilities. CORE will require the plat to be cleaned up and remove unnecessary 10-foot rear lot utility easement.	The rear yard easements have been removed and the requested note and dimensions have been added.
Crowfoot Valley Ranch		No Response Received.	

01/31/2024

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: SB2023-036

Dear Erik Pavlinek,

Thank you for the opportunity to review and comment on the request to subdivide 153 single-family lots, 1 superblock lot, and 6 tracts on 520 acres. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments:

Public Water System

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. The current water system may already be approved by CDPHE and have a Public Water Supply Identification (PWSID) with CDPHE. If this is the case, no additional action should be required, unless the system will need to be expanded. If the water system is not approved by CDPHE, or if it will need to be expanded, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

Water and Sewer Service

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

Fugitive Dust - Developments of 25 acres and more than 6 months in duration

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust from developments of 25 acres or more that last at least 6 months. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at https://www.colorado.gov/pacific/sites/default/files/AP_Land-Development-Guidance-Document_1.pdf and <https://www.colorado.gov/pacific/cdphe/specialty-apens>.

Construction within the Cherry Creek Basin - Stormwater

The Cherry Creek Basin Water Quality Authority (CCBWQA) is reviewing projects within the Cherry Creek Basin for stormwater quality. We recommend that the CCBWQA

review the project, and that the developer incorporate stormwater quality features into the project, as recommended by the CCBWQA.

A Clean Discharge Permit System (CDPS) permit will be required for construction from the Colorado Department of Public Health and Environment. The permit will require that erosion control measures be implemented during construction. The applicant should contact the Colorado Department of Public Health and Environment, Permits Unit, at 692-3590, regarding this permit

Sincerely,

Jacob Deitz

cc: Caitlin Gappa



REFERRAL RESPONSE REQUEST – FINAL PLAT

Date Sent: December 19, 2023

Comments due by: January 16, 2024

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Project Summary: The request is for approval of a final plat application for 153 single-family detached residential lots, 1 superblock lot, 6 tracts, and associated public roads on approximately 520 acres within the Canyons South Planned Development.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: <i>ENGINEERING</i>	Phone #: <i>4318</i>
Your Name: <i>AL PETERSON</i> (please print)	Your Signature: <i>Al Peterson</i>
	Date: <i>1/16/2023</i>

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Principal Planner
Enclosure



January 2, 2024

DV 23-232

Brian Moss, P.E.
Cover 3 Engineering
Centennial, CO. 80016

RE: Canyons South Filing No. 4

Dear Brian,

Engineering has reviewed the Plat and supporting Construction Documents for the above referenced project and the following items have been noted:

Plat

1. This project will require a Subdivision Improvement Agreement (SIA). This agreement is to provide for the completion of the improvements proposed by all construction plans and supporting documents for this 4th Filing. This SIA document will need to contain the following additional exhibits:
 - Exhibit C for the entire costs of the future signal at Longstory and Crowfoot.
 - Exhibit D for the Crowfoot roadway improvements that are now being transferred to the west side of Crowfoot versus the continuation of the single lane improvements to the east side of Crowfoot thru the County Park site.
 - Exhibit E for the Phase 1 Crowfoot Improvements that were never completed during the 1st phase.

The SIA document may be downloaded from the County's website at www.douglas.co.us. Please submit an executed original, complete with Exhibits A,B,C, D and E to Engineering for review and processing.

2. In Board of County Commissioners Certificate, please revise the second paragraph to read: "Lots 82 – 113, inclusive, the public streets known as Baldoon Point, Littlemill Trail and Talisker Trall, Canyons South Filing No.1A are **hereby vacated** by this plat subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat.....".
3. In General Note #13 please verify that all references are to Filing #4.

100 Third Street • Castle Rock, Colorado 80104 • (303) 660-7490

4. Please provide a 50' wide access easement over the top of Tract E at the intersection of Skipping Point for access to the future school site.
5. On Sheet 5, please define all known 100-year floodplain limits to verify that all proposed lots do fall within those limits.

Construction Plans

6. Are any Additional Channel Improvements expected between existing Pond D and Future Pond E.
7. In the Phase III drainage report, Pond D13 is still identified on the drainage map. Is this pond still proposed or has this volume been accounted for in Pond D?
8. Please provide Water and Sanitary Sewer CDs.
9. The minimum "K-value" for a crest along a roadway centerline is 19. Please review all centerline profiles to verify this minimum value.
10. The minimum "K-value" for a sag along a roadway centerline is 37. Please review all centerline profiles to verify this minimum value.
11. Please show required/proposed crosspans in the roadway centerline profiles.
12. Please extend all storm sewer emergency overflow riprap pads to either the rear lot lines of the adjacent lots or to the toe of slope on back draining cul-de-sacs.
13. Please realign Storm Lateral 5 to provide more clearance from Lots 106 and 107 in the event this pipe would have to be excavated in the future.
14. Please verify that all on-grade inlets are located such that straddle lot lines rather than fronting on a single lot.
15. In Storm Lateral 1 and 5, the outfall appears to daylight about 7' to 8' above the existing channel. These outfalls should daylight no more than 3' to 4' above the existing channel. Perhaps MH-4 and MH-22 could become a box base drop manhole to take up the additional 4' and maintain the current pipe grade to keep flow velocities to a minimum.
16. In Storm Lateral 4, please label MH-36 and MH-35 in plan view and label the pipe length, slope and size in profile for the pipe runs between MH-36 and MH-6 and MH-35 and MH-7.

17. In Storm Lateral 9, the maximum run of 36" pipe between manholes is 400'. An additional manhole will be required between MH-28 and Mh-24.
18. In Storm Laterals 9 and 12, please verify that MH-24 has a minimum of 1' of freeboard in regard to the 100-year HGL.
19. In all Storm Laterals, please define the horizontal lengths of all riprap pads as it relates to the Overflow Detail on Sheet DT2.
20. On Sheet CH1, the Q5 and Q100 are called out, but no flows have been defined.
21. In the Phase III report there are calculations for a swale section and Type D Inlet proposed at the lower end of Basin B3. However, this swale section is not identified in the GESC Plans and the CDs show this Type D Inlet as MH-4 in the Storm Lateral 1 profile. It appears that this swale and Type D inlet would be required to drain an existing stock pond area.
22. In the sump Inlet calculations for the 100-year event it is not clear how the 8" (override) ponding depths can be achieved prior to runoff spilling into the emergency overflows. Please clarify.
23. On all Type D area inlets, please define a 2' concrete collar around the perimeter of the inlets.
24. Signage and Striping comments will be forwarded when received from the Traffic Division.

GESC Plans

25. On Sheet GE1, please define that grading/berm "Section 2" is also to occur behind Lots 1-14. This will limit the amount of runoff to these "A" lots will receive from the School parcel.
26. Please label all the exterior slopes with their slope grades.
27. Please confirm and note in the earthwork calculations that the excess cut of 29,330 CY of material is to remain on site and that no export will be required.
28. Please provide some rough horizontal dimensions for the Stabilized Staging Area (SSA).
29. Will any stockpile locations be required with these Limits of Construction (LOC)?

Brian Moss P.E.
January 2, 2024
Page 4 of 4

Engineering cannot support the approval of this Plat and Construction Plans until these issues have been addressed. With the next submittal, please enclose a written response to these comments. Should you have any questions regarding these comments, I can be reached at 303-660-7490.

Respectfully,



Al Peterson
Senior Development Review Engineer

C: Matt Williams, P.E., Development Review Manager
Eric Pavlinek, Douglas County Community Development
DV File



February 7, 2024

DV 23-323

Brian Moss, P.E.
Cover 3 Engineering
Centennial, CO. 80016

RE: Canyons South Filing No. 4

Dear Brian,

Engineering has reviewed the Plat and supporting Construction Documents re-submittal for the above referenced project and the following items have been noted:

Plat

1. This project will require a Subdivision Improvement Agreement (SIA). This agreement is to provide for the completion of the improvements proposed by all construction plans and supporting documents for this 4th Filing.
 - Cash-in-Lieu for the Crowfoot Roadway improvements that are now being transferred to the west side of Crowfoot versus the continuation of the single lane improvements to the east side of Crowfoot thru the County Park site shall be paid to the County upon recordation of the Filing 4 Final Plat.
 - Cash-in-Lieu for the Phase 1 Crowfoot Improvements that were never completed during the 1st phase shall be paid to the County upon recordation of this Filing 4 Final Plat.
2. In General Note #13 please revise the blanket access easement to pertain to Tracts E-1 and RR-1.
3. On Sheet 5, please define the 100-year floodplain limits for Scott Gulch across the platted boundary for this filing.

Construction/GESC Plans

4. Please see the attached redlines for signage and striping.

Brian Moss, P.E.
February 7, 2024
Page 2 of 2

5. In the GESC Plans (west portion), please provide some horizontal dimensions for the Stabilized Staging Area (SSA). It appears that some amount of fill is required in the SSA area. If this fill is to be placed prior to being used as an SSA, please move this BMP to the Interim GESC Plan.

Engineering cannot support the approval of this Plat and Construction Plans until these issues have been addressed. With the next submittal, please enclose a written response to these comments. Should you have any questions regarding these comments, I can be reached at 303-660-7490.

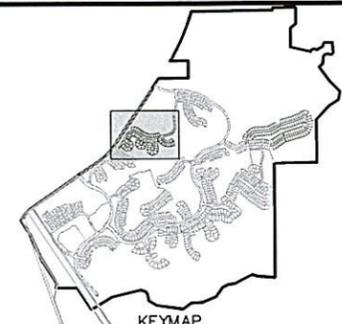
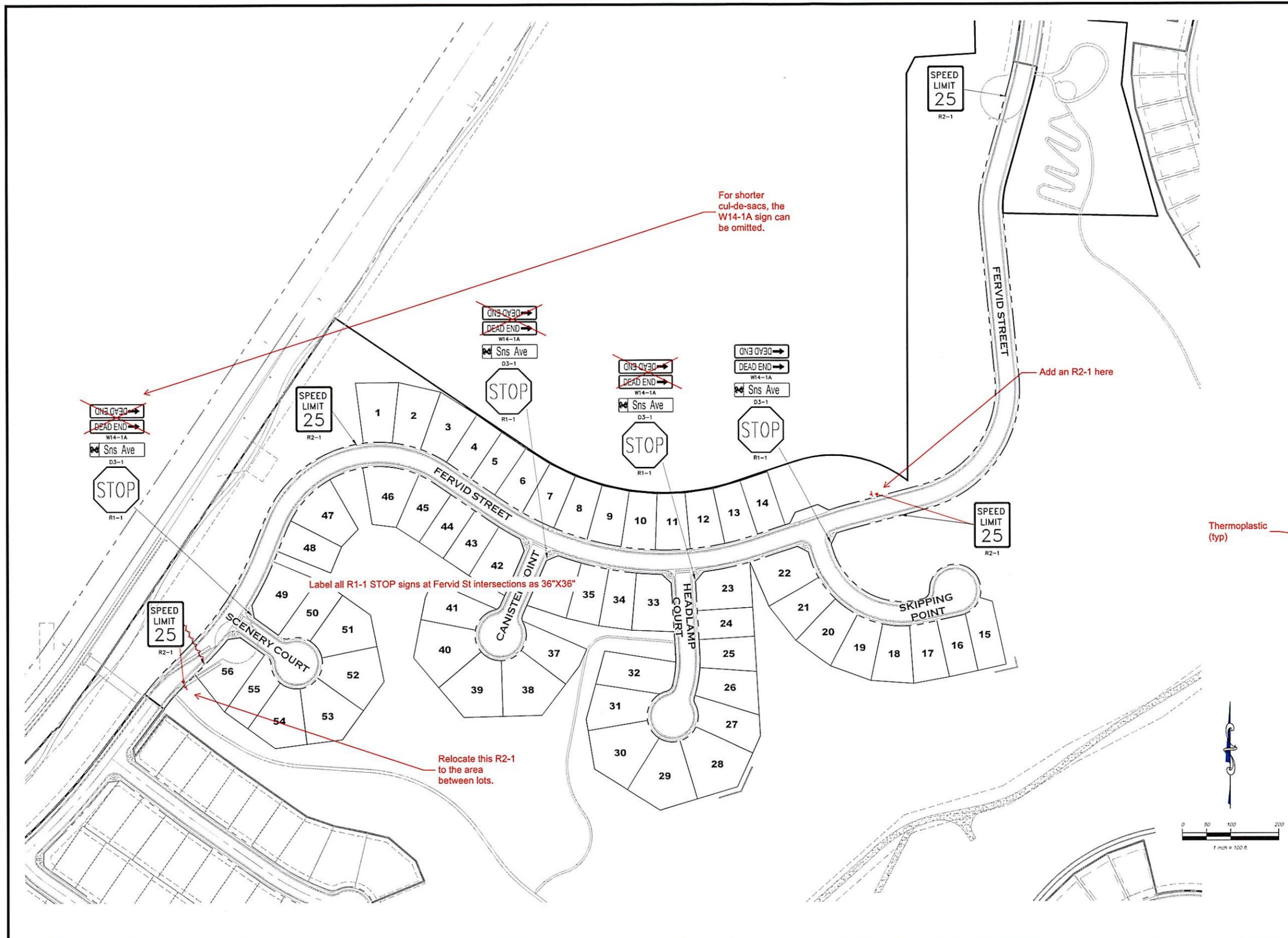
Respectfully,



Al Peterson
Senior Development Review Engineer

C: Matt Williams, P.E., Development Review Manager
Eric Pavlinek, Douglas County Community Development
DV File

PATH: K:\HINES CS\2022\1222 F4 ROADWAY AND STORM DRAINAGE\222SN1-SN2.DWG
 PLOTTED BY: R5IGNON
 XREFS: 7/19/2023 11:59 AM

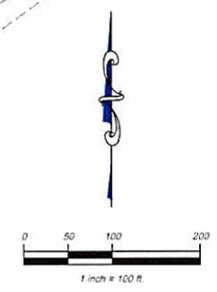


- GENERAL NOTES:**
1. ALL ROADWAY CONSTRUCTION WILL CONFORM TO DOUGLAS COUNTY "ROADWAY DESIGN AND CONSTRUCTION STANDARDS," LATEST REVISION.
 2. ALL DIMENSIONS ARE TO FLOWLINE, EXCEPT PROFILES, WHICH ARE CENTERLINE DIMENSIONS, UNLESS OTHERWISE NOTED.
 3. ALL PCR FLOWLINE ELEVATIONS PROVIDED, DO NOT ACCOUNT FOR INLET THROAT OPENINGS.
 4. ALL STORM SEWER IS PUBLIC EXCEPT AS INDICATED.
 5. CONTRACTOR TO MAINTAIN A MINIMUM OF 0.50% GRADE AT STREET FLOWLINE INTO INLET.
 6. ALL INLET ELEVATIONS ARE TOP OF CURB (TC) ELEVATIONS. SUMP INLET TC'S ARE BASED OFF OF THE TYPICAL SECTION AND SHOULD BE CONSTRUCTED FLAT UNLESS OTHERWISE NOTED. ALL ON-GRADE INLETS HAVE THE TC INDICATED FOR CENTER OF THE INLET. INLET SHALL MATCH STREET GRADE.
 7. SEE IT1-IT10 SHEETS FOR STREET WARPING AND CURB RAMP ELEVATIONS AT INTERSECTIONS.
 8. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE A 5% MAXIMUM.
 9. ALL SIGN RELOCATION SHALL MEET DOUGLAS COUNTY SIGNAGE AND STRIPING GUIDELINES AND ROADWAY CRITERIA.
 10. TRENCH DRAIN SHALL BE SOLID WALL AT ALL STREET CROSSINGS. CLEANOUTS SHALL BE PLACED AT EVERY BEND, TEE, AND SPACED AT A MAXIMUM OF 200 FT.
 11. TRENCH DRAIN SHALL FOLLOW DETAIL SP.23A AND SP.24.

- SIGNAGE NOTES:**
1. ALL SIGNAGE AND STRIPING FOR PUBLIC AND/OR PRIVATE ROADWAYS, WALKWAYS OR BICYCLE TRAILS OPEN TO PUBLIC TRAVEL SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE COLORADO SUPPLEMENTAL MUTCD, AND THE DOUGLAS COUNTY SIGNAGE AND STRIPING SUPPLEMENT.
 2. ALL STREET NAMES SHOWN ARE FOR INFORMATION ONLY. FOR ACCEPTED STREET NAMES, REFER TO THE RECORDED FINAL PLAT FOR THIS SUBDIVISION.
 3. STRIPING MATERIAL WILL BE:
 - LONG LINE: "WATERBORNE PAINT" WITH GLASS BEADS PER DOUGLAS COUNTY SPECIFICATIONS.
 - WORD AND SYMBOL LEGEND: ~~METHYL METHACRYLATE~~
 4. ALL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MARKING MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED WHEN SEASON/WEATHER ALLOW.
 5. ALL SIGNS INSTALLED IN RAISED MEDIANS (OR IN CONCRETE) SHALL BE INSTALLED USING THE KLEEN BREAK MODEL 425 SIGN POST COUPLER (PART #XKB42520-G) FROM ACCESSORIES SQUARED DEVELOPMENT AND MANUFACTURING INC.
 6. ALL R1-1 STOP SIGNS ARE 30"x30" UNLESS NOTED OTHERWISE.

PROJECT BENCHMARK:
 (AZTEC #401)
 DOUGLAS COUNTY
 BENCHMARK TT17A.
 (NAVD88 DATUM)
 ELEVATION=6483.68

811 UNCC
 CALL BEFORE
 YOU DIG
 811
 OR
 1-800-922-1987
 Utility Notification
 Center of Colorado



DATE	REVISION DESCRIPTION

Drawing Name 222SN1-SN2.dwg Job Number HINES CS Prepared For HINES	Chk CKD	Dwn DFT	Des DES
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CANYONS SOUTH FILING NO. 4
 ROADWAY AND STORM DRAINAGE PLANS
 SIGNAGE AND STRIPING PLAN

Sheet	27
	of
	38
Date	JULY 17, 2023



GENERAL NOTES:

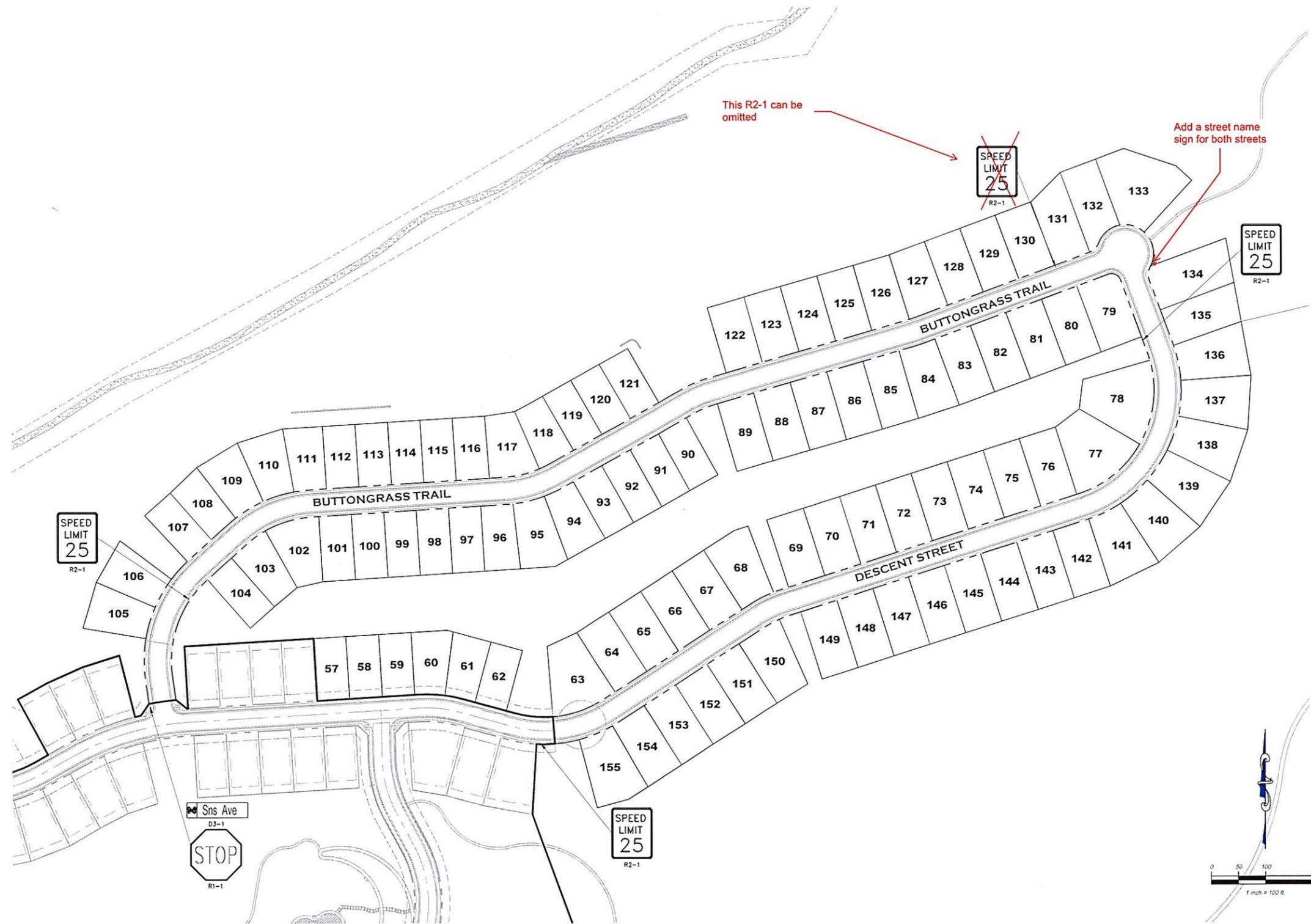
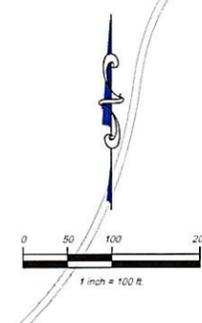
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4. ALL STORM SEWER IS PUBLIC EXCEPT AS INDICATED.
5. CONTRACTOR TO MAINTAIN A MINIMUM OF 0.50% GRADE AT STREET FLOWLINE INTO INLET.
6. ALL INLET ELEVATIONS ARE TOP OF CURB (TC) ELEVATIONS. SUMP INLET TC'S ARE BASED OFF OF THE TYPICAL SECTION AND SHOULD BE CONSTRUCTED FLAT UNLESS OTHERWISE NOTED. ALL ON-GRADE INLETS HAVE THE TC INDICATED FOR CENTER OF THE INLET. INLET SHALL MATCH STREET GRADE.
7. SEE IT1-IT10 SHEETS FOR STREET WARPING AND CURB RAMP ELEVATIONS AT INTERSECTIONS.
8. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE A 5% MAXIMUM.
9. ALL SIGN RELOCATION SHALL MEET DOUGLAS COUNTY SIGNAGE AND STRIPING GUIDELINES AND ROADWAY CRITERIA.
10. TRENCH DRAIN SHALL BE SOLID WALL AT ALL STREET CROSSINGS. CLEANOUTS SHALL BE PLACED AT EVERY BEND, TEE, AND SPACED AT A MAXIMUM OF 200 FT.
11. TRENCH DRAIN SHALL FOLLOW DETAIL SP.23A AND SP.24.

SIGNAGE NOTES:

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2. ALL STREET NAMES SHOWN ARE FOR INFORMATION ONLY. FOR ACCEPTED STREET NAMES, REFER TO THE RECORDED FINAL PLAT FOR THIS SUBDIVISION.
3. STRIPING MATERIAL WILL BE:
 - LONG LINE: WATERBORNE PAINT WITH GLASS BEADS PER DOUGLAS COUNTY SPECIFICATIONS.
 - WORD AND SYMBOL LEGEND: METHYL-METHACRYLATE
4. ALL PAVEMENT MARKINGS ARE SUBJECT TO MATERIAL CHANGES DUE TO SEASON AND/OR WEATHER. TEMPORARY MARKING MATERIALS MAY BE REQUIRED. SPECIFIED FINAL PAVEMENT MARKING MATERIALS SHALL BE INSTALLED WHEN SEASON/WEATHER ALLOW.
5. ALL SIGNS INSTALLED IN RAISED MEDIANS (OR IN CONCRETE) SHALL BE INSTALLED USING THE KLEEN BREAK MODEL 425 SIGN POST COUPLER (PART #XKB42520-C) FROM ACCESSORIES SQUARED DEVELOPMENT AND MANUFACTURING INC.
6. ALL R1-1 STOP SIGNS ARE 30"x30" UNLESS NOTED OTHERWISE.

PROJECT BENCHMARK:

(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A.
(NAVD88 DATUM)
ELEVATION=6483.68



This R2-1 can be omitted

Add a street name sign for both streets

PATH: K:\HINES\CSC\ADDC\1\222 F4 ROADWAY AND STORM DRAINAGE\222SN1-SN2.DWG
 PLOTTED BY: RSGNDM PLOT DATE: 7/13/2023 11:56 AM
 XREFS:

DATE	REVISION DESCRIPTION

Drawing Name 222SN1-SN2.dwg
Job Number HINES CS
Prepared For HINES
Ckx CKD
Draw DFT
Des DES



CANYONS SOUTH FILING NO. 4
ROADWAY AND STORM DRAINAGE PLANS
SIGNAGE AND STRIPING PLAN

Sheet	28
of	38
Date	JULY 17, 2023



External Referral Comments

TO: Eric Pavlinek, Douglas County Planning

FROM: Darcie Hartman, Development Services Technician, Development Services Department

DATE: January 9, 2024

SUBJECT: COU23-0030, Project No. SB2023-036

Thank you for the opportunity to review and respond to the request to subdivide 153 single-family lots, 1 superblock lot and 6 tracts on 520 acres. The application was reviewed by various Town Departments with the following comments (see below) from Town reviewers. Please keep us informed of any changes to the proposal. Thank you.

CASTLE ROCK WATER/SAN KEN TORRES

U1. Please contact Ken Torres, PE, Plan Review Engineer with questions at ktorres@crgov.com or 720-733-6072.

U2. The review is rated Approved with Conditions. Only minor comments remain that can be quickly checked by the technical review team or project coordinator. Note: This rating is specific to this discipline and may not be the overall rating for this review.

U3. Please see attached redline comments.

CASTLE ROCK WATER/WATER CONSERVE. LOGAN SNELL

WC1. Please contact Logan Snell with questions at lsnell@crgov.com or 720-733-6045.

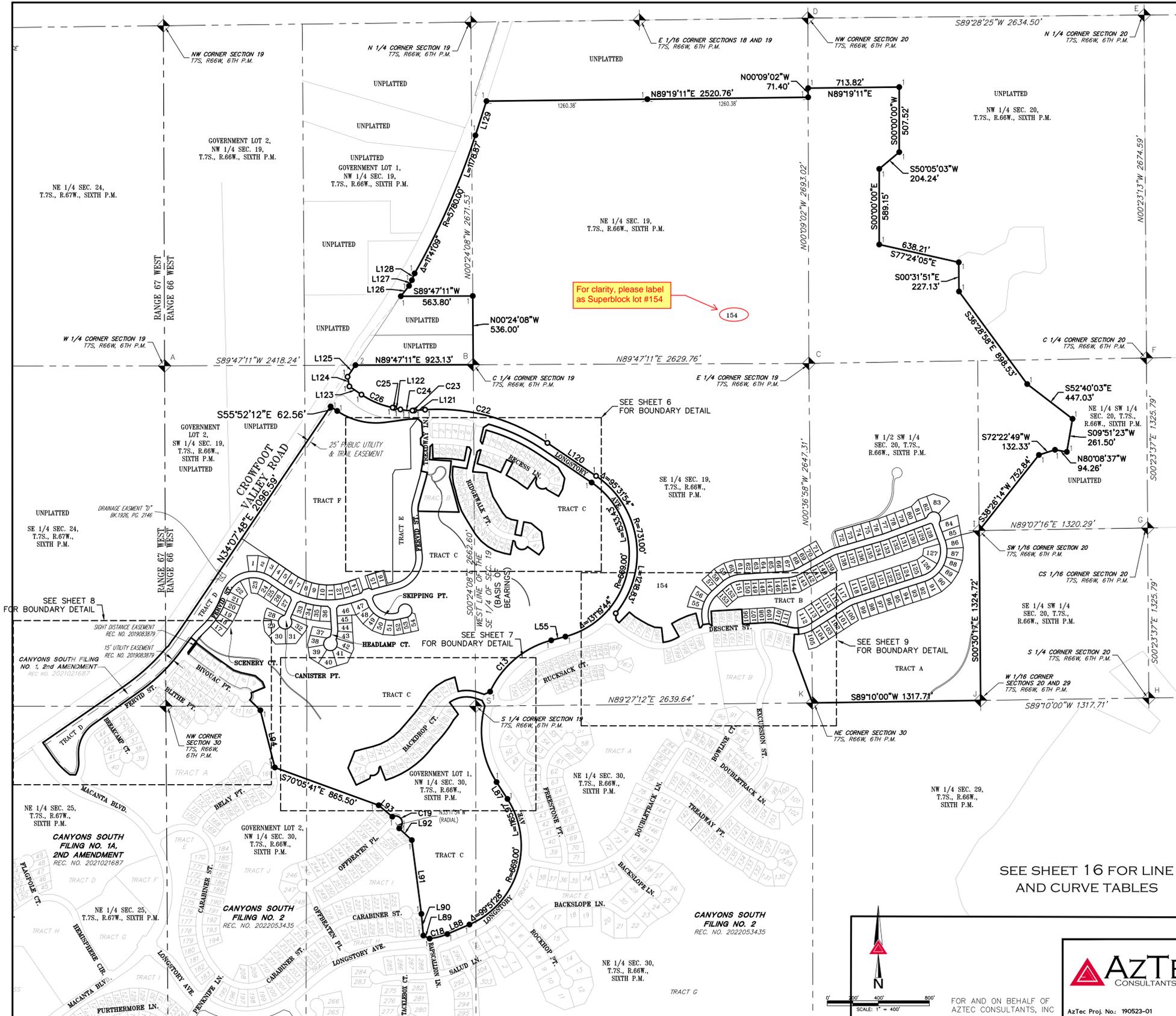
WC2. No comments or requirements as it relates to landscaping and irrigation at this time.

CANYONS SOUTH FILING NO. 4

1st Water/San Review
Ken Torres, P.E.
720.733.6072

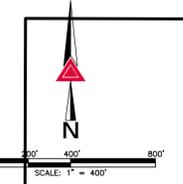
PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, CANYONS SOUTH FILING NO. 2 AND CANYONS SOUTH FILING NO. 3
SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	FOUND 1" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, 1999, PLS 17666" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 8, 2000 BY PLS 17666
	FOUND 1" AXLE 0.2' ± BELOW SURFACE VERIFIED EXISTING TIES PER MONUMENT RECORD ACCEPTED ON AUGUST 6, 1999 BY PLS 17666
	FOUND STONE WITH CHISELED X 0.2' ± ABOVE GROUND PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND STONE WITH CHISELED X AND T-POST 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND NO 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "1989, LS 13213" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE IN FENCE LINE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "1984, PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" ALUMINUM PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.6' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND NO 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155

SEE SHEET 16 FOR LINE AND CURVE TABLES



AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
Fax: (303) 713-1897
www.aztecconsultants.com

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTec Proj. No.: 190523-01 Drawn By: BAM

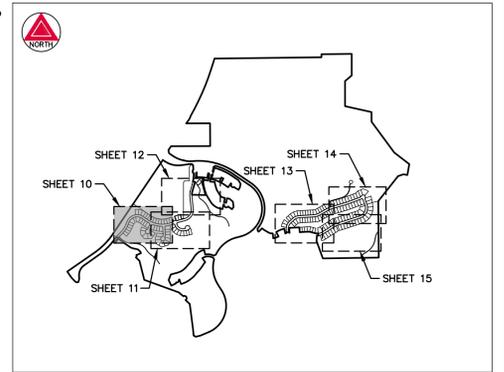
CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION:	2023-06-23
PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 400'
		SHEET 5 OF 16	

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT,
 CANYONS SOUTH FILING NO. 2 AND CANYONS SOUTH FILING NO. 3
 SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

TYP: Ensure lot layout and numbers correlate with the construction plans and that the utility report calculated demands and flows account for this Filing 4 Amendment

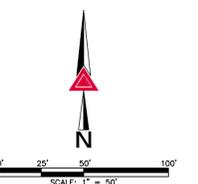


KEY MAP
 SCALE: 1" = 2000'



LEGEND	
○	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
●	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
---	UTILITY EASEMENT
---	(ROW) RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

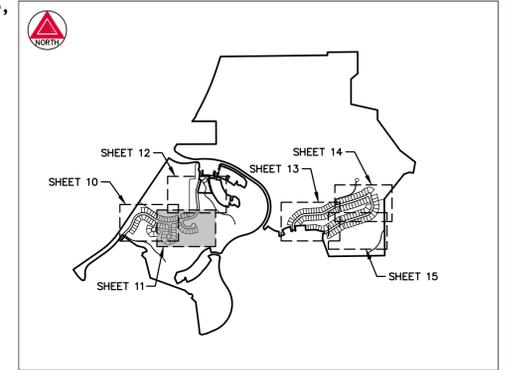
FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

	CANYONS SOUTH FILING NO. 4	
	DATE OF PREPARATION:	2023-06-23
	SCALE:	1" = 50'
	SHEET 10 OF 16	

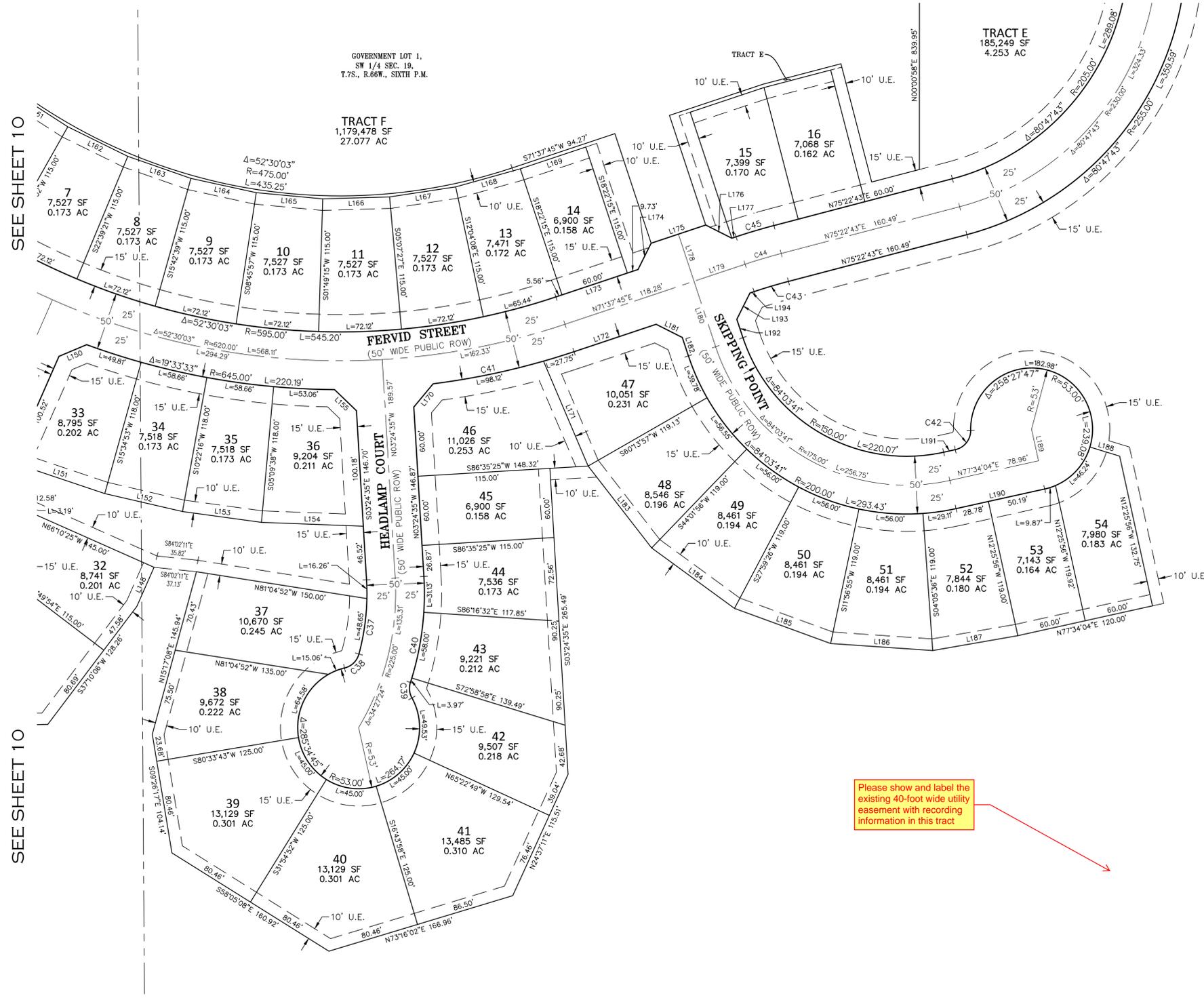
CANYONS SOUTH FILING NO. 4

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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



KEY MAP
 SCALE: 1" = 2000'



SEE SHEET 12

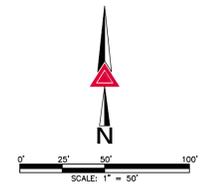
SEE SHEET 10

SEE SHEET 10

Please show and label the existing 40-foot wide utility easement with recording information in this tract

LEGEND	
	SET NO. 5 x 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

CANYONS SOUTH FILING NO. 4
 PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 11 OF 16	

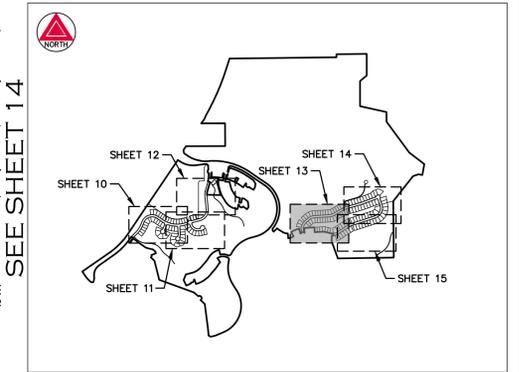
AzTec Proj. No.: 190523-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 4

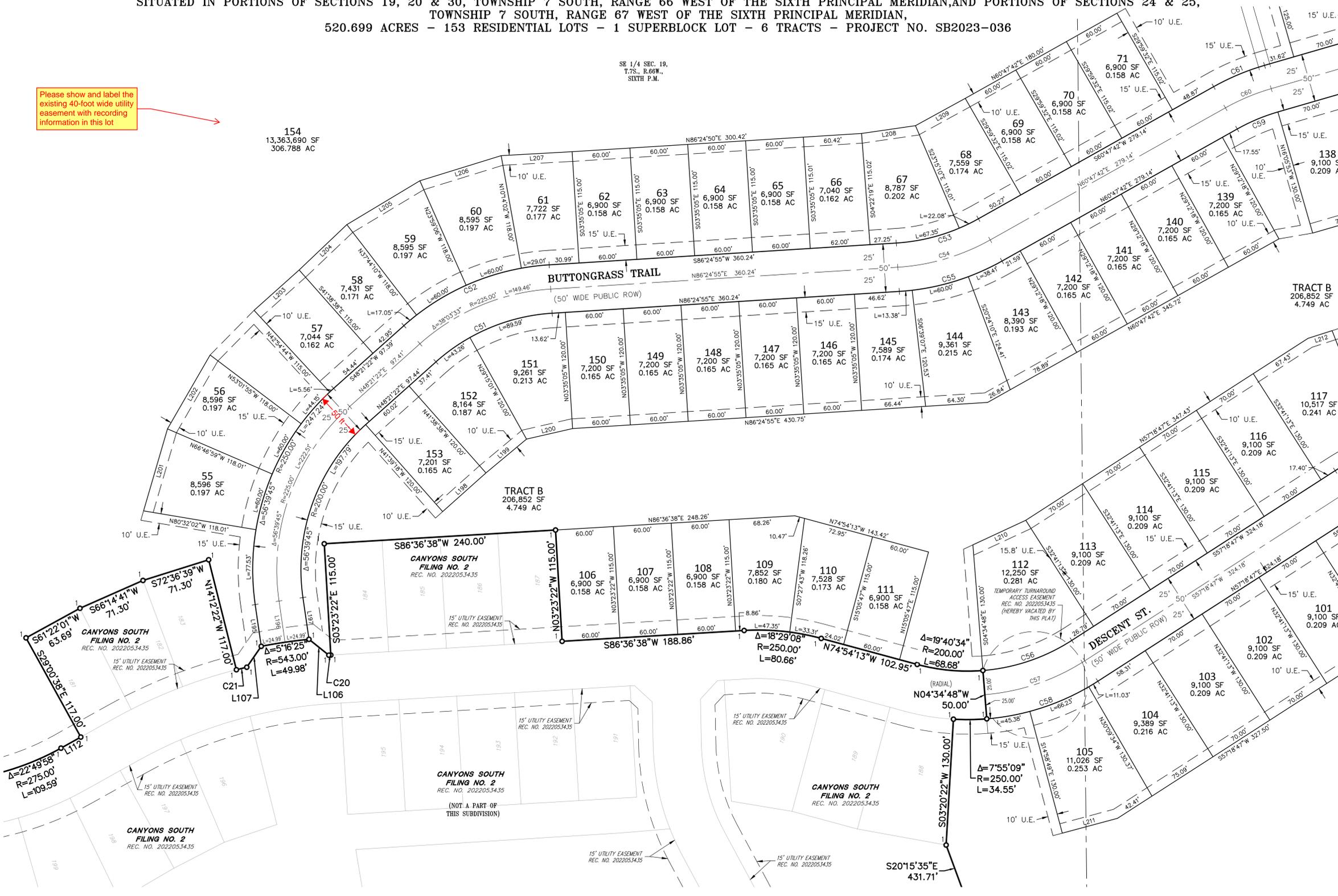
PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

SE 1/4 SEC. 19,
 T.7S., R.66W.,
 SIXTH P.M.

Please show and label the existing 40-foot wide utility easement with recording information in this lot

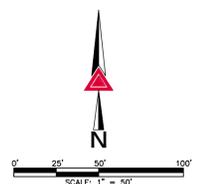


KEY MAP
 SCALE: 1" = 2000'



LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	U.E. UTILITY EASEMENT
	(ROW) RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC

AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

CANYONS SOUTH FILING NO. 4
 PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 13 OF 16	

AzTec Proj. No.: 190523-01 Drawn By: BAM



Right of Way & Permits

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

January 2, 2024

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

Attn: Eric Pavlinek

Re: Canyons South Filing 4, Case # SB2023-036

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Canyons South Filing 4** and has **no apparent conflict**.

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

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

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	01/02/2024	<p>Verbatim Response: The following street names and suffixes are approved and reserved for Canyons South: FERVID STREET, CANISTER POINT, HEADLAMP COURT, SKIPPING POINT.</p> <p>Revisions are required.</p> <p>There is a reference and callout arrow for "Scenery Court" on Sheet 5. Please clarify.</p> <p>With this plat, the existing alignment of FERVID STREET will connect to the platted SPELLBOUND LANE alignment. SPELLBOUND LANE was originally platted in error as TREADWAY LANE and was changed to SPELLBOUND LANE via plat correction. It is incorrectly shown on this plat as TREADWAY LANE. With this Filing 4 plat and the connection of the two streets, a single street name must be used for the entire alignment. Please revise. Include the portion of ROW known as SPELLBOUND LANE with this Filing 4 plat to be renamed FERVID STREET as a continuation of the existing street.</p> <p>Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	<p>The reference to Scenery Ct has been removed.</p> <p>References to Spellbound Ln and Treadway Ln have been corrected as Fervid.</p>
Arapahoe County Public Airport Authority-Centennial	01/09/2024	<p>Received. See letter attached for detail.</p>	<p>Response provided on review letter.</p>

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Assessor	12/21/2023	<p>Verbatim Response: Please be aware of the following comments and concerns;</p> <ul style="list-style-type: none"> - Deeds will need to be recorded to clear title. Please record deeds at same time as plat recordation. - Tract RR Canyons South 1A (2008047805 7/8/2008) is owned by Douglas County BOCC but does not have an Owner Block and/or is not identified in the Board of County Commissioners Certificate. - Consider recording a deed to clear title per upon quick review it appears Lots 15 & 16 and Tracts E & F will have partial ownership with Douglas County BOCC per previously Tract RR Canyons South 1A. - Consider recording a deed conveying Lots 1-54 inclusive from Crowfoot Valley Ranch Metropolitan District No. 1 to HT Canyons South Land LP per vacated lot's previous ownership will create mixed ownership on many of Lots 1-54. - For General Notes #11 please specify if Tracts A-F shall be owned by Crowfoot Valley Ranch Metropolitan District No. 1 by separate recorded deed. If so, please record the deed at the same time the plat is recorded. <p>Regards, Mark Rankin</p>	<div style="border: 1px solid blue; padding: 5px; background-color: #e0e0e0;"> <p>The necessary deeds will be recorded with the recordation of this plat.</p> </div>
AT&T Long Distance - ROW	12/20/2023	Summary of Response: There should be no conflicts with AT&T facilities.	<div style="border: 1px solid blue; padding: 5px; background-color: #e0e0e0;"> <p>No responses needed.</p> </div>
Black Hills Energy		No Response Received.	
Building Services	12/20/2023	No Comment.	
Castle Park Ranch Property Owners Association		No Response Received.	

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Castle Rock Fire and Rescue Department	01/10/2024	<p>Verbatim Response:</p> <p>POSTING OF FIRE LANES:</p> <p>1) Posting of fire lanes: The posting of the "Fire Lanes" are required:</p> <ul style="list-style-type: none"> o All streets 20-26 feet in width shall be posted on both sides for "No Parking Fire Lane". o Streets 26-32 feet wide, shall be posted on one side for "No Parking Fire Lane". o Streets greater than 32 feet allow for parking on both sides, and require no fire lane signs. <p>NOTE: AT NO POINT SHALL THE DRIVE AREA BETWEEN PARKING AREAS BE LESS THAN 20 FEET IN WIDTH</p> <ul style="list-style-type: none"> o No parking signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC). <p>2) The following are the requirements for the fire lane signage: Signs need to be mounted:</p> <ul style="list-style-type: none"> o At a height of at least 7' o Mounted at a 30 to 40 degree angle so that the signs are visible when attempting to park o A sign needs to be installed at the ends of each no parking zone with arrows pointing in the direction of the zone o Adequate signage needs to be installed to provide drivers with reasonable identification of the fire lane. 	<div style="border: 1px solid blue; padding: 5px; background-color: #e0e0e0;"> <p>The streets are 34-feet wide. It is our understanding that fire lane signage is not needed for this plat.</p> </div>

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Castle Rock Fire and Rescue Department	01/10/2024	<p>Verbatim Response:</p> <p>POSTING OF FIRE LANES:</p> <p>1) Posting of fire lanes: The posting of the "Fire Lanes" are required:</p> <ul style="list-style-type: none"> o All streets 20-26 feet in width shall be posted on both sides for "No Parking Fire Lane". o Streets 26-32 feet wide, shall be posted on one side for "No Parking Fire Lane". o Streets greater than 32 feet allow for parking on both sides, and require no fire lane signs. <p>NOTE: AT NO POINT SHALL THE DRIVE AREA BETWEEN PARKING AREAS BE LESS THAN 20 FEET IN WIDTH</p> <ul style="list-style-type: none"> o No parking signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC). <p>2) The following are the requirements for the fire lane signage: Signs need to be mounted:</p> <ul style="list-style-type: none"> o At a height of at least 7' o Mounted at a 30 to 40 degree angle so that the signs are visible when attempting to park o A sign needs to be installed at the ends of each no parking zone with arrows pointing in the direction of the zone o Adequate signage needs to be installed to provide drivers with reasonable identification of the fire lane. 	<div style="border: 1px solid blue; padding: 5px; background-color: #e0e0e0;"> <p>The streets are 34-foot wide. It is our understanding that fire lane signage is not needed for this plat.</p> </div>
CenturyLink		No Response Received.	No responses needed.
City of Castle Pines		No Response Received.	
Colorado Division of Water Resources	12/21/2023	See letter attached for detail.	Response provided on letter.

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	01/16/2024	<p>Verbatim Response: CTL’s Preliminary Geotechnical Investigation reports for Canyons South, Filing No. 4 (dated August 23, 2023 and August 31, 2023) were provided in a previous review for Canyons South Preliminary Plan No. 2. These reports should be included in the referral documents for Canyons South Filing No. 4 (SB2023-036). Additionally, the revised Project Narrative (Cover Engineering, December 2023) and Proposed Roadway and Storm Drainage Plans (Cover Engineering, November 21, 2023) both show revised lots, and lots eliminated (Scenery Court cul-de-sac). Provided CTL’s recommendations are strictly adhered to, CGS has no objection to approval of the Canyons South Filing No. 4 referral. CGS agrees with CTL (page 17 of both reports) that “after grading is completed, design-level investigations should be performed on a lot-specific basis.”</p> <p>Amy Crandall, Colorado Geological Survey, acrandall@mines.edu</p>	<p>The recommendations provided in CTL's report will be followed during construction.</p>
Colorado Parks and Wildlife (Northcentral DC - Dist 541)	12/29/2023	See letter attached for detail.	Responses provided on letter.
Comcast		No Response Received.	No responses needed.
CORE Electric Cooperative	01/16/2024	<p>Verbatim Response: CORE will require dedication of the utility easements to allow for public utilities. CORE will require the plat to be cleaned up and remove unnecessary 10-foot rear lot utility easement.</p>	<p>The rear yard easements have been removed and the requested note and dimensions have been added.</p>
Crowfoot Valley Ranch Metro #1 & 2		No Response Received.	No responses needed.
Douglas County Health Department	01/16/2024	See letter attached for detail.	Responses provided on letter.
Douglas County Parks and Trails	01/10/2024	No Comment.	No responses needed.

Referral Agency Response Report

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Date Sent: 12/19/2023

Date Due: 01/16/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County School District RE 1		No Response Received.	No responses needed.
Engineering Services	01/16/2024	See letter attached for detail.	
Office of Emergency Management	12/20/2023	Verbatim Response: OEM has no concerns with this project.	
Pinery Water and Wastewater District		No Response Received.	
Pradera Homeowners' Association		No Response Received.	
Rural Water Authority of Douglas County		No Response Received.	
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
Town of Castle Rock	01/09/2024	Please see attached TOCR Response Memo	We will continue to work with Castle Rock on the sewer and water approvals.
Town of Parker Development Review	01/10/2024	No Comment.	No responses needed.
Town of Parker Public Works	12/21/2023	No Comment.	
Wildfire Mitigation		No Response Received.	
Xcel Energy-Right of Way & Permits	01/02/2024	See letter attached for detail.	Need response needed.

REFERRAL RESPONSE REQUEST – FINAL PLAT

 Date Sent: December 19, 2023

 Comments due by: January 16, 2024
Project Name: Canyons South Filing 4

Project File #: SB2023-036

Project Summary: The request is for approval of a final plat application for 153 single-family detached residential lots, 1 superblock lot, 6 tracts, and associated public roads on approximately 520 acres within the Canyons South Planned Development.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Arapahoe County Public Airport Authority	Phone #: 303-218-2922
Your Name: Samantha Blymyer <i>(please print)</i>	Your Signature: <i>Samantha Blymyer</i>
	Date: 1/9/23

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,
Eric Pavlinek
 Eric Pavlinek, Principal Planner
 Enclosure



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

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

January 9, 2024

Eric Pavlinek, Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: SB2023-036; Canyons South Filing 4

Dear Mr Pavlinek,

Thank you for the opportunity to review the Final Plat. The Arapahoe County Public Airport Authority continues to have concerns over the developments proposed within the Canyons Filings as it was originally planned as well as the addition of more high-density residential uses. It is our opinion that an avigation easement be executed for the entire development and not when just deemed necessary. Due to the development's proximity to the Airport and that the proposed development lies directly under the Instrument Landing System (ILS) approach to the Airport's main runway on elevated terrain, it can see overflights at all hours of the day regardless of weather conditions with aircraft at altitudes of 1,000' above ground level or less. This is a precision approach that cannot be deviated from by aircraft when it is in use. We feel that it is imperative that future homeowners be made aware of this prior to the purchase of a home through both the avigation easement and overflight disclosures attached. In addition, we continue to have the following comments:

- A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 db.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway will require filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. **Our calculations show that a Form 7460-1 may be required for both the building and associated cranes.** In addition, please have crane operators advise the airport prior to erecting the crane.
- Book and page number of the avigation easement must be included on all plats and plans. Once executed please forward a copy to our office.

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

Sincerely,

Samantha Blymyer
Senior Planner - Noise &

Comments received and noted. In response, Applicant notes that the subject property is approximately nine miles from the Centennial Airport and approximately 5 miles from the Airport Influence Area. As noted with prior applications for Canyons South, there is no regulatory requirement for an avigation easement, nor have avigation easements been required or provided with prior applications. Consistent with prior applications, Applicant declines to record an avigation easement with this plat. Additionally, given the property's distance from the Airport, Applicant declines to conduct a noise study.

Connecting people, places, and product

STANDARD AVIGATION AND HAZARD EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, _____

_____ who collectively shall hereinafter be referred to as the "Grantors," all own an interest in a part of that certain tract of land in Section _____, Township _____, Range _____ of the _____, County of _____, State of Colorado, more particularly described in Exhibit A attached hereto.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby grant, bargain, sell and convey unto Arapahoe County Public Airport Authority, its successors and assigns, hereinafter referred to as the "Grantee," for the use and benefit of the public, an easement and right of way, appurtenant to the Centennial Airport, for the unobstructed passage of all aircraft, ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated in the air space above Grantors' property to an infinite height, together with the right to cause, in all air space above the surface of Grantors' property, such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport.

Grantors do hereby waive, remise and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successors and assigns, with respect to Grantors' property due to such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused or may have been caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport. Nothing stated in the foregoing waiver, grant and release shall release any person from liability for damages or divest the Grantors, their heirs, personal representatives, successors and assigns from any right or cause of action for damages to any person or property resulting from the unlawful or negligent operation of any aircraft at any altitude over and across Grantors' property.

The easement and right-of-way hereby granted includes the continuing right in the Grantee to prevent the erection or growth upon Grantors' property of any building, structure, tree or other object extending into the air space above a mean sea level of _____ feet, and to remove from said air space, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other object now upon, or which in the future may be upon Grantors' property, together with the right of reasonable ingress to, egress from, and passage over Grantors' property for the above purposes.

TO HAVE AND TO HOLD said easement and right-of-way, and all rights appertaining thereto unto the Grantee, its successors and assigns, until Arapahoe County Public Airport Authority shall cease to use said Centennial Airport for public airport purposes.

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby agree that for and during the life of said easement and right-of-way, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the aforesaid prohibited air space, and that they shall not hereafter use or permit or suffer the use of Grantors' property in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, taking off or maneuvering of aircraft. It is understood and agreed that the aforesaid covenants and agreements shall run with the land.

This Avigation and Hazard Easement may be signed in counterpart copies each of which shall be fully binding on the party or parties executing same as if all signatories signed a single copy.

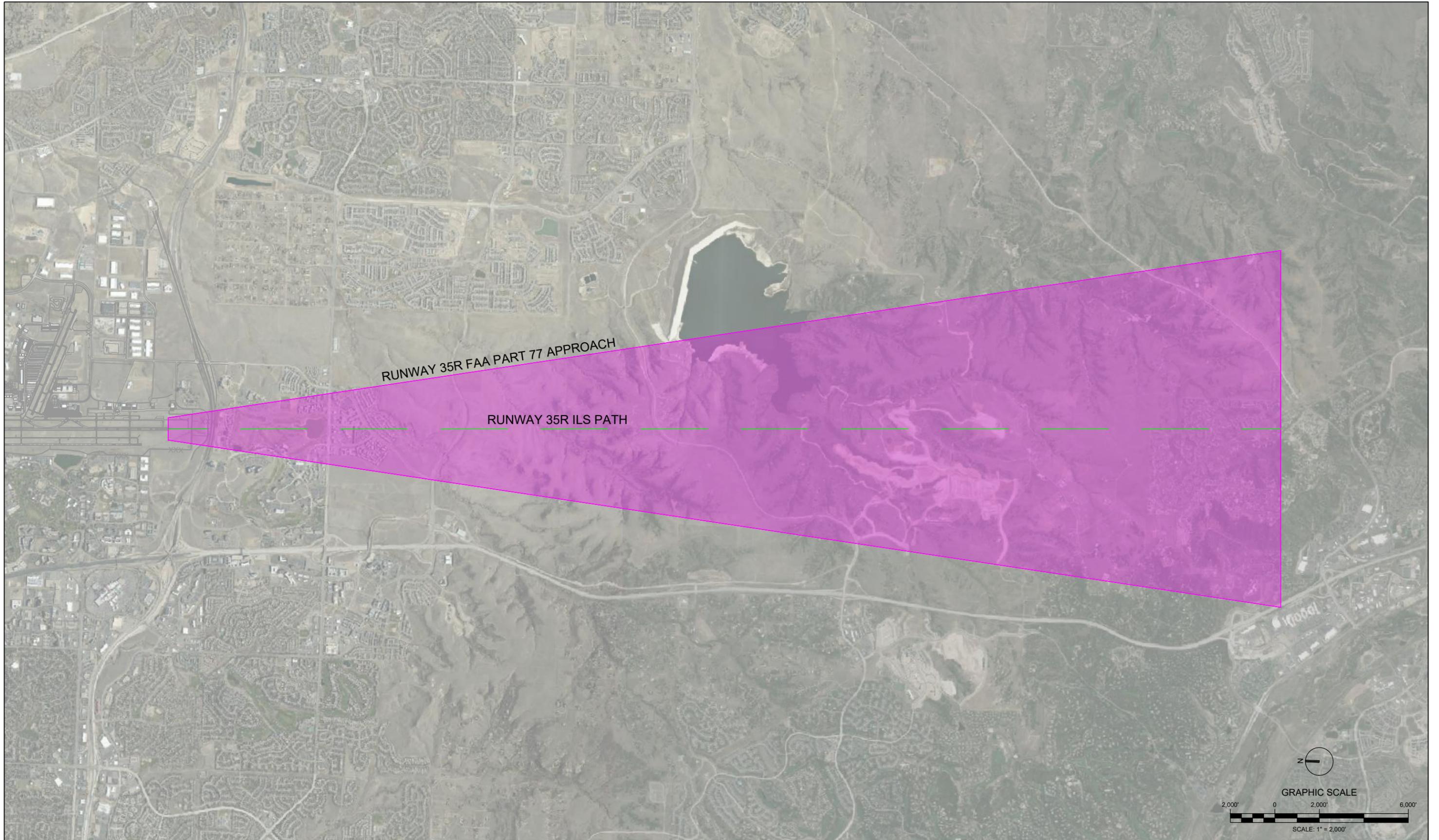
IN WITNESS WHEREOF, the Grantors have executed this Avigation and Hazard Easement as of this _____ day of _____, 19____.

(Grantor)

By _____

ATTEST:

Legal Acknowledgment for each Grantor.



JACOBS

9193 South Jamaica Street
 Englewood, CO 80112
 PHONE: 303-771-0900

CENTENNIAL AIRPORT
 ENGLEWOOD, COLORADO



RUNWAY 35R
 PART 77 APPROACH AND ILS PATH

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, December 20, 2023 1:58 PM
To: Eric Pavlinek
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: Crowfoot Valley Rd Castle Rock, Colorado Douglas County eReferral #SB2023-036
Attachments: Crowfoot Valley Rd 2 Castle Rock, Colorado.jpg

Hi Eric,

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

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

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

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

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

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Tuesday, December 19, 2023 12:52 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2023-036) Is Ready For Review

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

SB2023-036, Canyons South Filing 4, The request is for approval of a final plat application for 153 single-family detached residential lots, 1 superblock lot, 6 tracts, and associated public roads on approximately 520 acres within the Canyons South Planned Development.

This referral will close on Tuesday, January 16, 2024.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street



PROJECT AREA

Crowfoot Valley Rd

Pradera Pkwy

PRADERA

Crowfoot Valley Rd

Castle Oaks Dr





December 21, 2023

Eric Pavlinek
 Douglas County Community Development
 Transmitted via email: epavlinek@dc

Well #35008 is located within the subject 520 acres and is not part of the Canyons South Filing 4 Final Plat boundary but will be P&A with the Canyons South Filing 5 Final Plat application.

RE: Canyons South Filing 4
 Project File #: SB2023-036
 Part of Sec. 19 and part of
 Water Division 1, Water Division
 CDWR Assigned Subdivision

Well #90929 is located within the subject 520 acres but is the water source for a horse barn which includes a residential home and is not within the Canyons South Filing 4 Final Plat boundary. At this time, the well will stay in place until which time we decide what to do with this residential home/horse barn.

Dear Eric Pavlinek:

We have reviewed the December 19, 2023 referral regarding the above-referenced subdivision of 520 acres into 153 residential lots on 39 acres, 1 superblock lot of 307 acres, and the remaining acreage will be for 6 tracts and ROWs. The superblock will be part of a future development plan. We note that there is a discrepancy between the number of lots and acreage listed in the referral document and the number of lots and acreage listed in the application. The application filed in this case states that the acreage is 494 acres and there will be 155 lots on 60 acres. Prior to further review the Applicant should clarify the acreage that are subject to this referral and the number of lots to be created. The proposed water supply is service provided by the Town of Castle Rock.

The subject referral is part of Canyon South Planned Development which encompasses 968 lots on 1,200 acres. So far, the following lots have been recorded: Filing 1A 1st Amendment with 304 lots on 388 acres, Filing 1A 2nd Amendment with a tract for the amenity center, Filing 1A 3rd Amendment with 39 lots on 234 acres, Filing 2 with 200 lots on 819 acres, and Filing 3 with 90 lots on 188 acres.

Water Demand

The domestic water demand for the residential lots is 400 gallons/day per single-family residence.

Source of Water Supply

The proposed water supply is service provided by the Town of Castle Rock (“Castle Rock”). A will serve letter from Castle Rock was not provided.

According to the Report on Castle Rock Water Service to Canyons South Planned Development dated July 5, 2019 (“Report”), Castle Rock has 38,743.3 acre-feet of nontributary Denver Basin groundwater and 9,974.1 acre-feet of not-nontributary Denver Basin groundwater available (48,717.4 acre-feet total). According to the Report, the current Denver Basin Groundwater infrastructure allows for the pumping of 18,469 acre-feet/year of groundwater. Castle Rock also has additional supplies including 834 acre-feet of firm yield from the alluvial well system along East Plum Creek, 606 acre-feet of senior native water rights on East Plum Creek, junior water rights, and 1,000 acre-feet of WISE water. In addition, Castle Rock has lawn irrigation return flows and reuse supplies. As of the date of Castle Rock’s Report, the existing and future demand ranged between 11,800 and 23,500 acre-feet/year and the current demand has averaged 7,802 acre-feet/year over the last several years.

The majority of the District’s water supply is water from bedrock aquifers in the Denver Basin. The State Engineer’s Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., “Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years.” Based on this allocation approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.



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

A review of our records shows permit nos. 35008 and 90929 may be located on the subject 520 acres. Based on the depths, well no. 35008 is likely constructed in the alluvium and 90929 is likely constructed in both the non-tributary Upper Dawson and nontributary Lower Dawson aquifer. Prior to further review, the Applicant must clarify whether these wells are located on the property. If so, the Applicant must clarify whether the wells will be plugged and abandoned or covered by a court-approved augmentation plan.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., this office has not received enough information to provide an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **In order to obtain a favorable opinion, the Applicant must provide the following information:**

1. A will serve letter from Castle Rock committing to serve the development.
2. Clarify the acreage that are subject to this referral and the number of lots to be created.
3. Clarification as to whether these well nos. 35008 and 90929 are located on the property. If so, the Applicant must clarify whether the wells will be plugged and abandoned or identify the augmentation plan(s) under which these wells will operate upon subdivision approval.

Additional Comments

The application materials indicate that a storm water detention structure will be constructed as a part of this project. The Applicant should be aware that unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

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

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Attachment: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

Ec: Permit nos. 35008 and 90929



COLORADO

Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

Storm Water Detention Facilities

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.



In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from



taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District (“UDFCD”), located at:

<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,¹ extended detention basins,² and full spectrum detention basins.³ Storm Water Best Management Practices⁴ (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.

¹ Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).

² Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).

³ Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).

⁴ Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).



Post-Wildland Fire Facilities

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream⁵.
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.

⁵ DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream



Resources and References

Colorado Stormwater Detention and Infiltration Facility Notification Portal:
<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>

Colorado Senate Bill15-212:
http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf

United States Geological Survey National Hydrography Dataset: <http://nhd.usgs.gov/>

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's:
<http://udfcd.org/crs-37-93-6028-explanation-memo-and-faqs/>

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at:
<http://udfcd.org/volume-three>



STATE OF COLORADO
DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER

mal ENT

RECEIVED
JAN 14 1969
GROUND WATER SECT.
COLORADO
STATE ENGINEER

Index No. 2523
IDWD 1-8
Use 2
Registered _____

MAP AND STATEMENT FOR WATER WELL FILING

PERMIT NUMBER 35008

STATE OF COLORADO)
COUNTY OF Douglas) SS

WELL LOCATION
Douglas -18 County

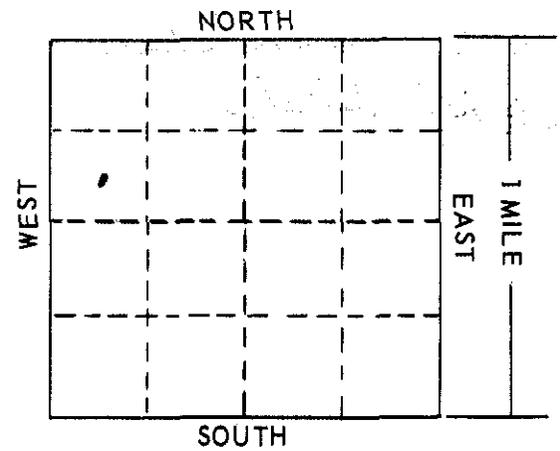
Know all men by these presents: That the undersigned
Kate M. Seatt

NW 1/4 of SW 1/4, sec. 20
T. 7S R. 66W, 6th P.M.

claimant(s), whose address is Box 447
City Castle Rock, Colo., states:

INDICATE WELL LOCATION ON DIAGRAM

Claimant(s) is (are) the owner(s) of the well described hereon;
the total number of acres of land to be irrigated from this well
is _____; work was commenced on this well by actual con-
struction 22 day of Aug, 1968;
the yield to be used from said well is 15 (gpm), for
which claim is hereby made for Stock purposes;
that the average annual amount of water to be diverted is
_____ acre-feet; and that the aforementioned
statements are made and this map and statement are filed in
compliance with the law.



WELL SHALL BE LOCATED WITH REFERENCE
TO GOVERNMENT SURVEY CORNERS OR MON-
UMENTS, OR SECTION LINES BY DISTANCE
AND BEARING.

X
Claimant(s)
Subscribed before me on this _____ day of
_____, 19____.

_____ ft. from _____ section line.
(North or South)
_____ ft. from _____ section line.
(East or West)

My commission expires _____
Notary Public
WELL DATA
Date Completed Aug 30 - 68
Static Water Level 98'
Total Depth 165'

Ground Water Basin _____
Water Management
District _____
Domestic wells may be located by the following:
LOT _____, BLOCK _____
SUBDIVISION _____
FILING # _____

ACCEPTED FOR FILING IN THE OFFICE OF THE STATE ENGINEER OF COLORADO ON THIS
_____ DAY OF _____, 19____.

State Engineer

WELL LOG

From	To	Type of Material	Water Loc.
0	3	Top soil	
3	16	Sand Clay	
16	45	sand stone	
45	75	Sand Clay	
75	105	Clay sand	
105	145	sand gravel	
145	160	Sand stone Clay	
160	165	Shale	

Use additional paper if necessary to complete log.

WELL DATA

Type Drilling Rotary

HOLE DIAMETER:
8 in. from 0 ft. to 165 ft.
 _____ in. from _____ ft. to _____ ft.
 _____ in. from _____ ft. to _____ ft.

CASING RECORD

Cemented from _____
Plain Casing

Size 5" kind P from 0 ft. to 125 ft.
 Size _____ kind _____ from _____ ft. to _____ ft.
 Size _____ kind _____ from _____ ft. to _____ ft.

Perforated Casing

Size 5" kind P from 125 ft. to 165 ft.
 Size _____ kind _____ from _____ ft. to _____ ft.
 Size _____ kind _____ from _____ ft. to _____ ft.

TEST DATA

Date Tested Sept 2
 Type of Pump Bailed
 Length of Test 2 hr
 Constant Yield 12 g P.M.
 Drawdown 7

WELL DRILLERS STATEMENT

Hamaker Well Works
 being duly sworn, deposes and says:

he is the driller of the well hereon described; he has read the statement made hereon; knows the content thereof, and the same is true of his own knowledge.

X J. P. Hamaker
 License No. 71

State of Colorado, County of Elbert) ss

Subscribed and sworn to before me this 31 day of December, 19 68

My Commission expires on Dec 6, 19 70. Bennie Dolores Hamaker
 Notary Public

RECEIVED
AUG 20 1968
COLORADO
STATE ENGINEER

APPLICATION FOR: A PERMIT TO USE GROUND WATER
 A PERMIT TO CONSTRUCT A WELL
 REPLACEMENT FOR NO. _____
(Reason)
 OTHER

PRINT OR TYPE

LOCATION OF WELL

APPLICANT Kate M Scott
Street Address Box 447
City & State Castle Rock Colo
Use of ground water Stock
Owner of land on which well is located SAME
Number of acres to be irrigated _____
Legal description of irrigated land _____
Other water rights on this land _____
Owner of irrigated land _____
Aquifer(s) ground water is to be obtained from _____

COUNTY Douglas
N 1/4, S 1/4, sec. 20
T. 7S, R. 6W, 6th P.M.
Street or Lot & Block _____
City or Subdivision _____
Ground Water Basin _____
Water Management District _____

LOCATE WELL ON THE BACK OF THIS SHEET

Driller HANACHER WELL WORKS
Driller's Address SIMLA, COLO.

Kate M Scott
Signature of Applicant
Ry James L Mann
CONDITIONS OF APPROVAL

ESTIMATED WELL DATA

Est. quantity of ground water to be claimed:
Est. Max. Yield 15 GPM or CFS
Est. average annual amount to be used in acre-feet _____
Storage capacity _____ AF

Anticipated start of drilling Aug. 1968

Hole Diameter:
8 in. from 0 ft. to 150 ft.
_____ in. from _____ ft. to _____ ft.

Casing:
Plain 5 in. from 0 ft. to 110 ft.
_____ in. from _____ ft. to _____ ft.
Perf. 5 in. from 110 ft. to 150 ft.
_____ in. from _____ ft. to _____ ft.

PUMP DATA:
Type Cylinder HP _____ Outlet Size 1/4

FOR STATE ENGINEER OR COMMISSION USE

APPLICATION APPROVED:
VALID FOR ONE (1) YEAR AFTER DATE ISSUED
UNLESS EXTENDED FOR GOOD CAUSE SHOWN TO THE ISSUING AGENCY
PERMIT NO. 35008 CONDITIONAL
DATE ISSUED AUG 20 1968
Ralph Owens
STATE ENGINEER or CHAIRMAN GROUND WATER COMMISSION
By Barlan W. Eker

APPLICATION MUST BE COMPLETED SATISFACTORILY BEFORE ACCEPTANCE

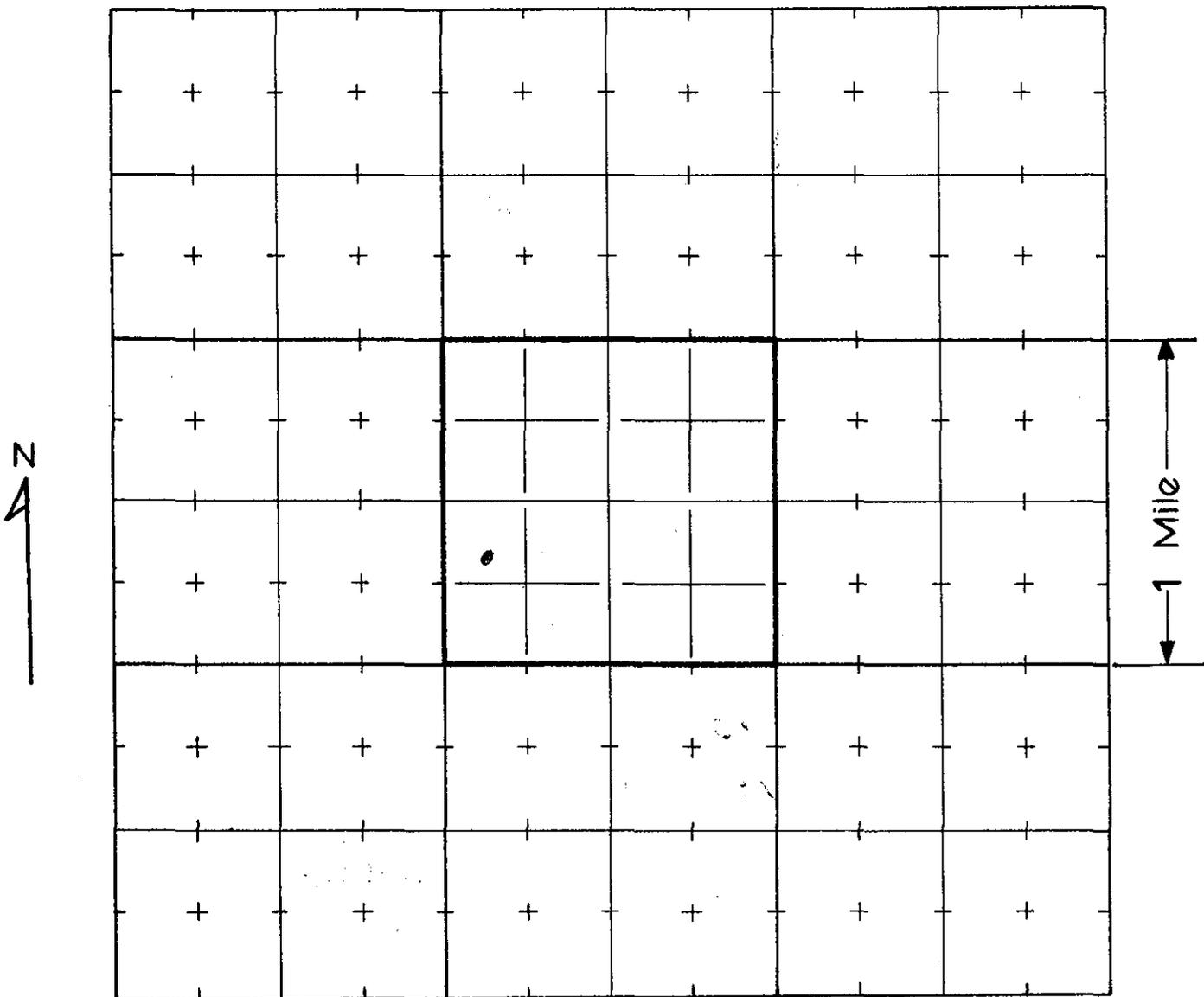
THE LOCATION OF THE PROPOSED WELL SHALL BE SHOWN ON THE DIAGRAM BELOW WITH REFERENCE TO SECTION LINES OR GOVERNMENT SURVEY CORNERS OR MONUMENTS.

_____ feet from _____ (North or South) section line

_____ feet from _____ (East or West) section line

IF WELL IS FOR IRRIGATION, THE AREA TO BE IRRIGATED MUST BE SHADED OR CROSS-HATCHED.

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

RECEIVED

SEP 14 '77

WATER RESOURCES
STATE ENGINEER
COLO.

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 90929

PR

WELL OWNER Robert H. Bryant & Carol J. Byrant SE _____ % of the NW _____ % of Sec. 19

ADDRESS 4688 N. Crowfoot Valley Rd. Castle Rock, Colo. 80104 T. 7 S. _____ R. 66 W. _____ 6th _____ P.M.

DATE COMPLETED August 31, 1977 HOLE DIAMETER

7 7/8 in. from 0 to 63 ft.

6 in. from 63 to 544 ft.

_____ in. from _____ to _____ ft.

DRILLING METHOD Air Rotary

CASING RECORD: Plain Casing

Size 6 5/8 & kind Steel from 0 to 63 ft.

Size 4 1/2 & kind P.V.C. from 50 to 366 ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 4 1/2 & kind P.V.C. from 366 to 544 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material Cement

Intervals 63 feet up to 51 feet

Placement Method Halliburton

GRAVEL PACK: Size _____

Interval _____

TEST DATA

Date Tested August 31, 1977

Static Water Level Prior to Test 271 ft.

Type of Test Pump Air & Bail

Length of Test 4 hours

Sustained Yield (Metered) Bail - 10 gpm @ 362'
Air - 15 gpm @ 544'

Final Pumping Water Level 362'

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	7	Brown Clay	
7	25	Sandy Brown Clay & Rocks	
25	44	Sand & Rocks	
44	55	Sandy Yellow Clay	
55	81	Brown Clay	
81	116	Sand	
116	124	Sandy Yellow Clay	
124	129	Gray Shale	
129	146	Sand & Soft Sandstone	
146	152	Brown Shale	
152	171	Sand	
171	177	Gray Shale	
177	186	Sand	
186	190	Soft Gray Sandstone	
190	213	Sand	
213	220	Gray & Sandy Gray Shale	
220	244	Sand	
244	258	Gray Shale	
258	271	Sand	
271	304	Gray Shale	
304	316	Sand	
316	344	Gray Shale	
344	409	Sand	
409	424	Gray Shale	
424	508	Sand	
508	544	Gray Shale	
544		Bottom	

TOTAL DEPTH 544'

Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make _____

Type _____

Powered by _____ HP _____

Pump Serial No. _____

Motor Serial No. _____

Date Installed _____

Pump Intake Depth _____

Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____

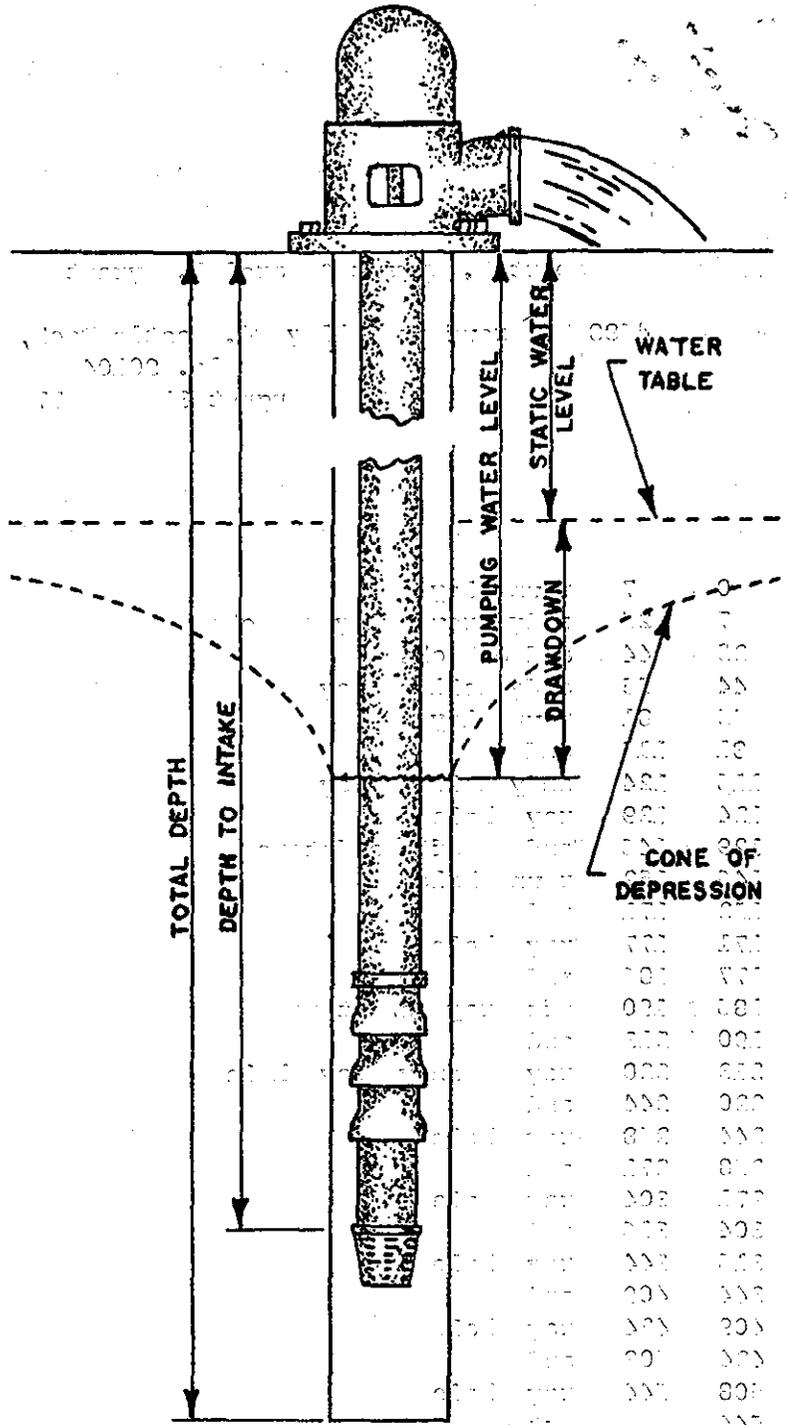
Static Water Level Prior to Test _____

Length of Test _____ Hours

Sustained yield (Metered) _____ GPM

Pumping Water Level _____

Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature George R. Hies License No. 735

State of Colorado, County of Douglas SS

Subscribed and sworn to before me this 1st day of September, 19 77.

My Commission expires: April 7, 19 81.

Notary Public Joyce E. Zhen



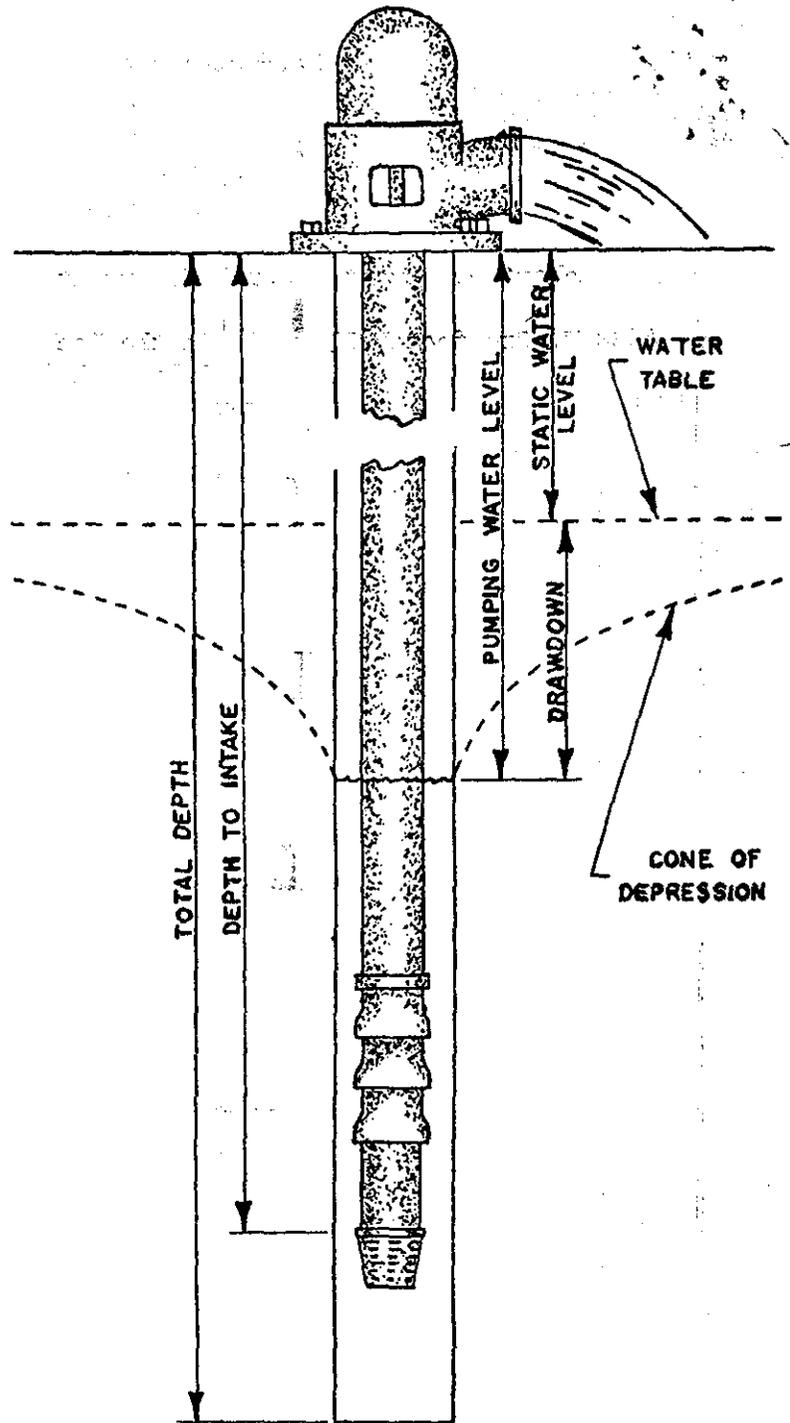
FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

PUMP INSTALLATION REPORT

Pump Make 4 AM 35 Berkeley
 Type submersible
 Powered by electricity HP 3
 Pump Serial No. 7779557
 Motor Serial No. 7779557
 Date Installed March 8, 1978
 Pump Intake Depth 420'
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested March 8, 1978
 Static Water Level Prior to Test 271'
 Length of Test one Hours
 Sustained yield (Metered) 11 GPM
 Pumping Water Level 370'
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Ralph Jordan License No. 861

State of Colorado, County of Douglas SS

Subscribed and sworn to before me this 22 day of March, 1978.

My Commission expires: October 20, 19 81.

Notary Public Sharon Jordan

FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.
 Canyons South, Filing 4 - Final Plat

COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

RECEIVED 510

MAY -6 '77

WATER RESOURCES
STATE ENGINEER
COLO.

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

- () A PERMIT TO USE GROUND WATER
- () A PERMIT TO CONSTRUCT A WELL
- FOR: () A PERMIT TO INSTALL A PUMP
- () REPLACEMENT FOR NO. _____
- () OTHER _____
- WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME Robert H. Bryant + Carol J Bryant

STREET 4688 N. Crowfoot Valley Road

CITY Castle Rock Colo 80104
(State) (Zip)

TELEPHONE NO. _____

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 805521

Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

Install plain (non-perforated) casings from ground surface down to a minimum depth of 200 feet and properly sealed to prevent the pumping or appropriation of tributary waters.

(2) LOCATION OF PROPOSED WELL

4688 N. Crowfoot
County Douglas Valley Road

SE ¼ of the NW ¼, Section 19

Twp. 7 S, Rng. 66 W, 6th P.M.
(N.S) (E.W)

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15

Average annual amount of ground water to be appropriated (acre-feet): 1

Number of acres to be irrigated: 1/3

Proposed total depth (feet): 300

Aquifer ground water is to be obtained from:
Dawson

Owner's well designation No 1

GROUND WATER TO BE USED FOR:

- () HOUSEHOLD USE ONLY - no irrigation (0)
- () DOMESTIC (1) () INDUSTRIAL (5)
- () LIVESTOCK (2) () IRRIGATION (6)
- () COMMERCIAL (4) () MUNICIPAL (8)
- () OTHER (9) _____

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name Hier Drilling Co.

Street Box 250

City Castle Rock Colo. 80104
(State) (Zip)

Telephone No. 6883012 Lic. No. 8

APPLICATION APPROVED

90929

PERMIT NUMBER _____

DATE ISSUED JUN 13 1977

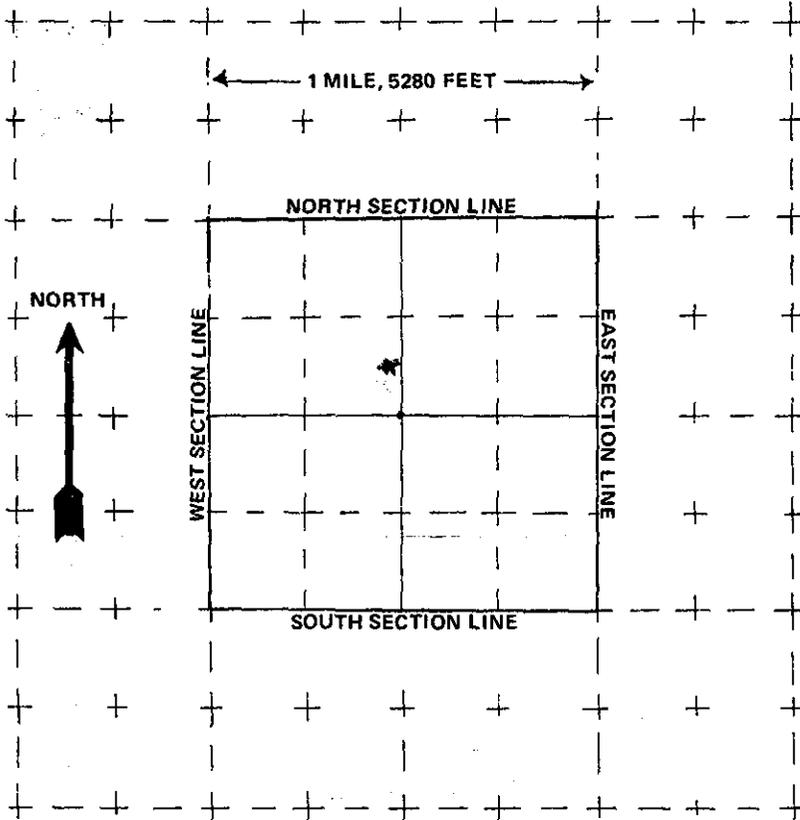
EXPIRATION DATE JUN 13 1979

Bruce E. DeBune
DEPUTY (STATE ENGINEER)

BY R. Hanbold

I.D. 1-08 COUNTY 18

(5) **THE LOCATION OF THE PROPOSED WELL** and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) **THE WELL MUST BE LOCATED BELOW** by distances from section lines.

3326 ft. from South (north or south) sec. line
2750 ft. from East (east or west) sec. line

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION _____

(7) **TRACT ON WHICH WELL WILL BE LOCATED** Owner: Bryant

No. of acres 8 Will this be the only well on this tract? Yes

(8) **PROPOSED CASING PROGRAM**

Plain Casing

6 in. from 0 ft. to 40 ft.

4 in. from 40 ft. to 150 ft.

Perforated casing

4 in. from 150 ft. to 300 ft.

_____ in. from _____ ft. to _____ ft.

(9) **FOR REPLACEMENT WELLS** give distance and direction from old well and plans for plugging it:

(10) **LAND ON WHICH GROUND WATER WILL BE USED:**

Owner(s): Bryant No. of acres: _____

Legal description: _____

(11) **DETAILED DESCRIPTION** of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

Stock & Domestic
Septic System & Leaching Field

(12) **OTHER WATER RIGHTS** used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used
<u>None</u>		

(13) **THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.**

Robert H. Bryant
SIGNATURE OF APPLICANT(S)

RICHARD D. LAMM
Governor
1686H



JERIS A. DANIELSON
State Engineer

RE call
Betty Allen
688-6640

OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES

1313 Sherman Street-Room 818
Denver, Colorado 80203
(303) 866-3581

December 12, 1983

Mr. Kim K. Hainlen
Douglas County Planning Department
301 Wilcox Street
Castle Rock, CO 80104

Re: Crawfoot Training Center, #83-23
Section 19, T7S, R66W

DKS

Dear Mr. Hainlen:

We have reviewed the above application for use by special review to allow a horse breeding and boarding facility. Dave Archer has indicated that the improvements shown on the site plan are existing. Apparently no additional improvements are proposed.

Well number 90929 is the proposed source of water. This well is in the upper portion of the Dawson formation, perforated from 366 to 544 feet. The well was issued for domestic and livestock use in 1977.

It is our policy that new horse breeding and boarding facilities require a commercial well permit. At this time, we would not issue a commercial well permit in the upper portion of the Dawson formation.

We have no objection to this existing well being used in a manner consistent with the historic use and provided the water requirements do not significantly exceed the historic use. If significant increases in use are anticipated, then the applicant should apply for a new permit to construct a well to a greater depth.

Sincerely,

Hal D. Simpson
Hal D. Simpson, P.E.
Assistant State Engineer

3108.54

HDS/KCK:ma

cc: Jim Clark, Div. Eng.
Dewayne Schroeder

I would interpret this to mean: demand not to exceed 1 AF annually as requested and permitted under 90929 and no new facilities

3/19/87

31885
3/19/85



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

December 29, 2023

Eric Pavlinek
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460

RE: Canyons South Filing 4, (Project #SB2023-036)

Dear Mr. Pavlinek:

Thank you for the opportunity to comment on the proposed Canyons South Filing 4 (Project #: SB2023-036). The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

District Wildlife Manager Katie Doyle recently analyzed the site. The 494-acre site is located southeast of Crowfoot Valley Road and north of Carabiner Street in unincorporated Douglas County. This proposal is for a final plat application of 153 single-family detached residential lots, 1 superblock lot, 6 tracts, and associated public roads. The final plat will also include 146 acres of open space including drainage, trails, landscape, and utilities.

Habitat

The main impacts to wildlife from this development would be fragmentation and loss of habitat. Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space for wildlife.

Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other nearby natural areas. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impacts of the fragmentation is greater (Odell and Knight, 2001). Thus, CPW recommends that the developer and Douglas County

Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Carrie Besnette Hauser, Chair • Dallas May, Vice-Chair • Marie Haskett, Secretary • Taishya Adams

Karen Bailey • Betsy Blecha • Gabriel Otero • Duke Phillips, IV • Richard Reading • James Jay Tutchtton • Eden Vardy

Canyons South, Filing 4 - Final Plat

Project File: SB2023-036

Board of County Commissioners Staff Report - Page 122 of 180



employ a collaborative approach with neighboring cities and towns and with other developments within the county to maintain wildlife habitat in as whole a state as possible. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically.

Fencing

Fencing inhibits wildlife movement and can contribute to habitat fragmentation. If it is necessary for the development and alternate options are not sufficient, consider fence placement and designs that provide safe crossing options for wildlife. CPW has created a “Fencing with Wildlife in Mind” booklet which provides recommendations for wildlife-friendly fencing and specifications for many common fences. This can be downloaded from our website at <http://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf>

Trails

When planning trails in the development area, special consideration should be given to the impact trails have on wildlife within the area. Trails should not cut through riparian areas and should remain at least 50 feet from them. They should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length. Trails have the ability to contribute to fragmentation of habitat, disrupting the natural movement of wildlife through an area, and the spreading of noxious weeds.

Noxious Weeds

Noxious weeds should be monitored very closely. The spread and control of noxious weeds on and around this site is a concern for wildlife. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. CPW would recommend implementation of a weed management plan that may already exist within Douglas County.

Wildlife

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably small to mid-sized mammals, song birds, and raptors, but also with the possibility for big game species (elk, deer, pronghorn, bear, and mountain lion), reptiles, and amphibians to be present.

Raptors

Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. Should a nest ever get built or be discovered, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors,” is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

Prairie Dogs and Burrowing Owls

Prairie dog colonies may exist within the development site, and should they be discovered, the possibility exists for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nest. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

CPW also recommends that any discovered prairie dog colony be completely vacated of living animals prior to the start of any earth-moving. If prairie dogs are present and any earth-moving is to be done on site, CPW recommends euthanasia or relocation (with the appropriate permit) prior to any work being done. If relocation is chosen, please consult with the local District Wildlife Manager for the required permit.

Living with Wildlife

Future residents should be informed that wildlife such as fox, coyotes, deer, elk, and even bear or mountain lion might frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted well to living in urban environments. This proposed site within Douglas County also has the potential for the presence of bears that have been accustomed to living in close proximity to humans. Bears, as well as other wildlife, should not be a concern for residents if the following CPW recommendations are met: People moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife through the use of pet leash laws, protection of their pets and hobby livestock when not under direct supervision, and reducing attractants on their property.

Homeowners can do their part by **not** inviting wildlife into their yards. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.
- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, is **illegal**.

- “Living with Wildlife” pamphlets are available through CPW offices.

For further information, Colorado Parks and Wildlife can provide copies of the following brochures: “Your Guide to Avoiding Human-Coyote Conflicts,” “Don’t Feed the Wildlife,” “Living with Bears,” and “Too Close for Comfort: Avoid Conflicts with Wildlife in the City” to residents of the surrounding open space. These brochures can also be downloaded from our website at <http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>.

Thank you again for the opportunity to comment on the Canyons South Filing 4. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (720) 930-8039.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, K. Doyle

The clustered development areas were determined with the PD and have been followed with this plan.

Wildlife pamphlets are made available to the home owners.

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT,
CANYONS SOUTH FILING NO. 2 AND CANYONS SOUTH FILING NO. 3
SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND, SITUATED IN SECTION 19, THE NORTH HALF OF SECTION 30, AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 25, AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF LOT 201 AND TRACT L, CANYONS SOUTH FILING NO. 2 RECORDED AUGUST 4, 2022, AT RECEPTION NO. 2022053435, LOTS 82 THROUGH 113, INCLUSIVE, SCHOOL SITE TRACT RR, THE PUBLIC RIGHTS-OF-WAY KNOWN AS BALDOON POINT, TALISKER TRAIL, AND LITTLEMILL TRAIL, CANYONS SOUTH FILING NO. 1A, RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, RECORDED FEBRUARY 22, 2021, AT RECEPTION NO. 2021021687, AND TRACT A, CANYONS SOUTH FILING NO. 3 RECORDED DECEMBER 8, 2022 AT RECEPTION NO. 2022076006, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE.

TOGETHER WITH A PORTION OF THE PUBLIC RIGHT-OF-WAY KNOWN AS FERVID STREET, AS DEPICTED ON CANYONS SOUTH FILING NO. 1A, 1ST AMENDMENT, RECORDED DECEMBER 9, 2019 AT RECEPTION NO. 2019083879, IN SAID OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID TALISKER TRAIL;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID TALISKER TRAIL, SOUTH 31°43'04" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID FERVID STREET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:
1. SOUTH 58°16'56" WEST, A DISTANCE OF 184.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'07", AN ARC LENGTH OF 73.66 FEET;
3. NORTH 52°49'11" WEST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID FERVID STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 52°49'11" EAST;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'07", AN ARC LENGTH OF 92.07 FEET;
2. NORTH 58°16'56" EAST, A DISTANCE OF 184.04 FEET TO THE POINT OF BEGINNING.

BENEFICIARY OF DEED OF TRUST:

SIMMONS BANK, AN ARKANSAS STATE BANK

BY: _____ TITLE _____
STATE OF TEXAS)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF SIMMONS BANK, AN
ARKANSAS STATE BANK
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC OF TEXAS

BENEFICIARY OF DEED OF TRUST:

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

BY: _____ TITLE _____
STATE OF COLORADO)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF WILLIAM LYON
HOMES, INC., A CALIFORNIA CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

TRACT SUMMARY TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	1,053,715	24.190	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT B	206,852	4.749	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT C	4,628,122	106.247	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT D	314,542	7.221	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT E	185,249	4.253	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT F	1,179,478	27.077	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TOTAL	7,567,958	173.737			

OS = OPEN SPACE
DR = DRAINAGE
UT = UTILITIES
LS = LANDSCAPE
TR = TRAILS

CVRMD1 = CROWFOOT VALLEY RANCH METROPOLITAN

BENEFICIARY OF DEED OF TRUST:

TOLL SOUTHWEST, LLC., A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: _____ TITLE _____
STATE OF COLORADO)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF TOLL SOUTHWEST,
LLC., A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST:

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: _____ TITLE _____
STATE OF TEXAS)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF TEXAS
CAPITAL BANK, NATIONAL ASSOCIATION
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC OF TEXAS

BENEFICIARY OF DEED OF TRUST:

LENNAR COLORADO, LLC

BY: _____ TITLE _____
STATE OF COLORADO)
COUNTY OF _____) SS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____ AS _____ OF LENNAR
COLORADO, LLC
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (153)	1,349,798	30.988	6%
SUPERBLOCK LOTS (1)	13,363,690	306.788	59%
TRACTS (6)	7,567,958	173.737	33%
ROW	400,172	9.186	2%
TOTALS	22,681,618	520.699	100%

GENERAL NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 30, 2020.
- BASIS OF BEARINGS: BEARINGS HEREON ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN ON SHEETS 3 & 5, ASSUMED TO BEAR SOUTH 00°24'08" EAST, A DISTANCE OF 2,662.60 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER 100-N0041623-010-T02, AMENDMENT NO. 1, WITH A COMMITMENT DATE OF JULY 27, 2023, WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0187G MAP REVISED MARCH 16, 2016.
- A MINIMUM OF 1-FOOT OF FREEBOARD SHALL BE PROVIDED BETWEEN THE 100-YEAR BASE FLOOD ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES (THIS INCLUDES BASEMENTS).
- BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
- PURPOSE STATEMENT: LOTS 82 - 113, INCLUSIVE, SCHOOL SITE TRACT RR AND THE PUBLIC RIGHTS-OF-WAY KNOWN AS BALDOON POINT, LITTLEMILL TRAIL AND TALISKER TRAIL, CANYONS SOUTH FILING NO. 1A RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT RECORDED FEBRUARY 22, 2021 AT RECEPTION NO. 2021021687, LOT 201 AND TRACT L, CANYONS SOUTH FILING NO. 2 RECORDED AUGUST 4, 2022 AT RECEPTION NO. 2022053435 AND TRACT A, CANYONS SOUTH FILING NO. 3 RECORDED DECEMBER 8, 2022 AT RECEPTION NO. 2022076006.
- THOSE LOT NUMBERS LISTED IN GENERAL NOTE 9 HEREIN ARE HEREBY BEING VACATED, REPLATTED, AND CONSECUTIVELY RENUMBERED BEGINNING WITH LOT 1 AND ENDING WITH LOT 154.
- TRACTS A, B, C, D, E AND F SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, UTILITIES, LANDSCAPE AND TRAILS.
- ALL NON-EXCLUSIVE UTILITY EASEMENTS LOCATED ACROSS THE TRACTS SHOWN HEREON ARE DEDICATED TO THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPLACING FACILITIES LOCATED INSIDE SAID EASEMENTS.
- DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY ACROSS ALL TRACTS WITHIN CANYONS SOUTH FILING NO. 4 FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY THE "FACILITIES") IN THE EVENT THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN CANYONS SOUTH FILING NO. 3, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.
- THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 HEREBY VACATES THOSE EASEMENTS AND PORTIONS OF EASEMENTS OCCURRING WITHIN THOSE AREAS LISTED IN GENERAL NOTE 9 HEREIN AND SHOWN HEREON ON SHEETS 3 & 4.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRUCH INTO UTILITY EASEMENTS.
- TRAIL DESIGNATED FOR BICYCLE AND PEDESTRIAN USE TRAVERSING THROUGH TRACT A, TRACT C AND SUPER BLOCK LOT 154, AS SHOWN HEREON, SHALL BE IMPROVED WITH CRUSHER FINES OR CONCRETE SURFACE AND SHALL BE SIX FEET AS ILLUSTRATED, WITH THE FINAL ALIGNMENT BEING DETERMINED IN THE FIELD. THE TRAILS WILL BE OWNED AND MAINTAINED BY THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 UPON COMPLETION OF CONSTRUCTION.
- SUPERBLOCK LOT 154 IS INCLUDED WITHIN THE BOUNDS OF THE FINAL PLAT TO REFLECT THE LIMITS OF THE REMAINING DEVELOPMENT AREA WITHIN THIS PORTION OF THE PD. A SUBSEQUENT PRELIMINARY PLAN REVISION IS REQUIRED TO BE SUBMITTED AND APPROVED FOR THIS SUPERBLOCK LOT.
- NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE FUTURE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
- 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 FINAL PLAT.

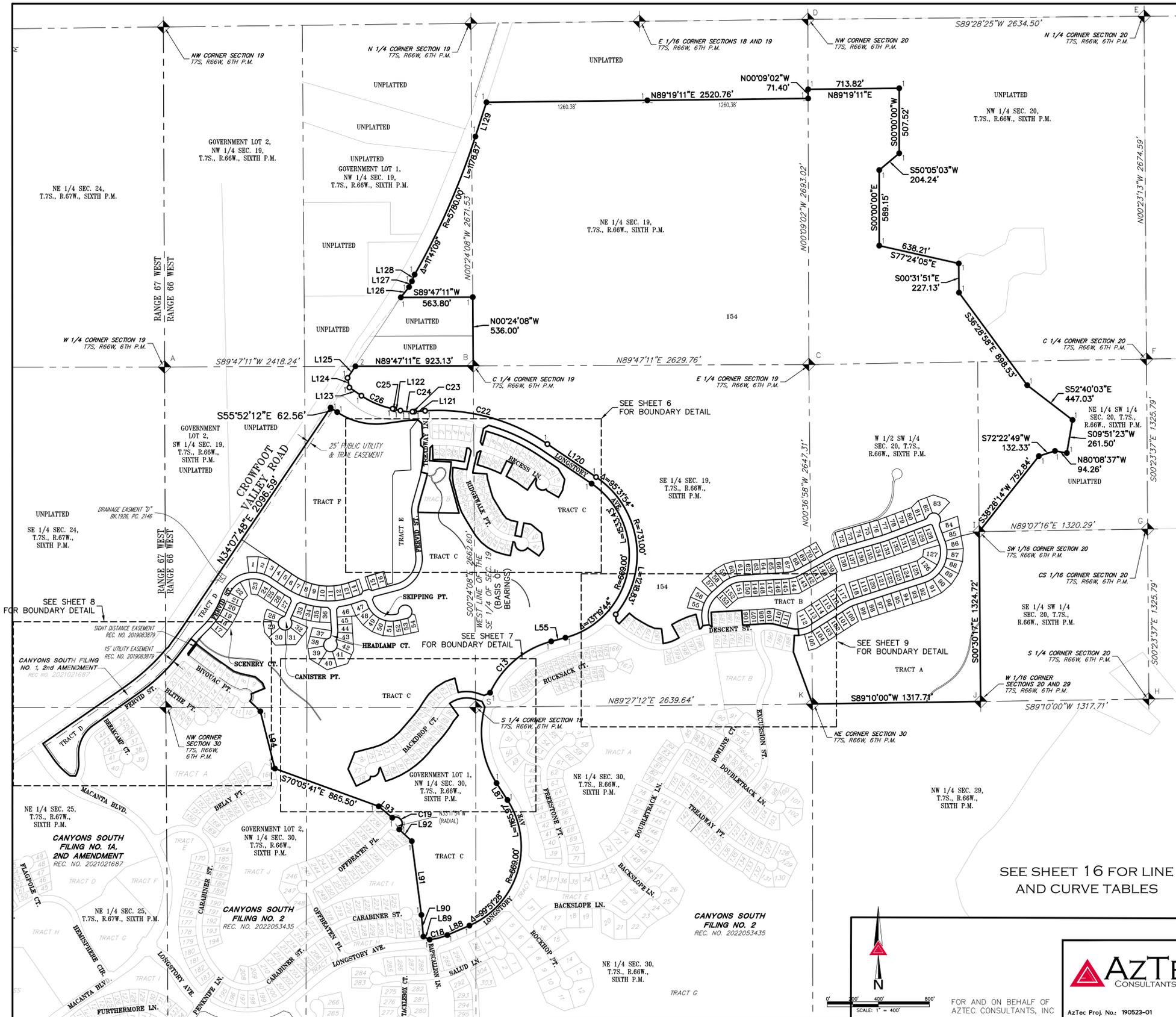
FOR REVIEW

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION:	2023-06-23
	AZTEC Proj. No: 23421-06		SCALE:	N/A
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.		Drawn By: BAM	SHEET 2 OF 16	

CANYONS SOUTH FILING NO. 4

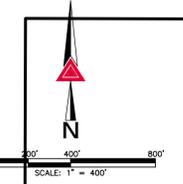
PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, CANYONS SOUTH FILING NO. 2 AND CANYONS SOUTH FILING NO. 3
 SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	FOUND 1" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, 1999, PLS 17666" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 8, 2000 BY PLS 17666
	FOUND 1" AXLE 0.2' ± BELOW SURFACE VERIFIED EXISTING TIES PER MONUMENT RECORD ACCEPTED ON AUGUST 6, 1999 BY PLS 17666
	FOUND STONE WITH CHISELED X 0.2' ± ABOVE GROUND PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND STONE WITH CHISELED X AND T-POST 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND NO 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "1989, LS 13213" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE IN FENCE LINE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "1984, PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" ALUMINUM PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.6' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND NO 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155

SEE SHEET 16 FOR LINE AND CURVE TABLES



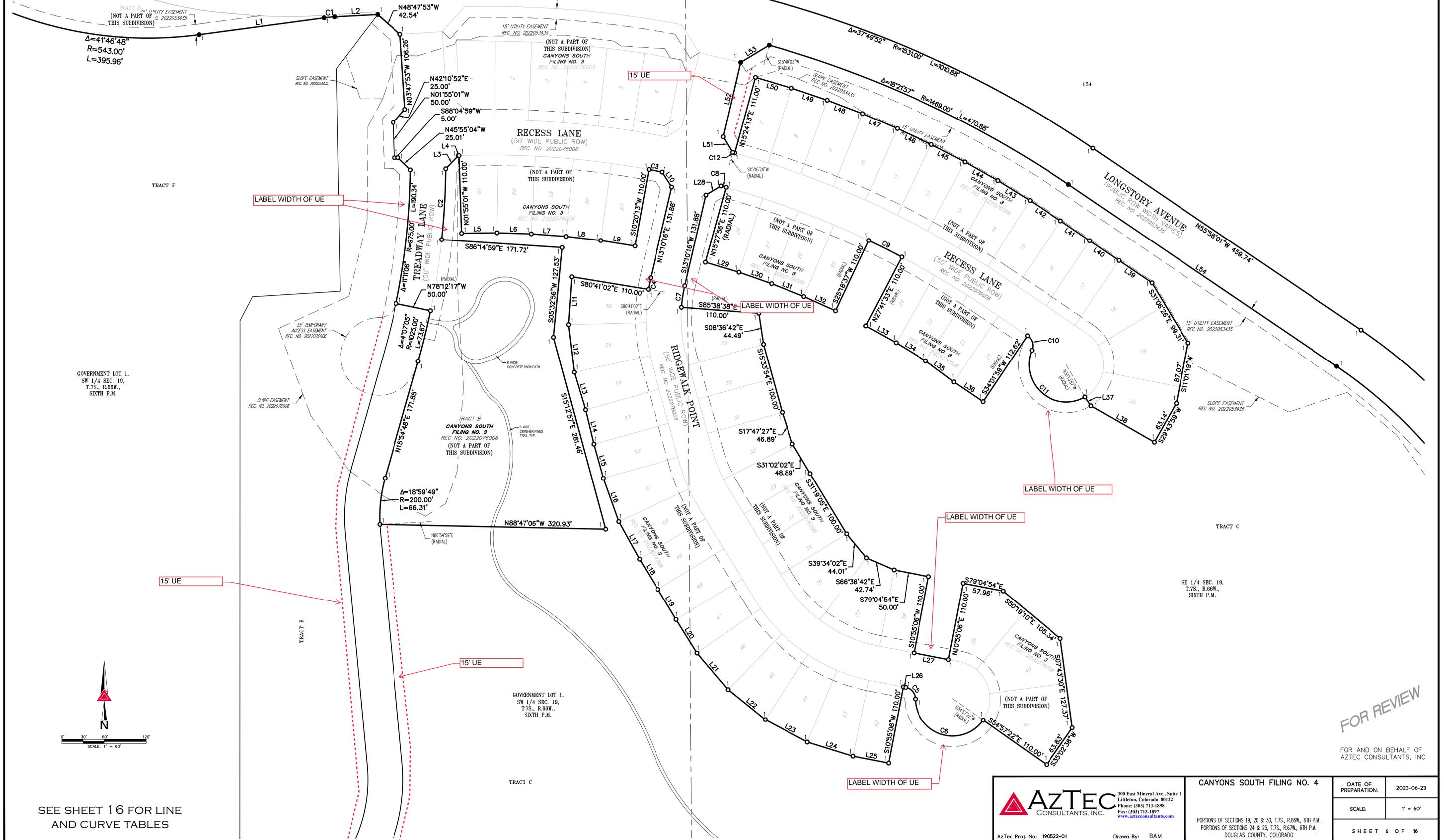
AZTEC
 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1899
 Fax: (303) 713-1897
 www.aztecconsultants.com

CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION:	2023-06-23
PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 400'
		SHEET 5 OF 16	

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



SEE SHEET 16 FOR LINE AND CURVE TABLES

AZTEC
 CONSULTANTS, INC.
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 Littleton, Colorado 80122
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CANYONS SOUTH FILING NO. 4
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 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

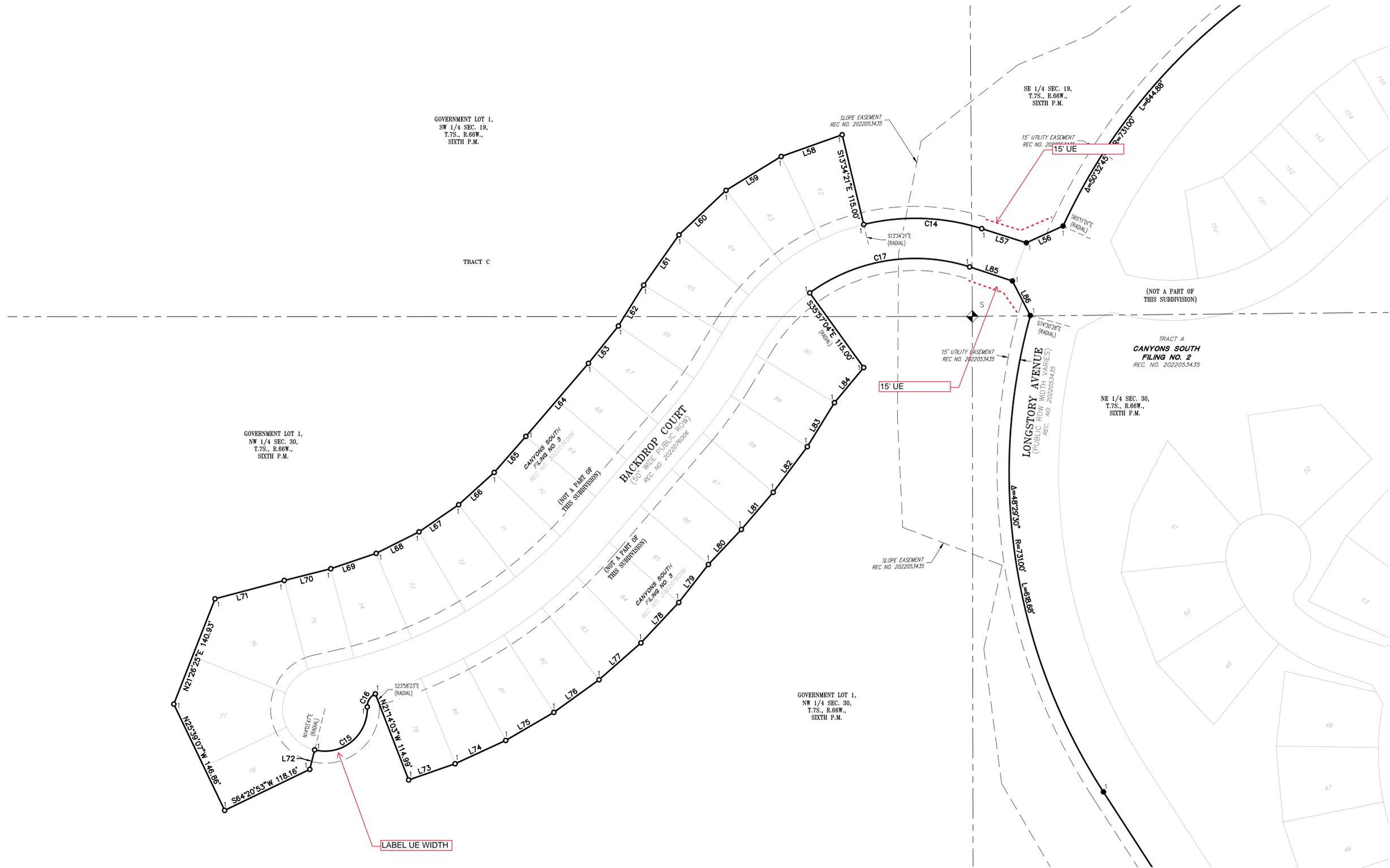
DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET 6 OF 16	

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC



SEE SHEET 16 FOR LINE
 AND CURVE TABLES

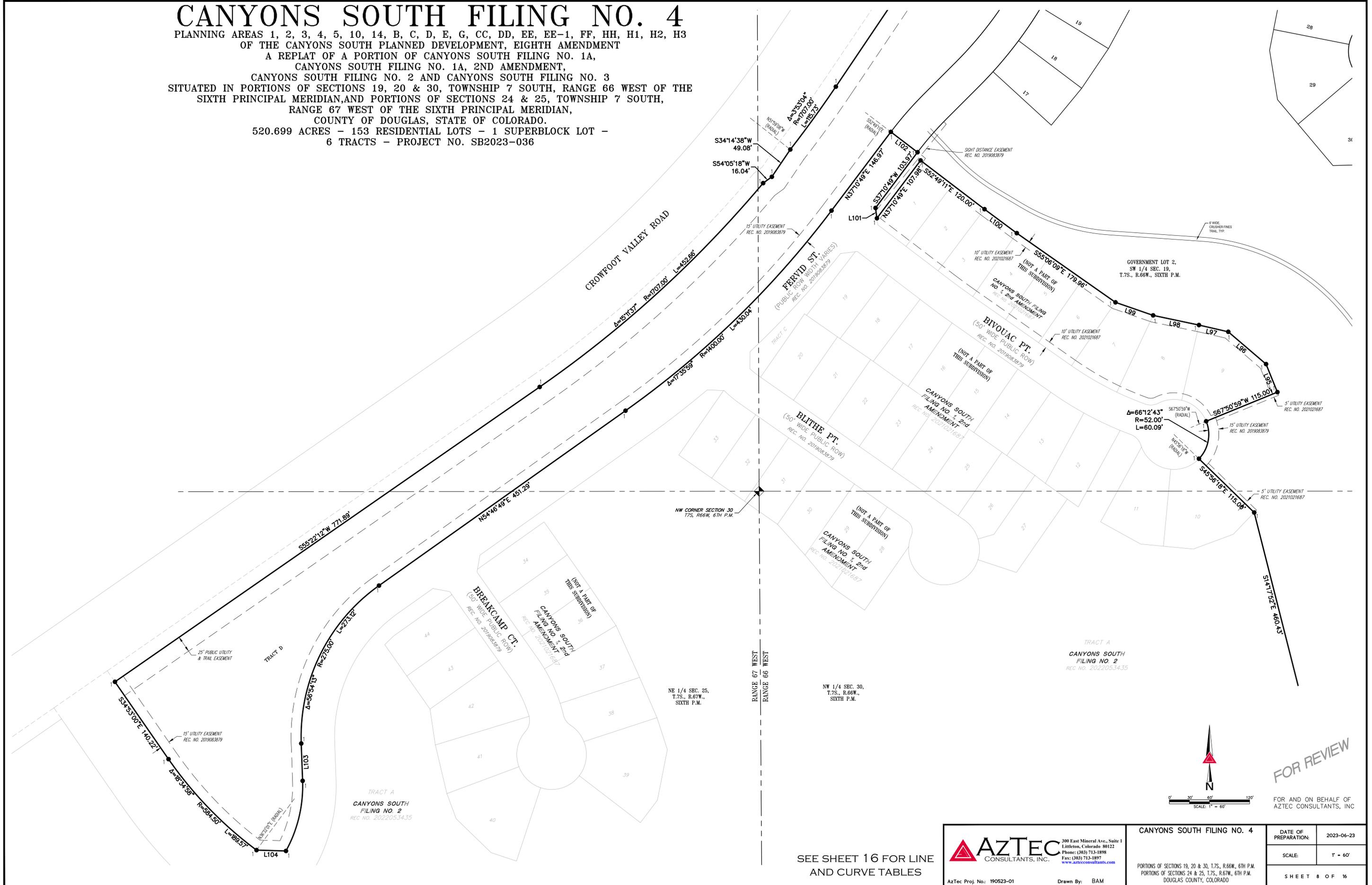
AZTEC
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 www.aztecconsultants.com
 AzTec Proj. No.: 190523-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 4
 PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET 7 OF 16	

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3
 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 COUNTY OF DOUGLAS, STATE OF COLORADO.
 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT -
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SEE SHEET 16 FOR LINE
AND CURVE TABLES

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AzTec Proj. No.: 190523-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 4
 PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET 8 OF 16	

FOR REVIEW

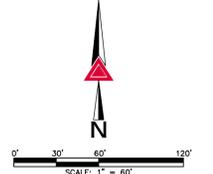
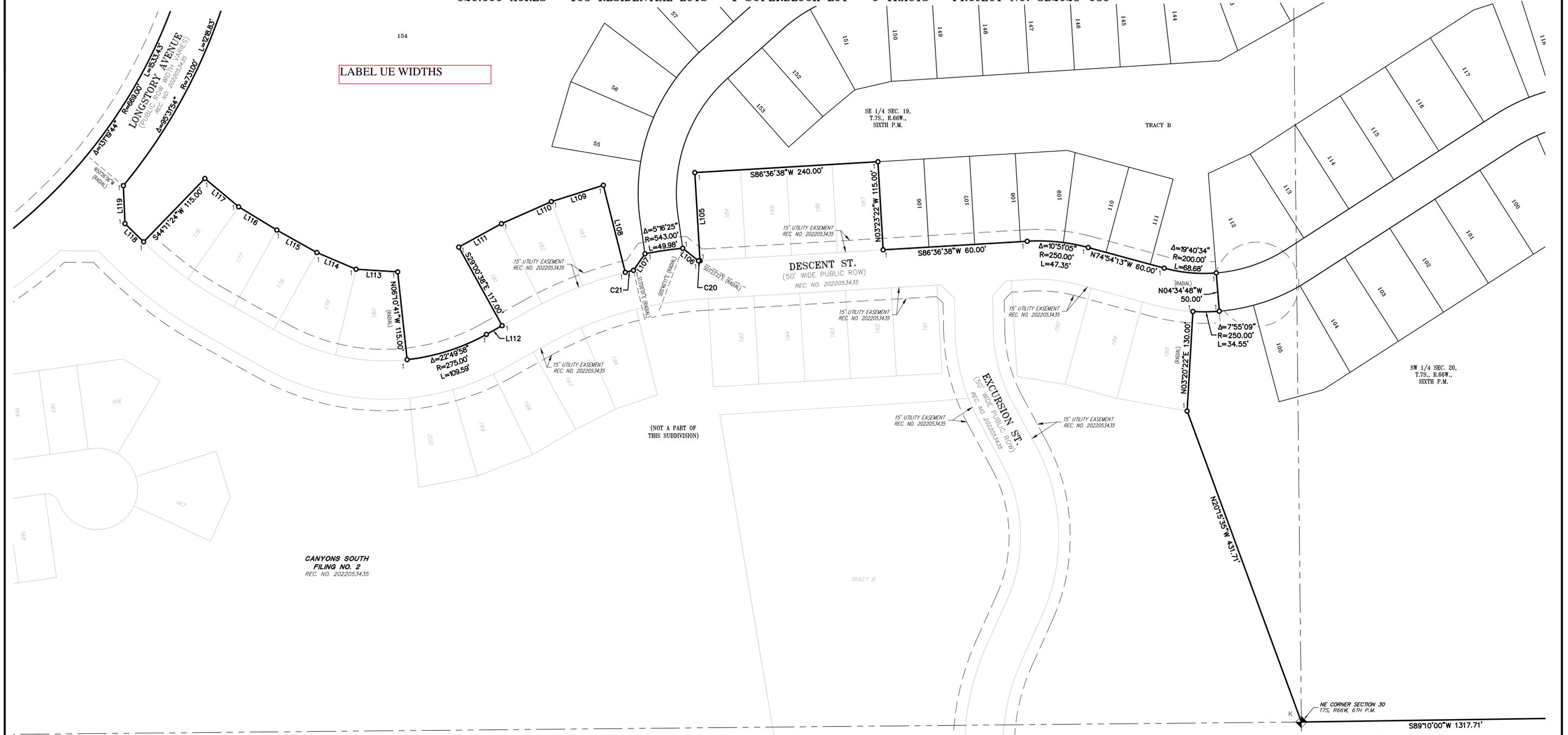
CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

LABEL UE WIDTHS

CANYONS SOUTH
 FILING NO. 2
 REC. NO. 2022053435



FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC

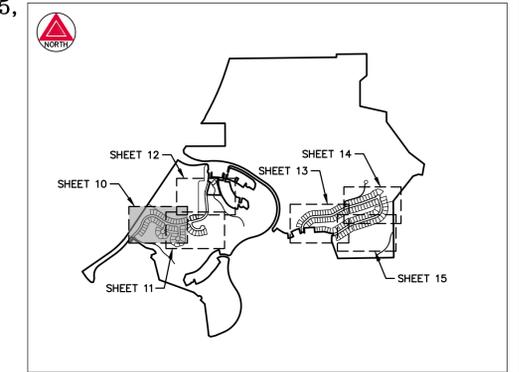
SEE SHEET 16 FOR LINE
 AND CURVE TABLES

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION: 2023-06-23
	PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE: 1" = 60' SHEET 9 OF 16
AzTec Proj. No.: 190523-01	Drawn By: BAM		

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



KEY MAP
 SCALE: 1" = 2000'



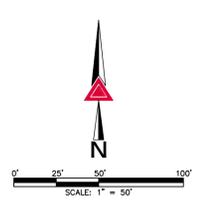
SEE SHEET 11

SEE SHEET 11

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

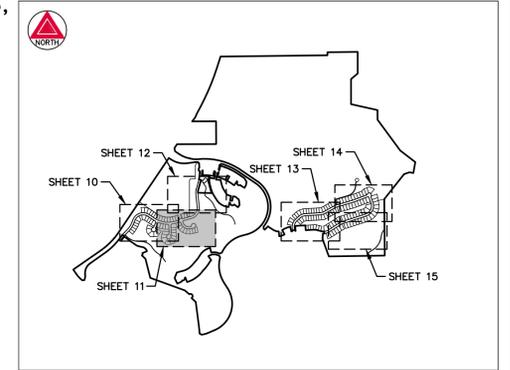
FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 4	DATE OF PREPARATION: 2023-06-23
	AzTec Proj. No.: 190523-01 Drawn By: BAM	PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO	SCALE: 1" = 50'

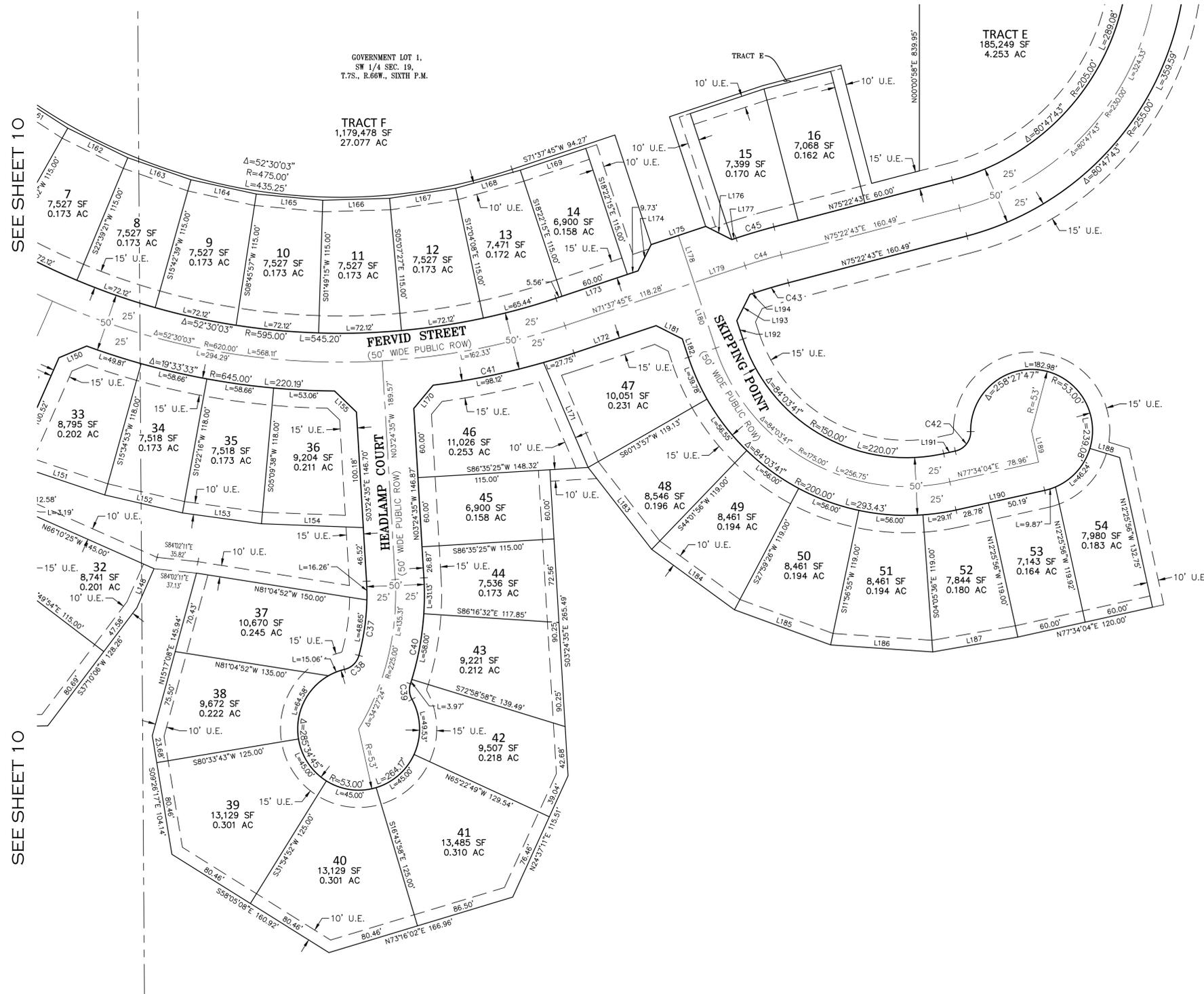
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



KEY MAP
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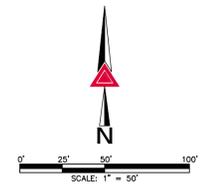
SEE SHEET 12

REMOVE 10' REAR LOT UE

TRACT C
 4,628,122 SF
 106.247 AC

LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	UTILITY EASEMENT
	RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

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 CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
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 Phone: (303) 713-1898
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CANYONS SOUTH FILING NO. 4	
DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 11 OF 16	

PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

AzTec Proj. No.: 190523-01 Drawn By: BAM

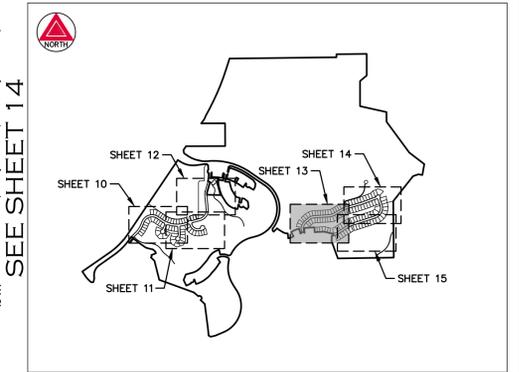
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PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

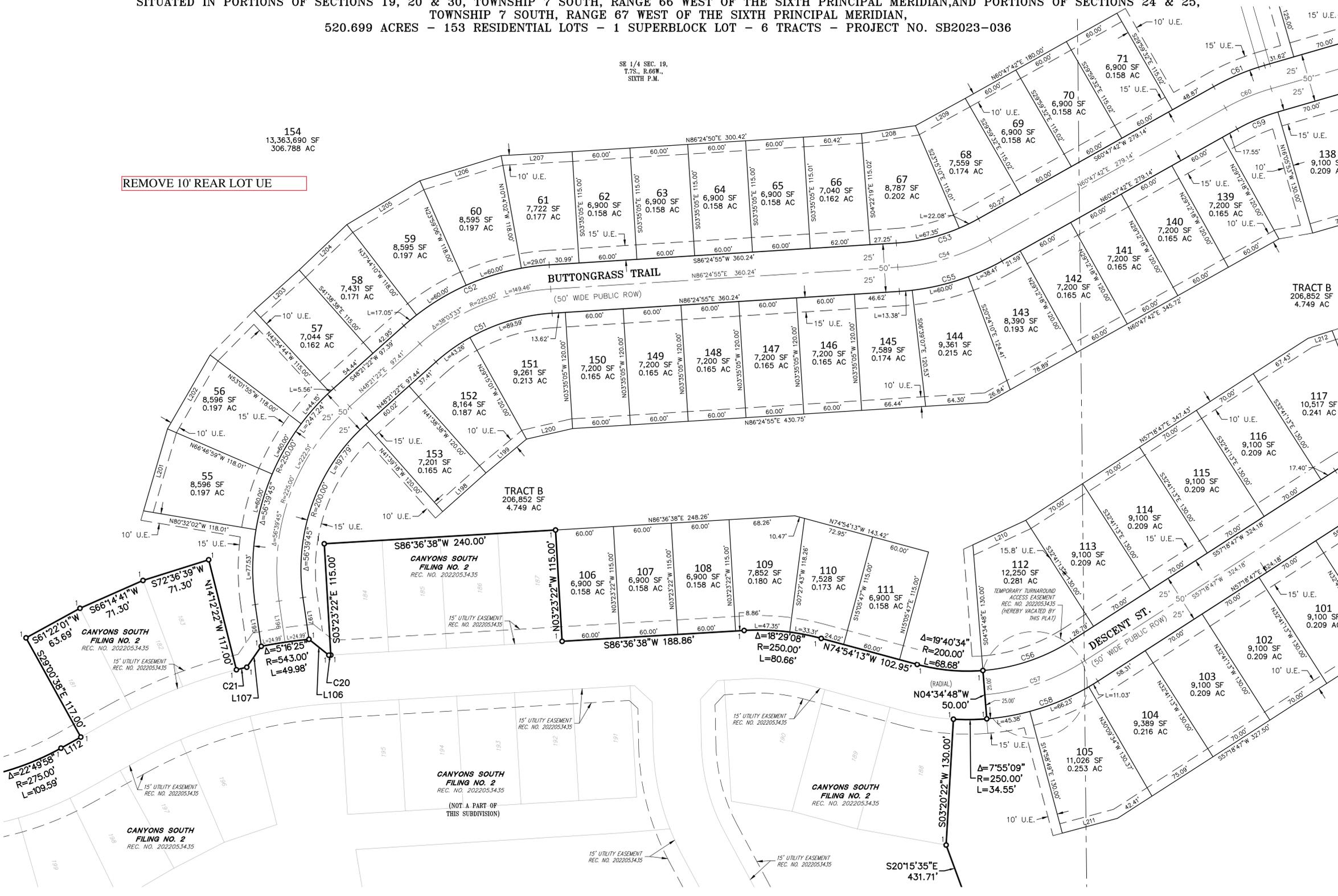
SE 1/4 SEC. 19,
 T.7S., R.66W.,
 SIXTH P.M.

154
 13,363,690 SF
 306.788 AC

REMOVE 10' REAR LOT UE

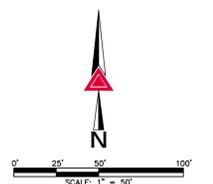


KEY MAP
 SCALE: 1" = 2000'



LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	UTILITY EASEMENT
	RIGHT-OF-WAY

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
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 CONSULTANTS, INC.
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CANYONS SOUTH FILING NO. 4
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 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

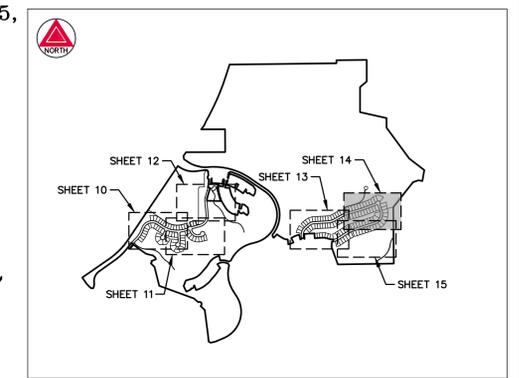
DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 13 OF 16	

CANYONS SOUTH FILING NO. 4

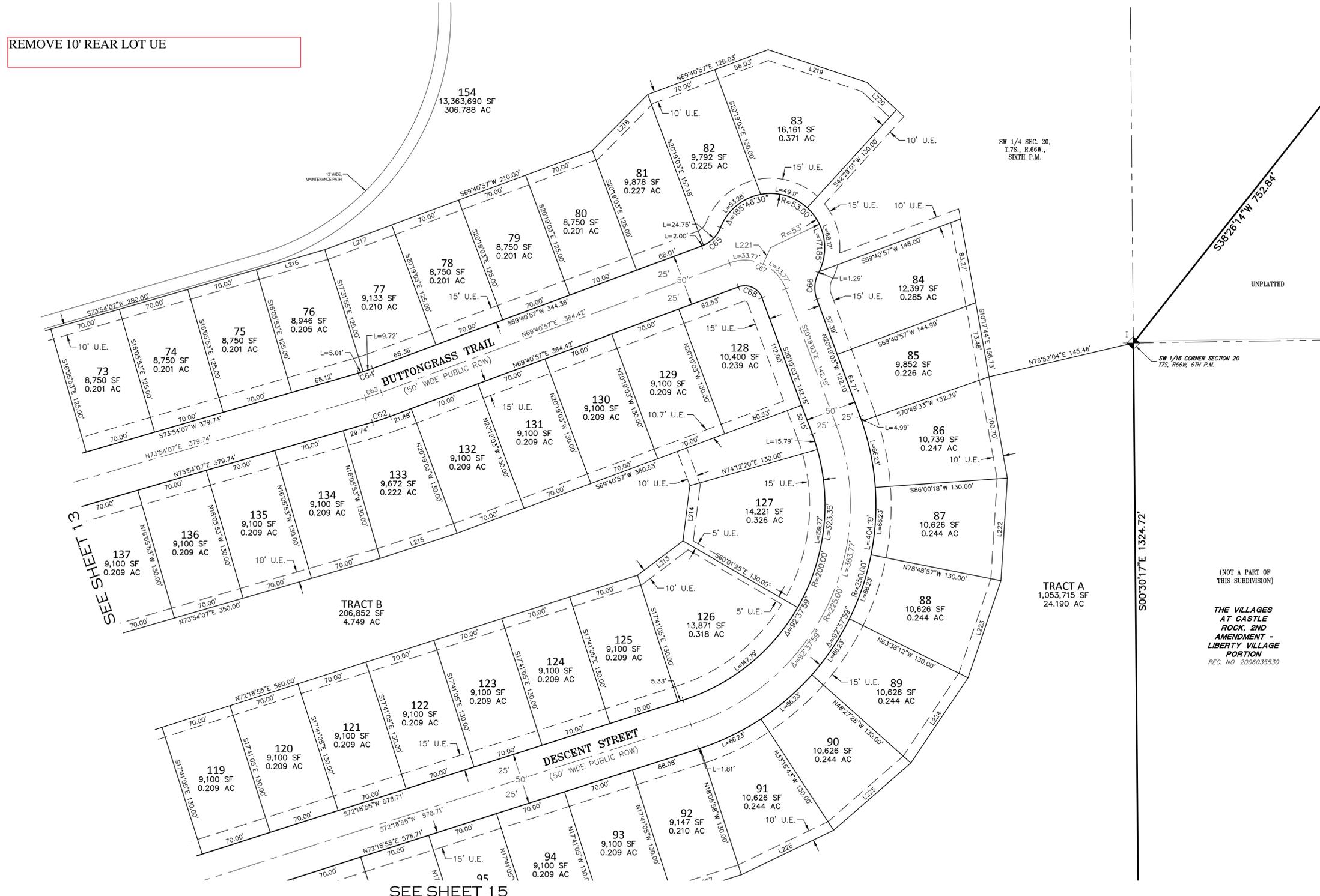
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

REMOVE 10' REAR LOT UE



KEY MAP
 SCALE: 1" = 2000'

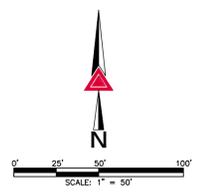


LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

(NOT A PART OF THIS SUBDIVISION)
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION
 REC. NO. 2006035530

SEE SHEET 16 FOR LINE AND CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

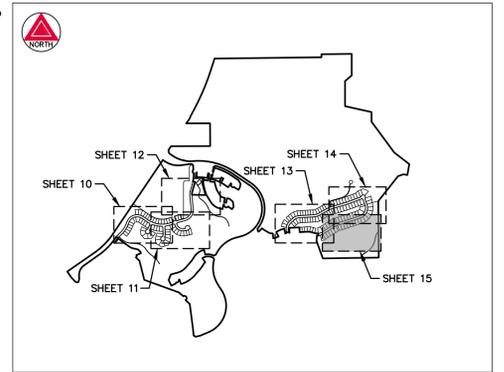
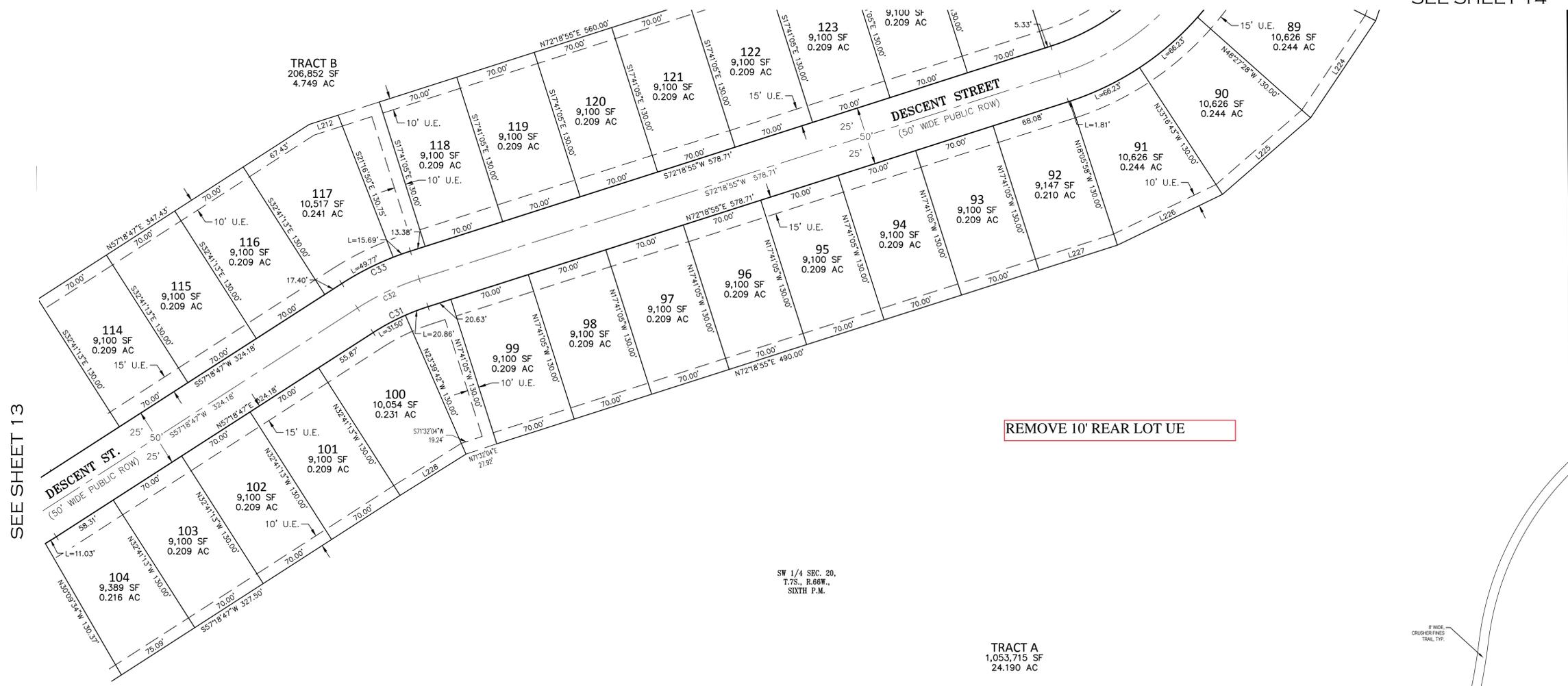
CANYONS SOUTH FILING NO. 4
 PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 14 OF 16	

CANYONS SOUTH FILING NO. 4

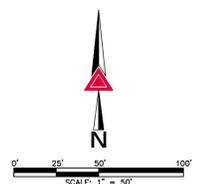
PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
 A REPLAT OF A PORTION OF CANYONS SOUTH FILING NO. 1A, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT,
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 SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036 SEE SHEET 14



KEY MAP
 SCALE: 1" = 2000'

LEGEND	
U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY



FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

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CANYONS SOUTH FILING NO. 4	
DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 50'
SHEET 15 OF 16	

PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
 PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
 DOUGLAS COUNTY, COLORADO

01/16/2024

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: SB2023-036

Dear Erik Pavlinek,

Thank you for the opportunity to review and comment on the request to subdivide 153 single-family lots, 1 superblock lot, and 6 tracts on 520 acres. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments:

Public Water System

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. The current water system may already be approved by CDPHE and have a Public Water Supply Identification (PWSID) with CDPHE. If this is the case, no additional action should be required, unless the system will need to be expanded. If the water system is not approved by CDPHE, or if it will need to be expanded, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

Water and Sewer Service

DCHD cannot provide a favorable recommendation regarding sewage disposal until a will-serve letter has been issued by the proposed water and sewer service provider.

Fugitive Dust - Developments of 25 acres and more than 6 months in duration

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust from developments of 25 acres or more that last at least 6 months. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at https://www.colorado.gov/pacific/sites/default/files/AP_Land-Development-Guidance-Documents_1.pdf and <https://www.colorado.gov/pacific/cdphe/specialty-apens>.

Construction within the Cherry Creek Basin - Stormwater

The Cherry Creek Basin Water Quality Authority (CCBWQA) is reviewing projects within the Cherry Creek Basin for stormwater quality. We recommend that the CCBWQA review the project, and that the developer incorporate stormwater quality features into the project, as recommended by the CCBWQA.

A Clean Discharge Permit System (CDPS) permit will be required for construction from the Colorado Department of Public Health and Environment. The permit will require that erosion control measures be implemented during construction. The applicant should contact the Colorado Department of Public Health and Environment, Permits Unit, at 692-3590, regarding this permit

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

The water system for the development has been previously provided and this is an extension of that system.

A copy of the will serve letter provided by Castle Rock for the Preliminary Plan referral has been provided.

Necessary permits are obtained before commencement of construction.

Cherry Creek Basin Authority is a referral agency and their comments are addressed accordingly.

Necessary permits are obtained before commencement of construction.



REFERRAL RESPONSE REQUEST – FINAL PLAT

Date Sent: December 19, 2023

Comments due by: January 16, 2024

Project Name: Canyons South Filing 4

Project File #: SB2023-036

Project Summary: The request is for approval of a final plat application for 153 single-family detached residential lots, 1 superblock lot, 6 tracts, and associated public roads on approximately 520 acres within the Canyons South Planned Development.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: <i>ENGINEERING</i>	Phone #: <i>4318</i>
Your Name: <i>AL PETERSON</i>	Your Signature: <i>Al Peterson</i>
<i>(please print)</i>	Date: <i>1/16/2023</i>

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Principal Planner
Enclosure



January 2, 2024

DV 23-232

Brian Moss, P.E.
Cover 3 Engineering
Centennial, CO. 80016

Comment responses provided on separate document.

RE: Canyons South Filing No. 4

Dear Brian,

Engineering has reviewed the Plat and supporting Construction Documents for the above referenced project and the following items have been noted:

Plat

1. This project will require a Subdivision Improvement Agreement (SIA). This agreement is to provide for the completion of the improvements proposed by all construction plans and supporting documents for this 4th Filing. This SIA document will need to contain the following additional exhibits:
 - Exhibit C for the entire costs of the future signal at Longstory and Crowfoot.
 - Exhibit D for the Crowfoot roadway improvements that are now being transferred to the west side of Crowfoot versus the continuation of the single lane improvements to the east side of Crowfoot thru the County Park site.
 - Exhibit E for the Phase 1 Crowfoot Improvements that were never completed during the 1st phase.

The SIA document may be downloaded from the County's website at www.douglas.co.us. Please submit an executed original, complete with Exhibits A,B,C, D and E to Engineering for review and processing.

2. In Board of County Commissioners Certificate, please revise the second paragraph to read: "Lots 82 – 113, inclusive, the public streets known as Baldoon Point, Littlemill Trail and Talisker Trall, Canyons South Filing No.1A are **hereby vacated** by this plat subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat.....".
3. In General Note #13 please verify that all references are to Filing #4.

100 Third Street • Castle Rock, Colorado 80104 • (303) 660-7490

4. Please provide a 50' wide access easement over the top of Tract E at the intersection of Skipping Point for access to the future school site.
5. On Sheet 5, please define all known 100-year floodplain limits to verify that all proposed lots do fall within those limits.

Construction Plans

6. Are any Additional Channel Improvements expected between existing Pond D and Future Pond E.
7. In the Phase III drainage report, Pond D13 is still identified on the drainage map. Is this pond still proposed or has this volume been accounted for in Pond D?
8. Please provide Water and Sanitary Sewer CDs.
9. The minimum "K-value" for a crest along a roadway centerline is 19. Please review all centerline profiles to verify this minimum value.
10. The minimum "K-value" for a sag along a roadway centerline is 37. Please review all centerline profiles to verify this minimum value.
11. Please show required/proposed crosspans in the roadway centerline profiles.
12. Please extend all storm sewer emergency overflow riprap pads to either the rear lot lines of the adjacent lots or to the toe of slope on back draining cul-de-sacs.
13. Please realign Storm Lateral 5 to provide more clearance from Lots 106 and 107 in the event this pipe would have to be excavated in the future.
14. Please verify that all on-grade inlets are located such that straddle lot lines rather than fronting on a single lot.
15. In Storm Lateral 1 and 5, the outfall appears to daylight about 7' to 8' above the existing channel. These outfalls should daylight no more than 3' to 4' above the existing channel. Perhaps MH-4 and MH-22 could become a box base drop manhole to take up the additional 4' and maintain the current pipe grade to keep flow velocities to a minimum.
16. In Storm Lateral 4, please label MH-36 and MH-35 in plan view and label the pipe length, slope and size in profile for the pipe runs between MH-36 and MH-6 and MH-35 and MH-7.

17. In Storm Lateral 9, the maximum run of 36" pipe between manholes is 400'. An additional manhole will be required between MH-28 and Mh-24.
18. In Storm Laterals 9 and 12, please verify that MH-24 has a minimum of 1' of freeboard in regard to the 100-year HGL.
19. In all Storm Laterals, please define the horizontal lengths of all riprap pads as it relates to the Overflow Detail on Sheet DT2.
20. On Sheet CH1, the Q5 and Q100 are called out, but no flows have been defined.
21. In the Phase III report there are calculations for a swale section and Type D Inlet proposed at the lower end of Basin B3. However, this swale section is not identified in the GESC Plans and the CDs show this Type D Inlet as MH-4 in the Storm Lateral 1 profile. It appears that this swale and Type D inlet would be required to drain an existing stock pond area.
22. In the sump Inlet calculations for the 100-year event it is not clear how the 8" (override) ponding depths can be achieved prior to runoff spilling into the emergency overflows. Please clarify.
23. On all Type D area inlets, please define a 2' concrete collar around the perimeter of the inlets.
24. Signage and Striping comments will be forwarded when received from the Traffic Division.

GESC Plans

25. On Sheet GE1, please define that grading/berm "Section 2" is also to occur behind Lots 1-14. This will limit the amount of runoff to these "A" lots will receive from the School parcel.
26. Please label all the exterior slopes with their slope grades.
27. Please confirm and note in the earthwork calculations that the excess cut of 29,330 CY of material is to remain on site and that no export will be required.
28. Please provide some rough horizontal dimensions for the Stabilized Staging Area (SSA).
29. Will any stockpile locations be required with these Limits of Construction (LOC)?

Brian Moss P.E.
January 2, 2024
Page 4 of 4

Engineering cannot support the approval of this Plat and Construction Plans until these issues have been addressed. With the next submittal, please enclose a written response to these comments. Should you have any questions regarding these comments, I can be reached at 303-660-7490.

Respectfully,



Al Peterson
Senior Development Review Engineer

C: Matt Williams, P.E., Development Review Manager
Eric Pavlinek, Douglas County Community Development
DV File



External Referral Comments

TO: Eric Pavlinek, Douglas County Planning

FROM: Darcie Hartman, Development Services Technician, Development Services Department

DATE: January 9, 2024

SUBJECT: COU23-0030, Project No. SB2023-036

Thank you for the opportunity to review and respond to the request to subdivide 153 single-family lots, 1 superblock lot and 6 tracts on 520 acres. The application was reviewed by various Town Departments with the following comments (see below) from Town reviewers. Please keep us informed of any changes to the proposal. Thank you.

CASTLE ROCK WATER/SAN KEN TORRES

U1. Please contact Ken Torres, PE, Plan Review Engineer with questions at ktorres@crgov.com or 720-733-6072.

U2. The review is rated Approved with Conditions. Only minor comments remain that can be quickly checked by the technical review team or project coordinator. Note: This rating is specific to this discipline and may not be the overall rating for this review.

U3. Please see attached redline comments.

CASTLE ROCK WATER/WATER CONSERVE. LOGAN SNELL

WC1. Please contact Logan Snell with questions at lsnell@crgov.com or 720-733-6045.

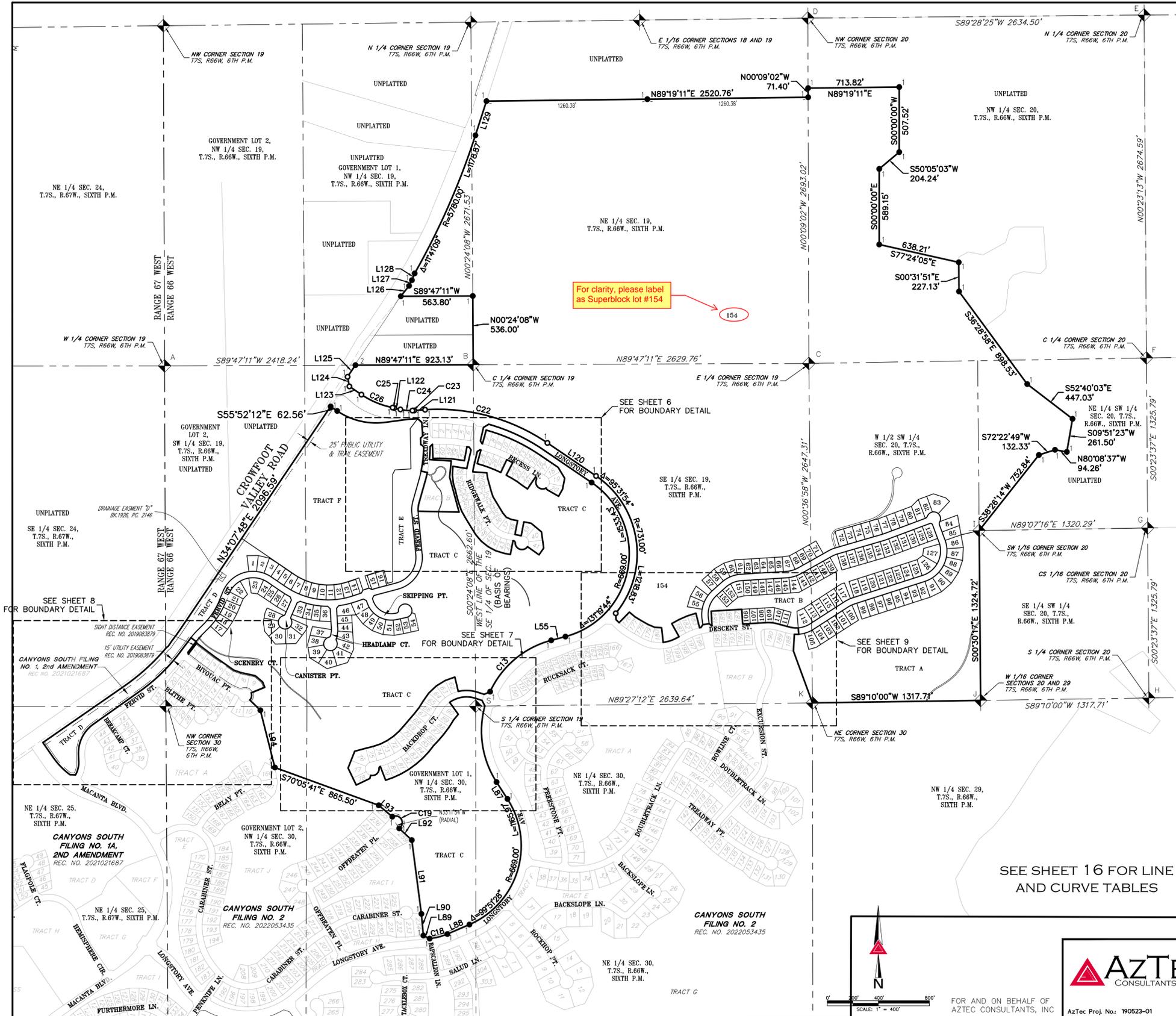
WC2. No comments or requirements as it relates to landscaping and irrigation at this time.

CANYONS SOUTH FILING NO. 4

1st Water/San Review
Ken Torres, P.E.
720.733.6072

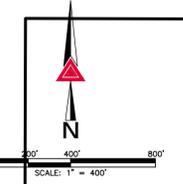
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COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	FOUND 1" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, 1999, PLS 17666" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 8, 2000 BY PLS 17666
	FOUND 1" AXLE 0.2' ± BELOW SURFACE VERIFIED EXISTING TIES PER MONUMENT RECORD ACCEPTED ON AUGUST 6, 1999 BY PLS 17666
	FOUND STONE WITH CHISELED X 0.2' ± ABOVE GROUND PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND STONE WITH CHISELED X AND T-POST 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND NO 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "1989, LS 13213" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE IN FENCE LINE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "1984, PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" ALUMINUM PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.6' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND NO 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155

SEE SHEET 16 FOR LINE AND CURVE TABLES



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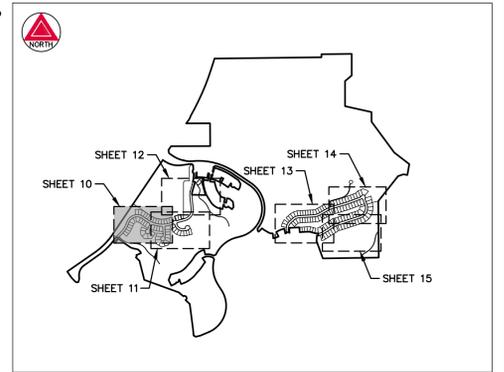
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		SHEET 5 OF 16	

CANYONS SOUTH FILING NO. 4

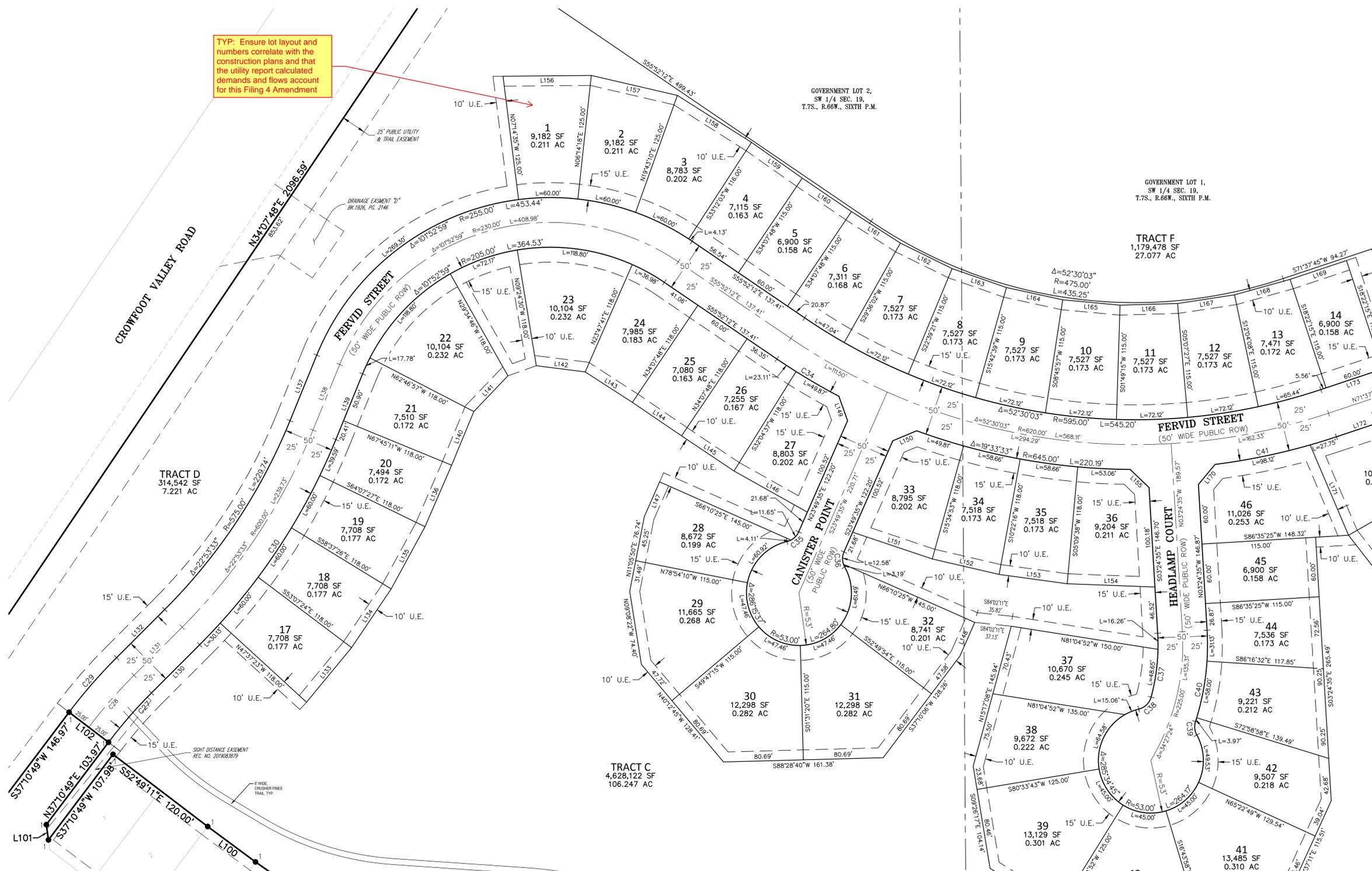
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

TYP: Ensure lot layout and numbers correlate with the construction plans and that the utility report calculated demands and flows account for this Filing 4 Amendment

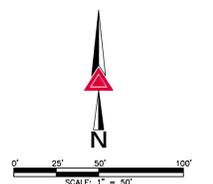


KEY MAP
 SCALE: 1" = 2000'



LEGEND	
○	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
●	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
---	UTILITY EASEMENT
---	(ROW) RIGHT-OF-WAY

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FOR REVIEW

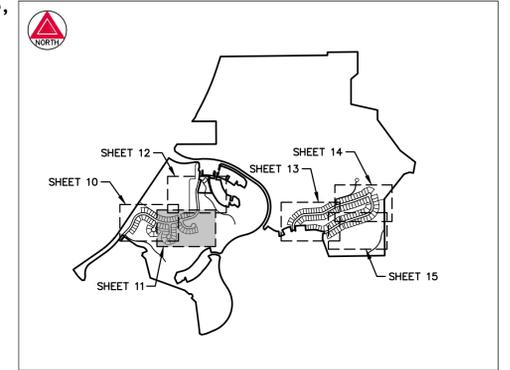
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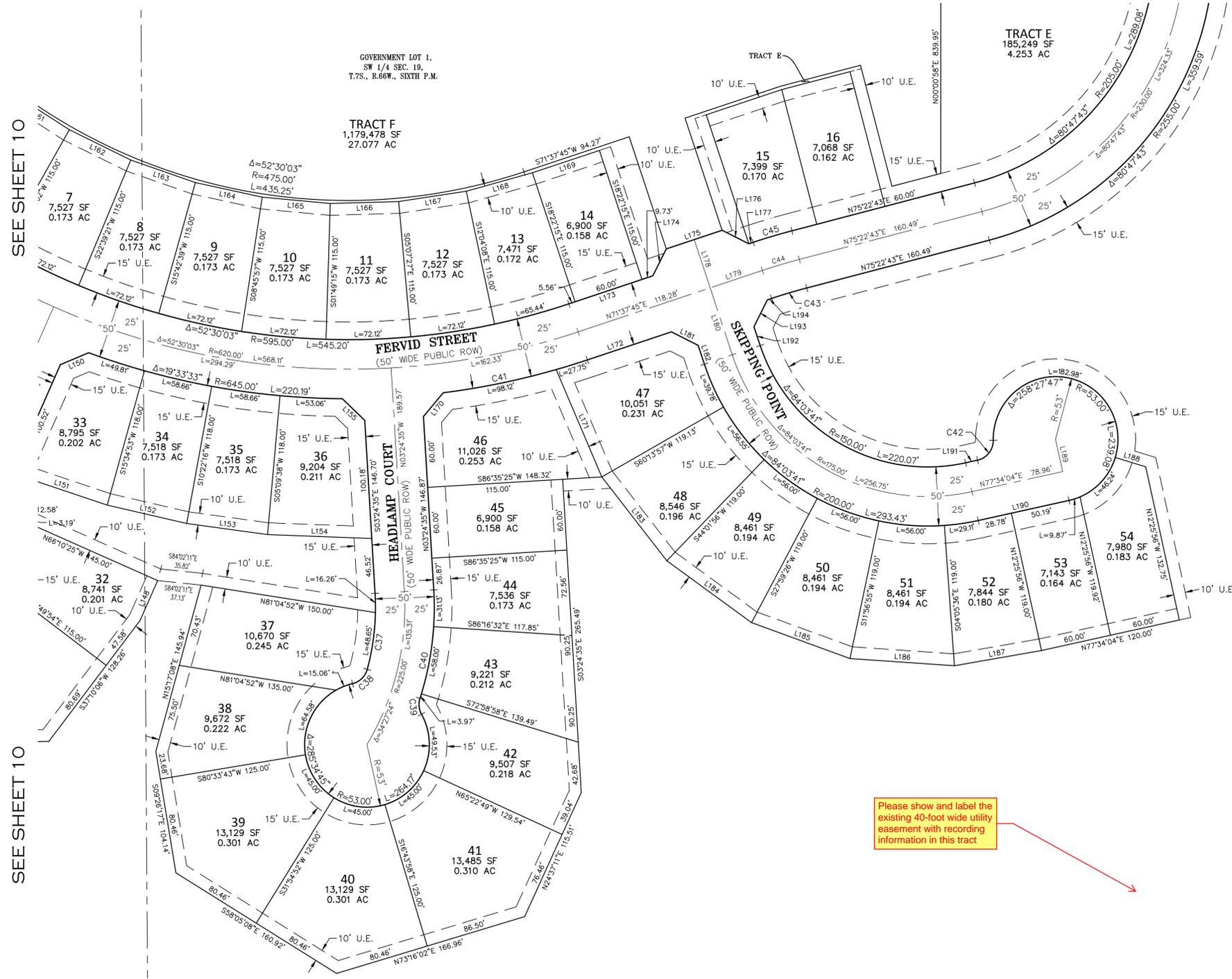
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520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



KEY MAP
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SEE SHEET 12

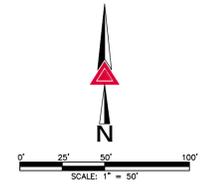
SEE SHEET 10

SEE SHEET 10

Please show and label the existing 40-foot wide utility easement with recording information in this tract

LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	U.E. UTILITY EASEMENT
	(ROW) RIGHT-OF-WAY

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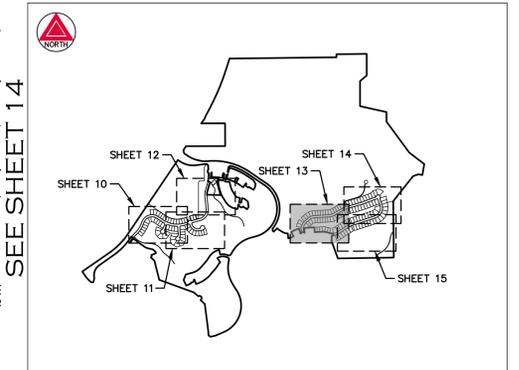
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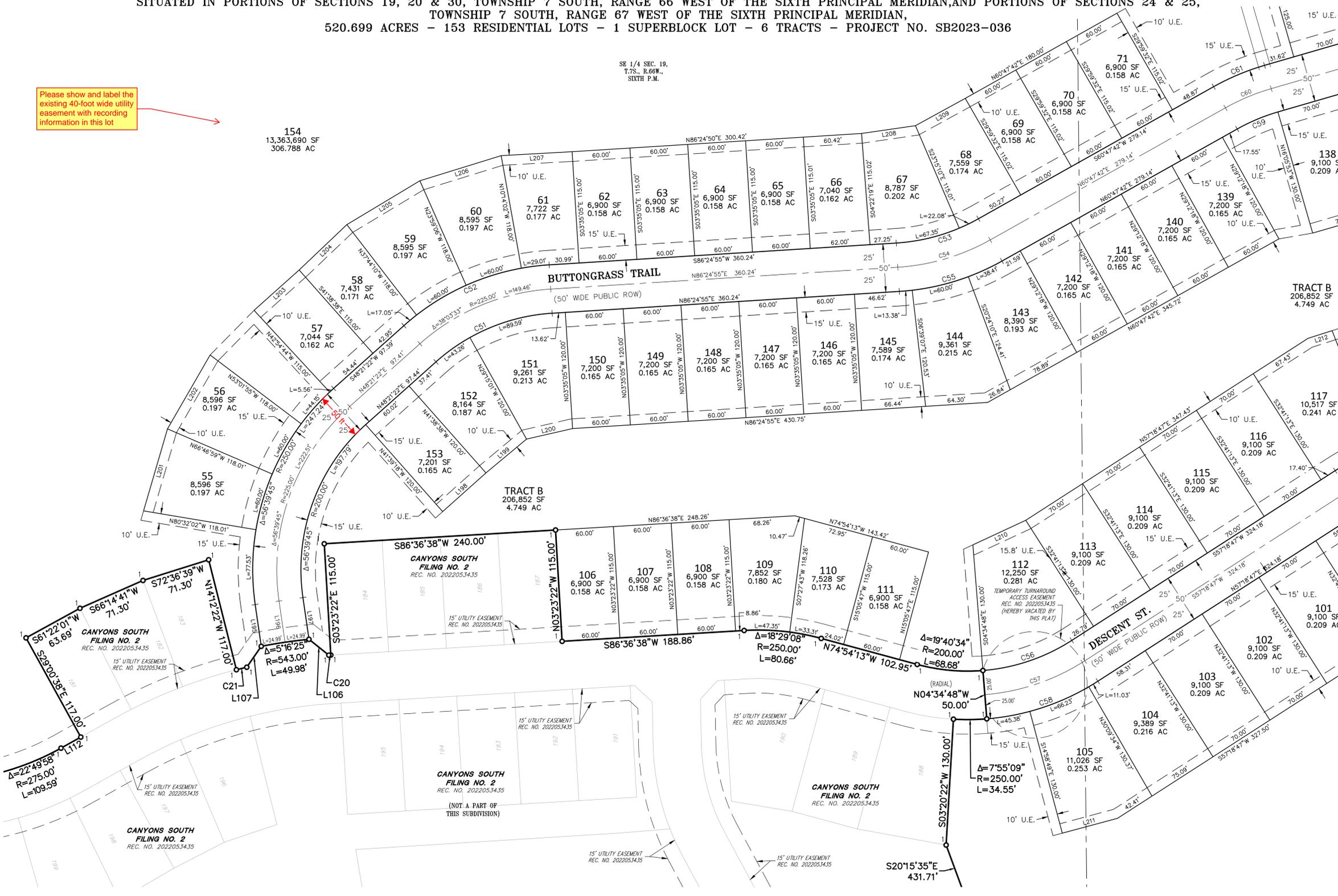
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SE 1/4 SEC. 19,
 T.7S., R.66W.,
 SIXTH P.M.

Please show and label the existing 40-foot wide utility easement with recording information in this lot

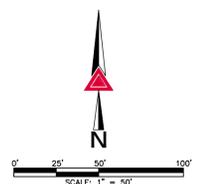


KEY MAP
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SCALE:	1" = 50'
SHEET 13 OF 16	



Right of Way & Permits

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

January 2, 2024

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

Attn: Eric Pavlinek

Re: Canyons South Filing 4, Case # SB2023-036

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Canyons South Filing 4** and has **no apparent conflict**.

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

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

Engineering:

Plat:

1. This project will require a Subdivision Improvement Agreement (SIA). This agreement is to provide for the completion of the improvements proposed by all construction plans and supporting documents this 4th Filing. This SIA document will need to contain the following additional exhibits:

- Exhibit C for the entire costs of future signal at Longstory and Crowfoot

Response: The costs have been provided with this resubmittal.

- Exhibit D for the Crowfoot roadway improvements that are now being transferred to the west side of Crowfoot verses the continuation of the *single lane improvements to the east side of Crowfoot thru the County Park site.*

Response: The costs have been provided with this resubmittal.

- Exhibit E for the Phase 1 Crowfoot Improvements that were never completed during the 1st phase.

Response: The costs have been provided with this resubmittal.

The SIA document may be downloaded from the County’s website at www.douglas.co.us. Please submit an executed original, complete with Exhibits A, B, C, D and E to Engineering for review and processing.

Response: Understood that an SIA will be required. The cost projection for the SIA has provided with this submittal.

2. In Board of County Commissioners Certificate, please revise the second paragraph to read: “Lots 82 — 113, Inclusive, the public streets known as Baldoon Point, Littlemill Trail and Talisker Trail, Canyons South Filing No.1A are hereby vacated by this plat subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat.....”

Response: Plat revised as noted above.

3. In General Note #13 please verify that all references are to Filing #4.

Response: References have been corrected.

4. Please provide a 50’ wide access easement over the top of Tract E at the intersection of Skipping Point for access to the future school site.

Response: A blanket access easement has been added to Tract E.

5. On Sheet 5, please define all known 100-year floodplain limits to verify that all proposed lots do fall within those limits.

Response: There are no known 100-year floodplains in this area.

Construction Plans:

6. Are any Additional Channel improvements expected between existing Pond D and Future Pond E.

Response: No channel improvements are anticipated at this time.

7. In the Phase III drainage report, Pond D13 is still identified on the drainage map. Is this pond still proposed or has this volume been accounted for in Pond D?

Response: The callout for Pond D13 has been removed from the drainage map. The pond is not needed as the area was accounted for in Pond D.

8. Please provide Water and Sanitary Sewer CDs.

Response: Comment Noted, a copy will be provided with the resubmittal.

9. The minimum "K-value" for a crest along a roadway centerline is 19. Please review all centerline profiles to verify this minimum value.

Response: Centerlines have been reviewed and revised. Minimum K-Values are now within the required range.

10. The minimum "K-value" for a sag along a roadway centerline is 37. Please review all centerline profiles to verify this minimum value.

Response: Centerline profiles have been reviewed and revised. Minimum K-Values are now within the required range.

11. Please show required/proposed crosspans in the roadway centerline profiles.

Response: The profiles have been revised to show crossspan depressions.

12. Please extend all storm sewer emergency overflow riprap pads to either the rear lot lines of the adjacent lots or to the toe of slope on back draining cul-de-sacs.

Response: Emergency overflow riprap pads have been extended as requested.

13. Please realign Storm Lateral 5 to provide more clearance from Lots 106 and 107 in the event this pipe would have to be excavated in the future.

Response: Lateral 5 has been realigned to provide more clearance.

14. Please verify that all on-grade inlets are located such that straddle lot lines rather than fronting on a single lot.

Response: On-grade inlets on lot lines have been relocated to straddle lot lines.

15. In Storm Lateral 1 and 5, the outfall appears to daylight about 7' to 8' above the existing channel. These outfalls should daylight no more than 3' to 4' above the existing channel. Perhaps MH-4 and MH-22 could become a box base drop manhole to take up the additional 4' and maintain the current pipe grade to keep flow velocities to a minimum.

Response: On Storm Lateral 1, a drop manhole has been added near the existing channel in the form of manhole MH-5. Storm Lateral 5 has been realigned and a manhole added, to address this issue and the clearance issue in comment 13.

16. In Storm Lateral 4, please label MH-36 and MH-35 in plan view and label the pipe length, slope and size in profile for the pipe runs between MH-36 and MH-6 and MH-35 and MH-7.

Response: The above labels have been added as requested. However, the manholes have been renumbered with MH-36 becoming MH-8 and MH-35 becoming MH-10.

17. In Storm Lateral 9, the maximum run of 36" pipe between manholes is 400'. An additional manhole will be required between MH-28 and Mh-24.

Response: This pipe was upsized to 42" to address HGL issues. So, we think we are ok, given the 500 ft spacing on 36" diameter and above pipes.

18. In Storm Laterals 9 and 12, please verify that MH-24 has a minimum of 1' of freeboard in regard to the 100-year HGL.

Response: The pipe size increase to ensure MH-24 HGL has a minimum of 1' freeboard.

19. In all Storm Laterals, please define the horizontal lengths of all riprap pads as it relates to the Overflow Detail on Sheet DT2.

Response: Dimensions have been added to the overflow riprap pads.

20. On Sheet CH1, the Q5 and Q100 are called out, but no flows have been defined.

Response: The flows are now included per the updated CUHO-SWMM model.

21. In the Phase III report there are calculations for a swale section and Type D Inlet proposed at the lower end of Basin B3. However, this swale section is not identified in the GESD Plans and the CDs show this Type D Inlet as MH-4 in the Storm Lateral 1 profile. It appears that this swale and Type D inlet would be required to drain an existing stock pond area.

Response: MH-4 has been updated to now be a Type D inlet.

22. In the sump Inlet calculations for the 100-year event it is not clear how the 8" (override) ponding depths can be achieved prior to runoff spilling into the emergency overflows. Please clarify.

Response: 6" curb has been called out on the plans to ensure 7.7" of ponding is possible where needed per inlet calculations.

23. On all Type D area inlets, please define a 2' concrete collar around the perimeter of the inlets.

Response: A 2 ft collar has been added to the perimeter of all Type D Inlets.

24. Signage and Striping comments will be forwarded when received from the Traffic Division.

Response: Comment noted. Comments were not received prior to resubmittal.

GESC Plans:

25. On Sheet GE1, please define that grading/berm "Section 2" is also to occur behind Lots 1-14. This will limit the amount of runoff to these "A" lots will receive from the School parcel.

Response: The grading has been revised along the rear of these lots and the section is now referenced.

26. Please label all the exterior slopes with their slope grades.

Response: Slope labels have been added, as requested.

27. Please confirm and note in the earthwork calculations that the excess cut of 29,330 CY of material is to remain on site and that no export will be required.

Response: Confirmed, excess cut is to accommodate projected shrink associated with the overlot and overexcavation grading exercises and will be needed onsite. The earthwork quantities have been updated to reflect the current grading plan.

28. Please provide some rough horizontal dimensions for the Stabilized Staging Area (SSA).

Response: Rough dimensions have been added, as requested.

29. Will any stockpile locations be required with these Limits of Construction (LOC)?

Response: No stockpiling is anticipated for this phase of the project.



January 31, 2024

Eric Pavlinek, Principal Planner
Douglas County Community Development & Planning Services
Transmitted via email: epavlinek@douglas.co.us

RE: Canyons South Filing 4
Project File #: SB2023-036
Part of Sec. 19 and part of the W ½ of Sec. 20, Twp. 7 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Subdivision File No. 31110 - 2nd Letter

Dear Eric Pavlinek:

We have reviewed the January 29, 2024 re-referral regarding the above-referenced subdivision to create 153 residential lots, 1 superblock lot, and 6 tracts and ROWs. The superblock will be part of a future development plan. We note that there is a discrepancy between the number of lots and acreage listed in the referral document which states there will be 153 lots on 520 acres and the application which states that there will be 155 lots on 494 acres. The proposed water supply is service provided by the Town of Castle Rock. The comments in this letter superseded the comments dated December 21, 2023.

The subject referral is part of Canyon South Planned Development which encompasses 968 lots on 1,200 acres. So far, the following lots have been recorded: Filing 1A 1st Amendment with 304 lots on 388 acres, Filing 1A 2nd Amendment with a tract for the amenity center, Filing 1A 3rd Amendment with 39 lots on 234 acres, Filing 2 with 200 lots on 819 acres, and Filing 3 with 90 lots on 188 acres.

Water Demand

The domestic water demand for the residential lots is 400 gallons/day per single-family residence.

Source of Water Supply

The proposed water supply is service provided by the Town of Castle Rock (“Castle Rock”). A will serve letter dated May 22, 2023 from Castle Rock commits to providing water and wastewater service to the development subject to the terms and conditions set forth in that letter.

According to the Report on Castle Rock Water Service to Canyons South Planned Development dated July 5, 2019 (“Report”), Castle Rock has 38,743.3 acre-feet of nontributary Denver Basin groundwater and 9,974.1 acre-feet of not-nontributary Denver Basin groundwater available (48,717.4 acre-feet total). According to the Report, the current Denver Basin Groundwater infrastructure allows for the pumping of 18,469 acre-feet/year of groundwater. Castle Rock also has additional supplies including 834 acre-feet of firm yield from the alluvial well system along East Plum Creek, 606 acre-feet of senior native water rights on East Plum Creek, junior water rights, and 1,000 acre-feet of WISE water. In addition, Castle Rock has lawn irrigation return flows and reuse supplies. As of the date of Castle Rock’s Report, the existing and future



demand ranged between 11,800 and 23,500 acre-feet/year and the current demand has averaged 7,802 acre-feet/year over the last several years.

The majority of the District's water supply is water from bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

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

A review of our records shows permit nos. 35008 and 90929 may be located on the subject property. Based on the depths, well no. 35008 is likely constructed in the alluvium and 90929 is likely constructed in both the not-nontributary Upper Dawson and nontributary Lower Dawson aquifer. The Applicant's January 29, 2024 response indicates that both wells are located within the subject 520 acres but not within the boundaries of Filing No. 4, which is not consistent with our understanding that Filing No. 4 may encompass 520 acres. The Applicant proposes that well no. 35008 be the "P&A" with the Canyons South Filing 5 Final Plat application. This office is not clear on what "P&A" means. The Applicant also proposes that well no. Clarification: In the previous comment response P&A is an abbreviation for "Plugged and Abandoned". boundaries and acreage of Filing No. 4 and the location of these wells so it is clear whether these wells are within the boundaries of Filing No. 4 or not.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., this office has not received enough information to provide an opinion regarding whether the proposed water supply is The total area included with this plat is approximately 520 acres. There will be 153 residential lots, 1 superblock lot for future development, and 6 tracts.

1. Clarify the acreage that are subject to this referral and the number of lots to be created.
2. Provide the location of well nos. 35008 and 90929 so it is clear whether these wells are within the

An exhibit has been included with this response letter showing the approximate locations of the wells. Both wells are located within the superblock lot that is designated for future development.

Additional Comments

The application materials indicate that a storm water detention structure will be constructed as a part of this project. The Applicant should be aware that unless the structure can meet the requirements of a "storm

Detention ponds and structures are not proposed with the construction of this Filing.

water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

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

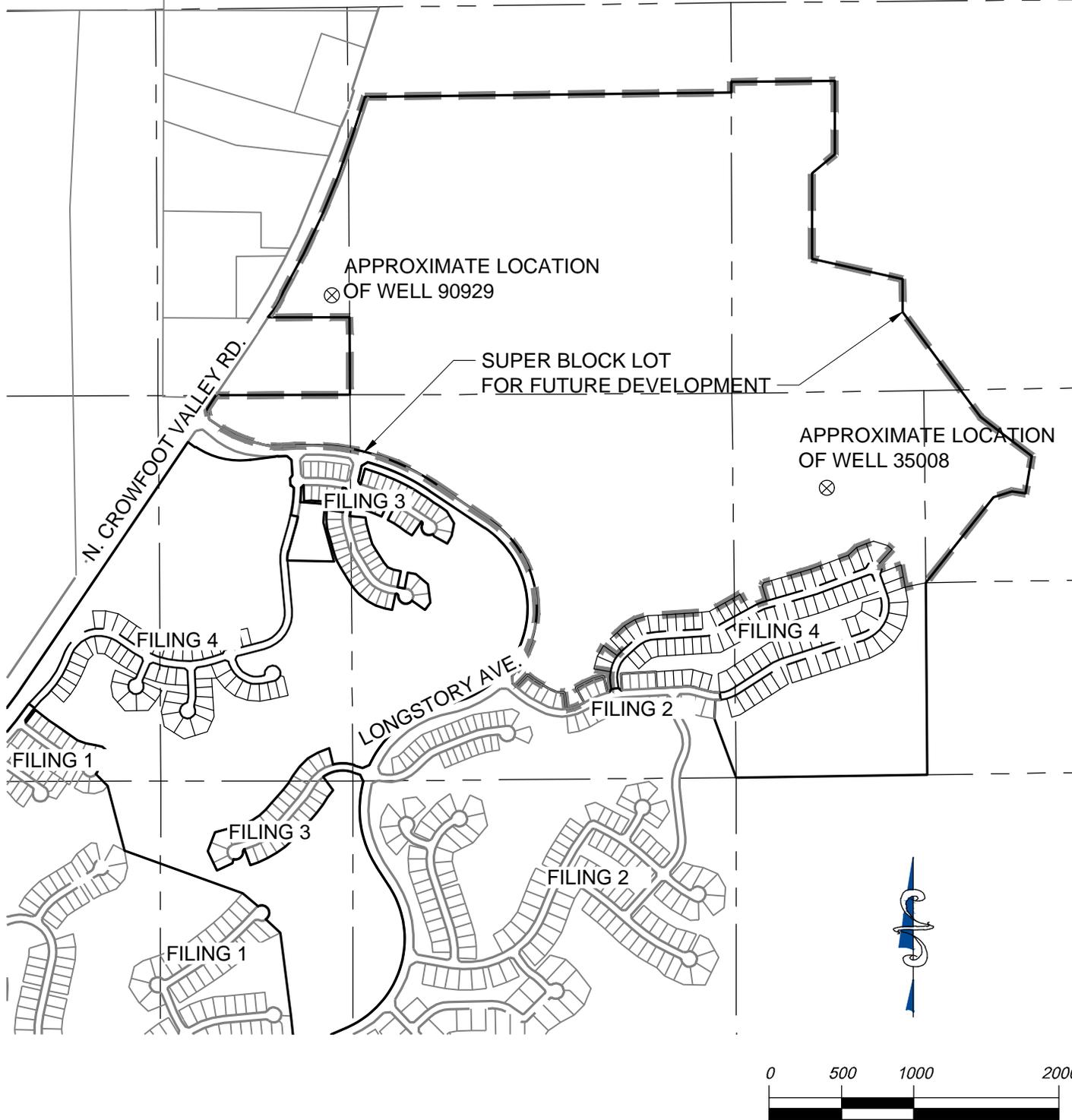
Sincerely,


Ioana Comaniciu, P.E.
Water Resource Engineer

Attachment: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

Ec: Permit nos. 35008 and 90929

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Canyons South Filing 4 - Final Plat
 Project File: SB2023_036

CANYONS FILING NO.4

WATER WELL EXHIBIT

SHEET
X1

SCALE: 1" = 1000'

DATE:
 FEBRUARY 2024

May 22, 2023

Hines
Attn: Richard Cross
1144 15th St. Ste. 2600
Denver, CO 80202
Email: Richard.cross@hines.com

RE: Water and Wastewater Service
See attached for all locations

Dear Mr. Cross:

This letter confirms that the Town of Castle Rock will provide water and wastewater service to the above referenced project provided that:

- 1) the builder and developer meet all obligations under pertinent legal agreements with the Town this includes the Water Service Agreement for Canyons South;
- 2) the development conforms to the plans approved by the Town; and
- 3) the development complies with applicable provisions of the Castle Rock Municipal Code concerning utility connection and service.

Sincerely,



Mark Marlowe
Director of Castle Rock Water

MM:mw



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC
Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, P.E.
Colorado Licensed Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-703-9112
john@atceng.com

July 18, 2022

Mr. Brian Moss, P.E.
Calibre Engineering, Inc.
9090 S. Ridgeline Blvd. Suite 105
Highlands Ranch, CO 80129

RE: Transportation Impact Study - Revised
Canyons South, Future Development and Filing 2

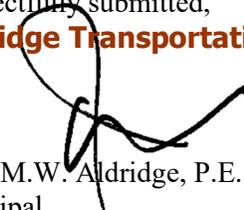
Dear Mr. Moss:

Aldridge Transportation Consultants (ATC) is pleased to present this traffic impact study for the proposed future development area of Canyons South.

ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.

ATC appreciates the opportunity to be of service. Please call if you have any questions. We can be reached at 303-703-9112.

Respectfully submitted,
Aldridge Transportation Consultants, LLC


John M.W. Aldridge, P.E.
Principal



Page 1



INTRODUCTION

This Traffic Impact Study examines the potential impact on traffic caused by the development of a future development area of approximately 450 homes in the Canyons South community. Figure 1 shows the location of the site, preliminary site plan, and the surrounding streets and intersections. The future development area is shown in pale red.

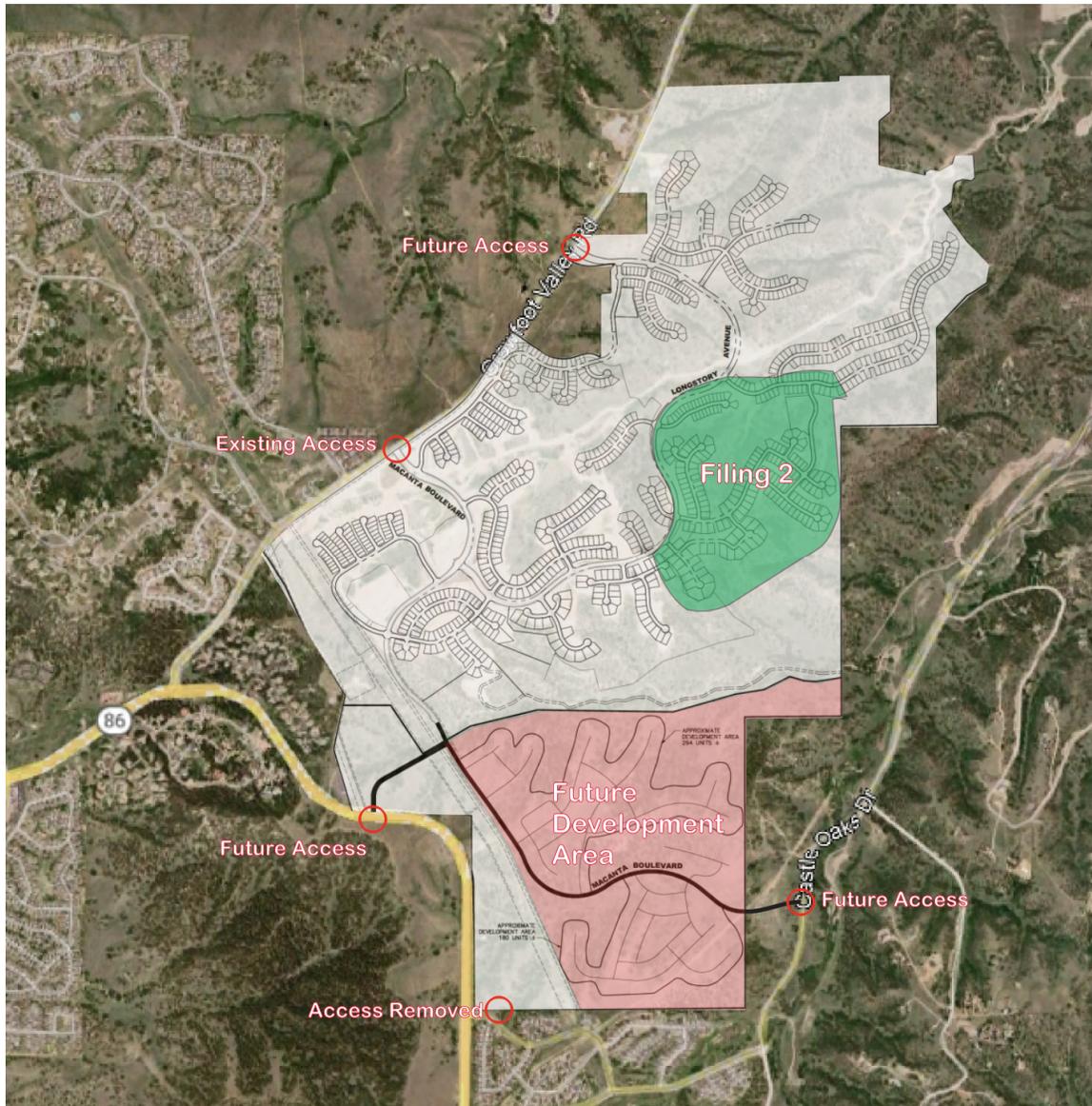


Figure 1 Site Location and Surrounding Area

This study is an update to the **Canyons South Development Traffic Impact Analysis** prepared by Matrix Design Group in June 2015 and updated in November 2016. As shown in Figure 1 the Canyons South site is located in the northeast area of Crowfoot Valley Road and Founders Parkway



in Castle Rock. Note that for this study, the connection to Crimson Sky Drive as presented in the Matrix study has been removed and a new direct connection to Founders Parkway has been added.

The original Canyons South Development was a proposed residential community on approximately 2,000 acres within unincorporated Douglas County, albeit a portion of the property was recently annexed to the Town of Castle Rock. A total of 968 homes, an elementary school for 700 students, an middle school for 1,300 students, and a 14,000 square foot health/fitness facility comprise the full-build out of the development. The full-build plan called for two access locations on Crowfoot Valley Road (Macanta Blvd. and Longstory Ave.), one on Crimson Sky Drive (which has been removed), and another to Castle Oaks Drive.

EXISTING CONDITIONS

Founders Parkway is a four-lane Principal Arterial and state highway (SH-86) classified as an R-A (Rural Arterial). It is divided with a raised concrete median and carries approximately 18,000 ADT per the CDOT OTIS website. The 20-year growth factor is low at 1.09. The posted speed limit is 50 mph.

Crowfoot Valley Road is a 2-lane Minor Arterial that carries approximately 14,500 ADT per the DRCOG Regional Traffic Count map. The speed limit is 40 and 45 mph. The Douglas County Transportation Plan anticipates roadway widening to a 4-lane Major Arterial by 2030.

Castle Oaks Drive is a 2-lane Minor Collector that carries approximately 3,200 ADT per the Town's Traffic Volume Map. It is posted at 30 mph and is primarily used for residential access.

AM and PM traffic counts were taken Crowfoot Valley Road and Founders Parkway by All Traffic Data on Wednesday, January 12, 2022. The count worksheet and graphics are provided in the appendix for reference.

ACCESS LOCATIONS

The primary access to the future development area is from a new intersection on Founders Parkway which replaces an original access via Crimson Sky Drive. Secondary accesses will be available via Macanta Blvd. at Crowfoot Valley Road to the west and at Castle Oaks Dr. to the east. Although circuitous and awkward there is a route to Crowfoot Valley Road via Longstory Ave.

LAND USE and TRIP GENERATION

The property will be developed with 450 single-family residences. The trip generation rates are from the *ITE Trip Generation Manual, 11th Edition*. The following worksheet provides the ADT and AM/PM Peak Hour traffic volumes.

Trip Generation Worksheet								
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM	
					IN	OUT	IN	OUT
210	Single Family	DU	450	9.43	0.18	0.52	0.59	0.35
	Internal Trip Reduction		10%	424	8	23	27	16
Total Trips Assigned to External Access				3820	73	211	239	142



Note that a 10 percent reduction in the trip generation is expected as there will be schools and recreational facilities located in Filings 1 and 2 of Canyons South.

TRAFFIC DISTRIBUTION & ASSIGNMENT

To assess the impacts of the site generated trip assignment Figure 2 presents the forecast 2025 ADT from the Matrix study for Filing 1 at two main points. The additional ADT from the future development area (FDA) is added to the F1 number. The less than 40,000 and greater than 20,000 is the Douglas County 2040 Master Plan estimate for the two main points on Figure 2. The combined ADT is shown on the internal roads. In particular, the new access to Founders Parkway is expected to carry approximately 2,600 ADT directly from the future development area. The ADT total of 3,100 ADT is inclusive of the shift from the Crimson Sky intersection. Macanta Blvd. is expected to increase by 1,000 ADT and the access to Castle Oaks Dr. will increase from 200 to around 400 ADT.

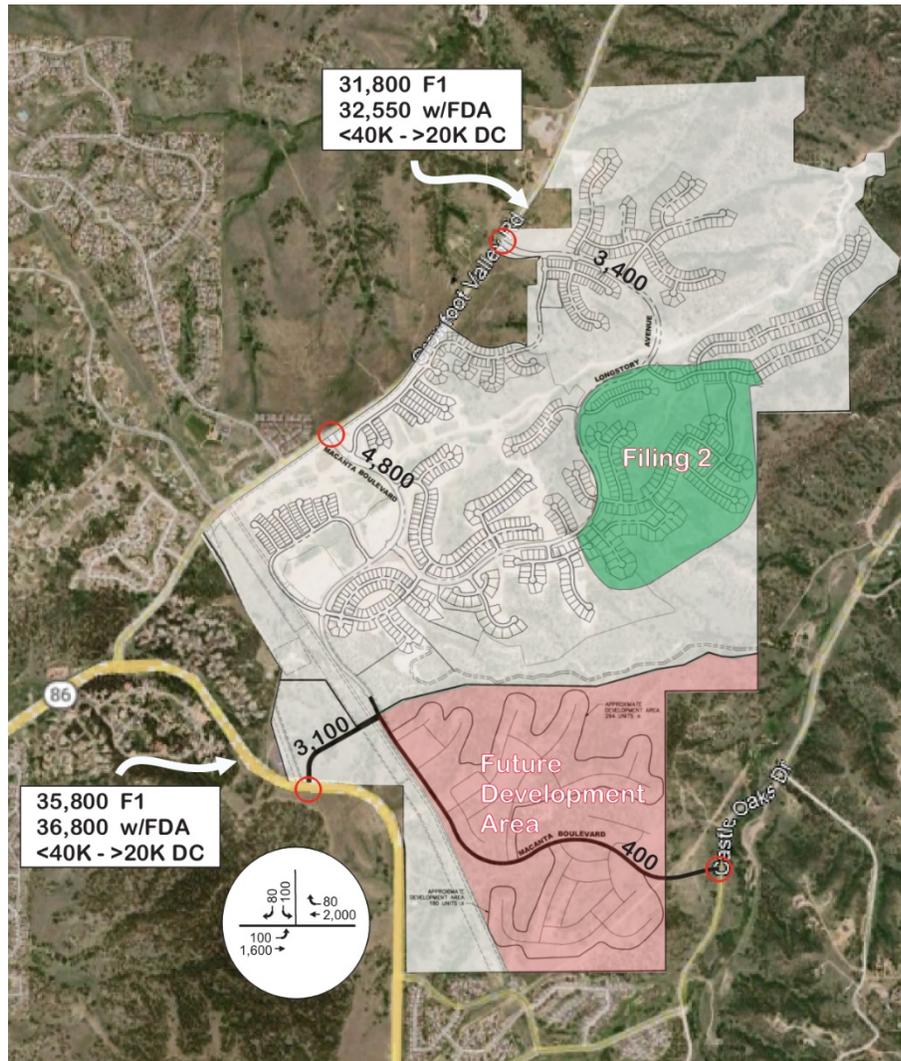


Figure 2 ADT and AM-PM Trip Assignment



FUTURE TRAFFIC VOLUMES

The DRCOG Focus Model Assigned Volumes for 2020 and 2050 shows an annual growth rate of 1.023. The growth rate equates to a 5-year growth factor of 1.12 and a 20-year growth factor of 1.58. The growth factors are reasonably consistent with the 2040 volumes in the Douglas County Transportation Plan and the Matrix study shown in Figure 2.

PEAK HOUR INTERSECTION LEVEL OF SERVICE

ATC uses Synchro v.10 for operations analyses. The Synchro methodology is based on the 6th Edition of the Highway Capacity Manual (HCM). The table summarizes the AM and PM peak hour LOS for the Existing, 5-year Background and Total, and 20-year Background and Total. LOS is a letter rating from A to F. LOS A indicates free-flow traffic conditions and no delay at intersections. LOS F is heavy traffic congestion with significant delay. LOS is provided for the overall operations at signalized intersections. LOS D is generally the benchmark for acceptable signalized intersection operations during the weekday peak hours. The critical movement, not the overall, indicates the LOS rating for unsignalized intersections, which is generally a left turn out from the minor street approach. Caution must be used when evaluating the LOS at unsignalized intersections particularly when LOS F is shown. In case of LOS, the HCM suggests that other evaluation methods should be considered such as the volume over capacity ratio and the 95th percentile queue length to make the most effective traffic control decision. LOS F at unsignalized intersections is typically normal during the weekday peak hours. In the table below the 5-year Total column presents unsignalized and signalized options for the new access. Synchro graphics and reports for each timeframe are provided in the appendix.

Unsignalized Intersection LOS Summary										
LOS/Control Delay (secs) A=0-10, B=>10-15, C=>15-25, D=>25-35, E=>35-50, F=>50										
Intersection	Existing		5-Year BKG		5-Year TOTAL		20-Year BKG		20-Year TOTAL	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
New Access/Founders	n/a	n/a	n/a	n/a	F*	F*	n/a	n/a	n/a	n/a

Signalized Intersection LOS Summary										
LOS/Control Delay (secs) A=0-10, B=>10-20, C=>20-35, D=>35-55, E=>55-80, F=>80										
Intersection	Existing		5-Year BKG		5-Year TOTAL		20-Year BKG		20-Year TOTAL	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Founders/Crowfoot	C	C	C	C	D	D	F	D	F	D
New Access/Founders	n/a	n/a	n/a	n/a	B	C	n/a	n/a	B	C

*Control delay is extreme- more than 300 seconds per vehicle

Presently the intersection of Founders/Crowfoot Valley operates at LOS C/C in the AM and PM peak hour, respectively. It will continue to do so in the 5-year Background condition. In the 20-year Background condition it will operate at LOS F/D. With the added traffic from the new access on Founders, it will operate at LOS D/D in the 5-year Total condition and LOS F/D in the 20-year Total condition.

The new access in the 5-year Total condition as an unsignalized intersection will operate badly at LOS F/F. Note that the seconds of delay per vehicle is more than 300 seconds and per the HCM is incalculable. With signal control the new access will operate at LOS B/C in both the 5-year and 20-year Total conditions.

Note that the intersection of Macanta/Crowfoot Valley was constructed this past year. Currently it is two-way stop sign controlled. It is likely to be signalized when development of Filing 1 is complete. The intersection of Macanta/Castle Oaks does not exist presently. Traffic on Castle Oaks



is minor at approximately 3,200 ADT and the Macanta approach is approximately 400 ADT. Consequently, it will operate at LOS A or B and wouldn't warrant anything more than two-way stop sign control.

MITIGATION

The new direct access to Founders Parkway is essential in the absence of the previously proposed access to Crimson Sky Dr. In this location, Founders Parkway is SH-86 and classified as R-A. Under this classification, full movement intersections are permitted at one half mile points. A new access permit will be required, and Douglas County is the issuing authority. The intersection will need to be monitored for traffic signal warrants. Typically, 200 homes will trigger an 8-hour and/or a 4-hour warrant. The intersection will require a full complement of auxiliary turn lanes in accordance with the State Highway Access Code standards for an R-A facility posted at 50 mph. The deceleration length is 500 feet inclusive of a 15:1 taper ratio. On the left turn lane an additional 100 feet should be added to the storage bay length. On the new access approach, a left turn bay of 150 feet is recommended.

Since 2019 there have been considerable improvements made to the Crowfoot Valley Road/Founders Parkway intersection that include dual right and left turn lanes on the southbound approach, and dual left turn lanes on the eastbound approach. No further improvements are necessary to accommodate the traffic generated by the future development area. Likewise, at the Macanta Blvd./Crowfoot Valley Road intersection it has been constructed to include a full complement of turn lanes and is programmed for signalization when warrants are met. The additional traffic generated by the future development area is minor at less than 1,000 ADT and will not cause any additional improvements. It may hasten the signal warrant, but that is likely to be met prior to full build out of the Filing 1. A nominal impact on the Longstory Ave./Crowfoot Valley Road intersection will not change the programmed improvements at that location.

PREVIOUS ANTICIPATED IMPROVEMENTS

Douglas County has requested that this study include the table of Anticipated Improvements by Time Period as presented in Canyons South Traffic Impact Analysis in Table 8. Regarding the 2035 improvements by Canyons South:

- 1) Founders Pkwy. and Front St. provide NB right turn overlap phasing. This has not been implemented as of 2022.
- 2) Founders Pkwy. and Woodlands Blvd. provide NB right turn overlap phasing and convert SB thru only lane to second SB left turn lane. These have not been implemented as of 2022.
- 3) Founders Parkway and Crimson Sky Dr. no additional improvements beyond the Pine Canyon development traffic signal. A traffic signal has not been installed as of 2022.
- 4) Crowfoot Valley Road Corridor construct 2nd thru lane northbound from Founders Pkwy to the northern limit of project. The corridor has been reconstructed to include a 2nd thru lane from Founders Pkwy. but it terminates as right turn lane at Macanta Blvd. Many other improvements have been recently made on this section including new auxiliary lanes.
- 5) Crowfoot Valley Road and Macanta Blvd. construct traffic signal with specific geometry on EB, WB, and NB approaches. A traffic signal will be installed when warrants are met. New geometry in place as of 2022. See description in Mitigation section of this study.
- 6) Crowfoot Valley Road and Longstory Ave. construct traffic signal when warranted with specific geometry on the EB, WB, and NB approaches.



- 7) Macanta Blvd. and Longstory Ave. construct as single lane roundabout. Constructed as conventional T intersection.
- 8) Macanta Blvd. and Castle Oaks Dr. construct as stop-controlled intersection. No roadway connection as of 2022.

Table 8 – Anticipated Improvements

Intersections	Improvements by Others Anticipated by 2035	2035 Improvements by Canyons South
Founders Pkwy & SB I-25 Off-Ramp	CDOT & Town Planned Improvements: - EB 3 thru lanes - WB 3 thru lanes - SB free right, shared left/right, 2 dedicated left turn lanes	None
Founders Pkwy & NB I-25 Off-Ramp	CDOT & Town Planned Improvements: -EB 3 thru lanes -WB 1 thru lane, 1 thru/right turn lane, 1 dedicated right turn lane - NB 3 dedicated left turn lanes, 2 dedicated right turn lanes	None
Founders Pkwy & Allen Way	TIP Funded Project by the Town to provide: - EB double left - SB double right - WB right	None
Founders Pkwy & Front St	None	Provide NB right turn overlap phasing
Founders Pkwy & Woodlands Blvd	CDOT FASTER Safety Project to convert WB right turn lane to a shared thru/right	- Provide NB right turn overlap phasing - Convert SB thru only lane to a second SB left turn lane
Founders Pkwy & Crowfoot Valley Rd	CDOT FASTER Safety Project to provide: - EB double left - Add second receiving lane on NB Crowfoot Valley Rd - SB free right - Extend Founders Pkwy accel lane to Woodland Blvd	Add second SB left turn lane
Founders Pkwy & Crimson Sky Dr	Assume Pine Canyon Development installs traffic signal	- No additional improvements beyond the Pine Canyon Development traffic signal



Table 8 Continued – Anticipated Improvements

Intersections	Improvements by Others Anticipated by 2035	2035 Improvements by Canyons South
Crowfoot Valley Rd Corridor	2 nd thru lane southbound	Construct 2 nd thru lane northbound from Founders Pkwy to northern limit of project
Crowfoot Valley Rd & Road A	When Canyons Pkwy connection is made: <ul style="list-style-type: none"> - EB double left (by others) - WB right turn lane (by others) - SB approach (by others) 	Construct traffic signal w/ the following geometry: <ul style="list-style-type: none"> - Two EB thru lane - EB right turn lane - WB left turn lane - Two WB thru lanes - NB left turn lane - NB thru lane - NB right turn lane
Crowfoot Valley Rd & Road B	None	Construct traffic signal when warranted: <ul style="list-style-type: none"> - Two NE thru lane - NE right turn lane - Two SW thru lane - SW left turn lane - NW left & right turn lanes
Road A & Road B	None	Construct single lane roundabout
Road A & Castle Oaks Dr	None	Construct stop controlled intersection

CONCLUSIONS

Based on the findings of this analysis, in my professional opinion, the future development area with 450 additional homes will not create a detrimental impact on Macanta Blvd., Longstory Ave., or Crowfoot Valley Rd. and is in conformance with the Canyons South Development Traffic Impact Analysis. Other than the new direct access to Founders Parkway, no geometric or traffic control improvements to the Crowfoot Valley Road corridor or to the intersection with Founders Parkway are necessitated by the future development area.



APPENDIX

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
 A VACATION AND REPLAT OF LOTS 82-113, TRACT RR, BALDOON POINT, TALISKER TRAIL, AND LITTELMILL TRAIL, CANYONS SOUTH FILING NO. 1A, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND
 AMENDMENT, AND LOT 201, TRACT L, CANYONS SOUTH FILING NO. 2, TRACT A, CANYONS SOUTH FILING NO. 3, AND A PORTION OF FERVID STREET, CANYONS SOUTH FILING NO. 1, 1ST AMENDMENT,
 SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

SHEET INDEX

SHEET 1 COVER SHEET
 SHEET 2 SIGNATURE SHEET, GENERAL NOTES
 SHEETS 3-4 VACATION DETAILS
 SHEETS 5-9 OVERALL LAYOUT
 SHEETS 10-13 LOT DETAILS (13) LINE & CURVE TABLES

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CANYONS SOUTH FILING NO. 4. 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. FERVID STREET, CANISTER POINT, HEADLAMP STREET, SKIPPING POINT, BUTTONGRASS TRAIL, DESCENT STREET RIGHTS-OF-WAYS AND TRACT RR-1 AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, FOR PUBLIC USES AND PURPOSES.

OWNER:

HT CANYONS SOUTH DEVELOPMENT LP

BY: HT CANYONS SOUTH DEVELOPMENT LLC, ITS GENERAL PARTNER

BY: HT CANYONS SOUTH LP, ITS SOLE MEMBER

BY: HINES CANYONS SOUTH LLC, ITS GENERAL PARTNER

BY: HINES CANYONS SOUTH ASSOCIATES LP, ITS SOLE MEMBER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: _____
 NAME: ROBERT W. WITTE
 TITLE: SENIOR MANAGING DIRECTOR

STATE OF TEXAS)
) SS.
 COUNTY OF DALLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____
 BY _____ THE _____ OF HINES INVESTMENT MANAGEMENT
 HOLDINGS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF HINES CANYONS SOUTH ASSOCIATES LP, AS SOLE
 MEMBER OF HINES CANYONS SOUTH LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LP, AS SOLE MEMBER OF
 HT CANYONS SOUTH DEVELOPMENT LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH DEVELOPMENT LP, ON
 BEHALF OF SAID ENTITIES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

OWNER:

HT CANYONS SOUTH LAND LP

BY: HT CANYONS SOUTH LAND LLC, ITS GENERAL PARTNER

BY: HT CANYONS SOUTH LP, ITS SOLE MEMBER

BY: HINES CANYONS SOUTH LLC, ITS GENERAL PARTNER

BY: HINES CANYONS SOUTH ASSOCIATES LP, ITS SOLE MEMBER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: _____
 NAME: ROBERT W. WITTE
 TITLE: SENIOR MANAGING DIRECTOR

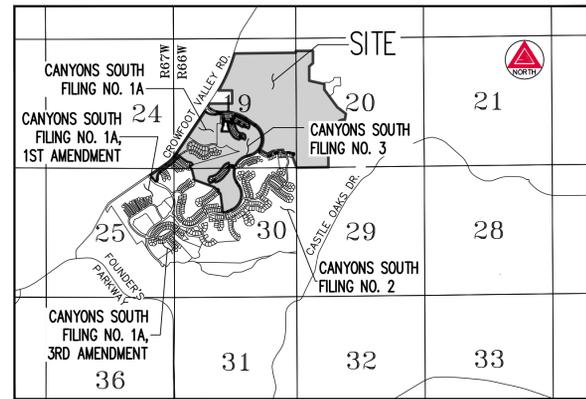
STATE OF TEXAS)
) SS.
 COUNTY OF DALLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____
 BY ROBERT W. WITTE, THE SENIOR MANAGING DIRECTOR OF HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED
 PARTNERSHIP, AS GENERAL PARTNER OF HINES CANYONS SOUTH ASSOCIATES LP, AS SOLE MEMBER OF HINES
 CANYONS SOUTH LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LP, AS SOLE MEMBER OF HT CANYONS
 SOUTH LAND LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LAND LP, ON BEHALF OF SAID ENTITIES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



VICINITY MAP
 SCALE 1" = 3500'

OWNER:

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF
 CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY REPUBLIC _____

OWNER: - TRACT RR

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

BY: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF
 DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY REPUBLIC _____

EASEMENT OWNER:

TOWN OF CASTLE ROCK

BY: _____
 TOWN MANAGER

STATE OF COLORADO)
) SS.
 COUNTY OF DOUGLAS)

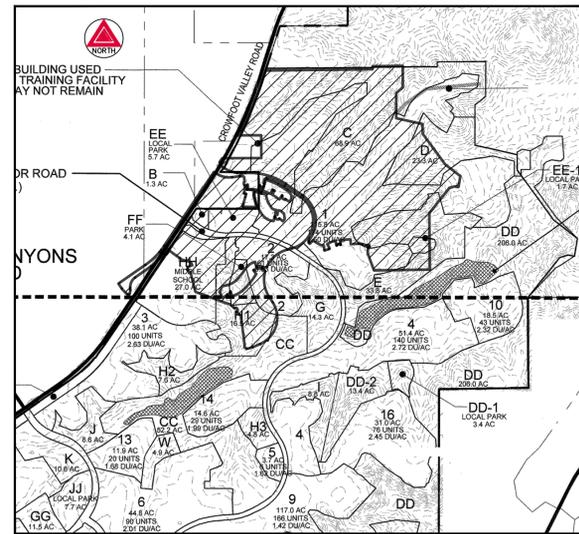
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF THE
 TOWN OF CASTLE ROCK

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



PLANNED DEVELOPMENT
 SCALE 1" = 2000'

TITLE VERIFICATION

WE, FIDELITY NATIONAL 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) IS FREE AND CLEAR OF ALL LIENS, TAXES AND
 ENCUMBRANCES

TITLE COMMITMENT NO. _____

TITLE: _____

DATE: _____

BY: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY REPUBLIC _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS A-1, B-1, C-1, D-1 AND E-1 ARE HEREBY ACCEPTED
 FOR OWNERSHIP AND MAINTENANCE BY THE CROWFOOT VALLEY RANCH
 METROPOLITAN DISTRICT NO.

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____

TITLE: _____

STATE OF COLORADO)
) SS.
 COUNTY OF _____)

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

AS _____ OF _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY REPUBLIC _____

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, 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 MARCH 19, 2018 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS
 SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND
 THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF
 COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE
 PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY
 KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR
 IMPLIED.

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

FOR REVIEW

DANIEL E. DAVIS
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38256
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY,
 COLORADO, ON THE ____ DAY OF _____, 20____ SUBJECT TO ANY CONDITIONS
 SPECIFIED HEREON. THE DEDICATION OF A PORTION OF FERVID STREET, CANISTER POINT, HEADLAMP STREET,
 SKIPPING POINT, BUTTONGRASS TRAIL AND DESCENT STREET, RIGHTS-OF-WAYS, TRACT RR-1, UTILITY
 EASEMENTS, DRAINAGE EASEMENTS, AND BLANKET ACCESS EASEMENTS ARE HEREBY ACCEPTED.

LOTS 82 - 113, INCLUSIVE, SCHOOL SITE TRACT RR, THE PUBLIC STREETS KNOWN AS BALDOON POINT,
 LITTELMILL TRAIL AND TALISKER TRAIL, CANYONS SOUTH FILING NO. 1A ARE HEREBY VACATED 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
 NO. 2008047805, PORTION OF THE PUBLIC STREET KNOWN AS FERVID STREET, CANYONS SOUTH FILING NO.
 1A, 1ST AMENDMENT 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 NO. 2019083879, TRACT B, CANYONS SOUTH
 FILING NO. 1A, 2ND AMENDMENT 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 NO. 2021021687, LOT 201 AND TRACT L,
 CANYONS SOUTH FILING NO. 2 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 NO. 2022053435, TRACT A, CANYONS SOUTH
 FILING NO. 3 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 NO. 2022076006.

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

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

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN FILE # SB2023-010 FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING
 COMMISSION OCTOBER 24, 2023.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION _____ DATE _____

LAST REVISED: 1/26/2024

300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION: 2023-06-23
	PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE: N/A
AzTec Proj. No: 23421-06 Drawn By: BAM			S H E E T 1 O F 13

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
 A VACATION AND REPLAT OF LOTS 82-113, TRACT RR, BALDOON POINT, TALISKER TRAIL, AND LITTELMILL TRAIL, CANYONS SOUTH FILING NO. 1A, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND
 AMENDMENT, AND LOT 201, TRACT L, CANYONS SOUTH FILING NO. 2, TRACT A, CANYONS SOUTH FILING NO. 3, AND A PORTION OF FERVID STREET, CANYONS SOUTH FILING NO. 1, 1ST AMENDMENT,
 SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND, SITUATED IN SECTION 19, THE NORTH HALF OF SECTION 30, AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 25, AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ALL OF LOT 201 AND TRACT L, CANYONS SOUTH FILING NO. 2 RECORDED AUGUST 4, 2022, AT RECEPTION NO. 2022053435, LOTS 82 THROUGH 113, INCLUSIVE, SCHOOL SITE TRACT RR, THE PUBLIC RIGHTS-OF-WAY KNOWN AS BALDOON POINT, TALISKER TRAIL, AND LITTELMILL TRAIL, CANYONS SOUTH FILING NO. 1A, RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, RECORDED FEBRUARY 22, 2021, AT RECEPTION NO. 2021021687, AND TRACT A, CANYONS SOUTH FILING NO. 3 RECORDED DECEMBER 8, 2022 AT RECEPTION NO. 2022076006, ALL IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE.

TOGETHER WITH A PORTION OF THE PUBLIC RIGHT-OF-WAY KNOWN AS FERVID STREET, AS DEPICTED ON CANYONS SOUTH FILING NO. 1A, 1ST AMENDMENT, RECORDED DECEMBER 9, 2019 AT RECEPTION NO. 2019083879, IN SAID OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID TALISKER TRAIL;
 THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID TALISKER TRAIL, SOUTH 31°43'04" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID FERVID STREET;
 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 58°16'56" WEST, A DISTANCE OF 184.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'07", AN ARC LENGTH OF 73.66 FEET;
3. NORTH 52°49'11" WEST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID FERVID STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 52°49'11" EAST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'07", AN ARC LENGTH OF 92.07 FEET;
2. NORTH 58°16'56" EAST, A DISTANCE OF 184.04 FEET TO THE POINT OF BEGINNING.

BENEFICIARY OF DEED OF TRUST:

SIMMONS BANK, AN ARKANSAS STATE BANK

BY: _____ TITLE _____
 STATE OF TEXAS)
) SS
 COUNTY OF _____)
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
 BY _____ AS _____ OF SIMMONS BANK, AN
 ARKANSAS STATE BANK

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC OF TEXAS

BENEFICIARY OF DEED OF TRUST:

LENNAR COLORADO, LLC

BY: _____ TITLE _____
 STATE OF COLORADO)
) SS
 COUNTY OF _____)
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
 BY _____ AS _____ OF LENNAR
 COLORADO, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TRACT SUMMARY TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A-1	1,053,715	24.190	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT B-1	206,852	4.749	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT C-1	4,628,122	106.247	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT D-1	314,542	7.221	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT E-1	185,249	4.253	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT RR-1	1,179,478	27.077	SCHOOL SITE	DOUGLAS COUNTY	DOUGLAS COUNTY
TOTAL	7,567,958	173.737			

OS = OPEN SPACE
 DR = DRAINAGE
 UT = UTILITIES
 LS = LANDSCAPE
 TR = TRAILS

CVRMD1 = CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (153)	1,349,798	30.988	6%
SUPERBLOCK LOTS (1)	13,363,690	306.788	59%
TRACTS (6)	7,567,958	173.737	33%
ROW	400,172	9.186	2%
TOTALS	22,681,618	520.699	100%

GENERAL NOTES:

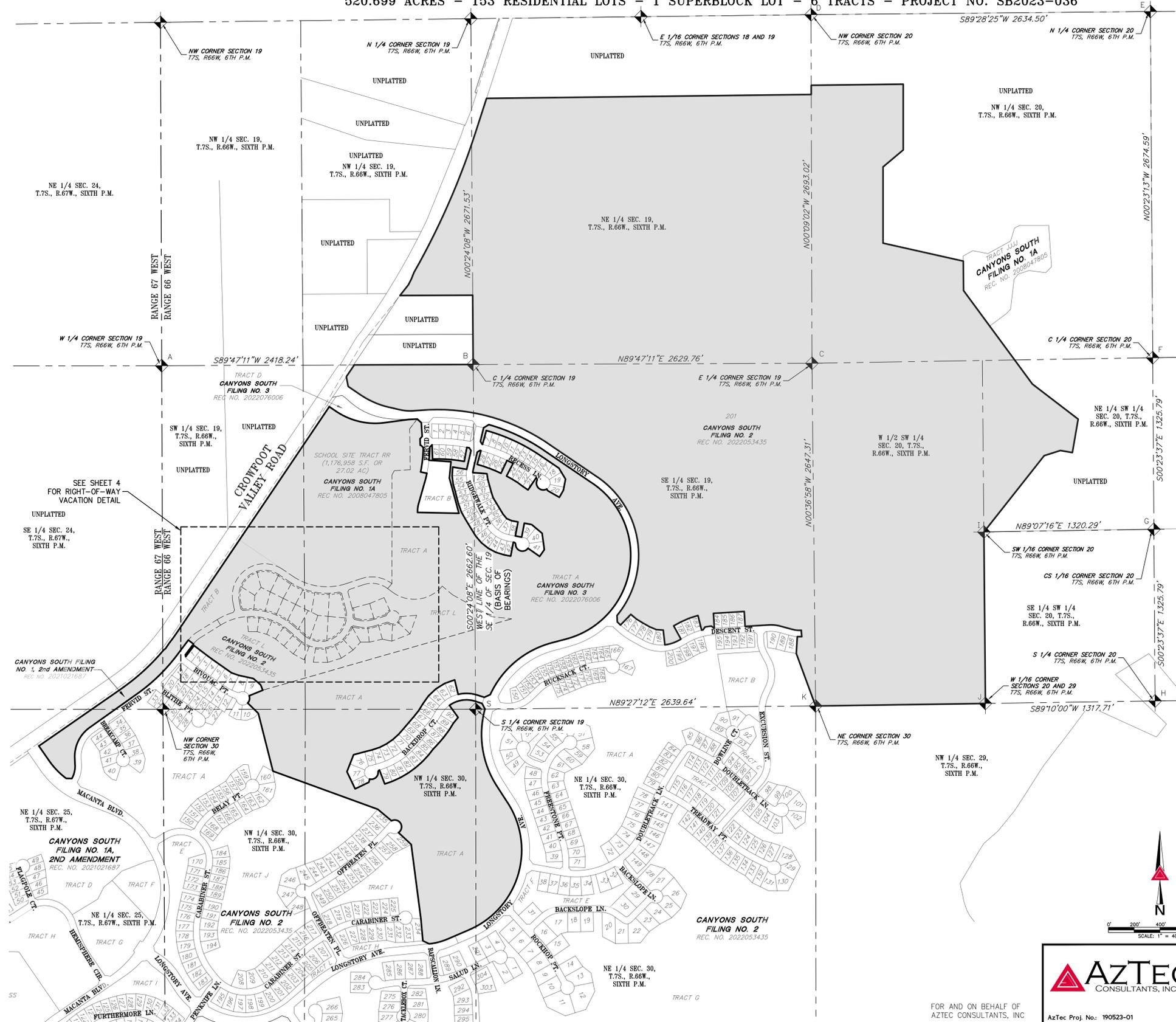
1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 30, 2020.
4. BASIS OF BEARINGS: BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN ON SHEETS 3 & 5, ASSUMED TO BEAR SOUTH 00°24'08" EAST, A DISTANCE OF 2,662.60 FEET.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER 100-N0041623-010-T02, AMENDMENT NO. 1, WITH A COMMITMENT DATE OF JULY 27, 2023, WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
6. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0187G MAP REVISED MARCH 16, 2016.
7. A MINIMUM OF 1-FOOT OF FREEBOARD SHALL BE PROVIDED BETWEEN THE 100-YEAR BASE FLOOD ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES (THIS INCLUDES BASEMENTS).
8. BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
9. PURPOSE STATEMENT: LOTS 82 - 113, INCLUSIVE, SCHOOL SITE TRACT RR AND THE PUBLIC RIGHTS-OF-WAY KNOWN AS BALDOON POINT, LITTELMILL TRAIL AND TALISKER TRAIL, CANYONS SOUTH FILING NO. 1A RECORDED JULY 8, 2008 AT RECEPTION NO. 2008047805, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT RECORDED FEBRUARY 22, 2021 AT RECEPTION NO. 2021021687, LOT 201 AND TRACT L, CANYONS SOUTH FILING NO. 2 RECORDED AUGUST 4, 2022 AT RECEPTION NO. 2022053435 AND TRACT A, CANYONS SOUTH FILING NO. 3 RECORDED DECEMBER 8, 2022 AT RECEPTION NO. 2022076006 ARE BEING VACATED AND REPLATTED INTO 153 RESIDENTIAL LOTS, 1 SUPERBLOCK LOT, 6 TRACTS AND RIGHT-OF-WAY AS SHOWN HEREIN.
10. THOSE LOT NUMBERS LISTED IN GENERAL NOTE 9 HEREIN ARE HEREBY BEING VACATED, REPLATTED, AND CONSECUTIVELY RENUMBERED BEGINNING WITH LOT 1 AND ENDING WITH LOT 154.
11. TRACTS A-1, B-1, C-1, D-1, AND E-1 SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, UTILITIES, LANDSCAPE AND TRAILS.
12. THE TRACT BOUNDARY OF THE SCHOOL TRACT (TRACT RR) PREVIOUSLY PLATTED AND DEDICATED TO DOUGLAS COUNTY IS BEING VACATED AND REPLATTED AS TRACT RR-1 AS SHOWN HEREON. TRACT RR-1 IS FOR FUTURE SCHOOL USE.
13. A BLANKET ACCESS EASEMENT IS HEREBY DEDICATED OVER AND ACROSS TRACT E-1.
14. ALL NON-EXCLUSIVE UTILITY EASEMENTS LOCATED ACROSS THE TRACTS SHOWN HEREON ARE DEDICATED TO THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPLACING FACILITIES LOCATED INSIDE SAID EASEMENTS.
15. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
16. DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY ACROSS ALL TRACTS WITHIN CANYONS SOUTH FILING NO. 4 FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POLLS, AND WATER QUALITY FACILITIES (COLLECTIVELY THE "FACILITIES") IN THE EVENT THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN CANYONS SOUTH FILING NO. 4, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.
17. THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 HEREBY VACATES THOSE EASEMENTS AND PORTIONS OF EASEMENTS OCCURRING WITHIN THOSE AREAS LISTED IN GENERAL NOTE 9 HEREIN AND SHOWN HEREON ON SHEETS 3 & 4.
18. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCR OACH INTO UTILITY EASEMENTS.
19. TRAIL DESIGNATED FOR BICYCLE AND PEDESTRIAN USE TRAVERSING THROUGH TRACT A-1, TRACT C-1 AND SUPER-BLOCK LOT 154, AS SHOWN HEREON, SHALL BE IMPROVED WITH CRUSHER FINES OR CONCRETE SURFACE AND SHALL BE SIX FEET AS ILLUSTRATED, WITH THE FINAL ALIGNMENT BEING DETERMINED IN THE FIELD. THE TRAILS WILL BE OWNED AND MAINTAINED BY THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 UPON COMPLETION OF CONSTRUCTION.
20. SUPERBLOCK LOT 154 IS INCLUDED WITHIN THE BOUNDS OF THE FINAL PLAT TO REFLECT THE LIMITS OF THE REMAINING DEVELOPMENT AREA WITHIN THIS PORTION OF THE PD. A SUBSEQUENT PRELIMINARY PLAN REVISION IS REQUIRED TO BE SUBMITTED AND APPROVED FOR THIS SUPERBLOCK LOT.
21. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE FUTURE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
22. 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 FINAL PLAT.

FOR REVIEW

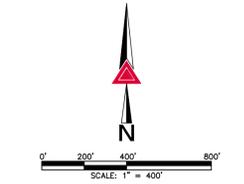
 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION: 2023-06-23
	AzTec Proj. No: 23421-06	Drawn By: BAM	SCALE: N/A
PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO			

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
 A VACATION AND REPLAT OF LOTS 82-113, TRACT RR, BALDOON POINT, TALISKER TRAIL, AND LITTLEMILL TRAIL, CANYONS SOUTH FILING NO. 1A, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, AND LOT 201, TRACT L, CANYONS SOUTH FILING NO. 2, TRACT A, CANYONS SOUTH FILING NO. 3, AND A PORTION OF FERVID STREET, CANYONS SOUTH FILING NO. 1, 1ST AMENDMENT,
 SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	FOUND 1" PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS, 1999, PLS 17666" WITH PROPER SECTION STAMPING FLUSH WITH SURFACE PER MONUMENT RECORD ACCEPTED ON MARCH 8, 2000 BY PLS 17666
	FOUND 1" AXLE 0.2' ± BELOW SURFACE VERIFIED EXISTING TIES PER MONUMENT RECORD ACCEPTED ON AUGUST 6, 1999 BY PLS 17666
	FOUND STONE WITH CHISELED X 0.2' ± ABOVE GROUND PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND STONE WITH CHISELED X AND T-POST 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND NO 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "1989, LS 13213" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE IN FENCE LINE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "1984, PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND 2-1/2" ALUMINUM PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.6' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
	FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
	FOUND NO 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
	FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
	LOT LINES, TRACTS AND RIGHT-OF-WAY TO BE VACATED BY THIS PLAT
	AREA VACATED BY THIS PLAT

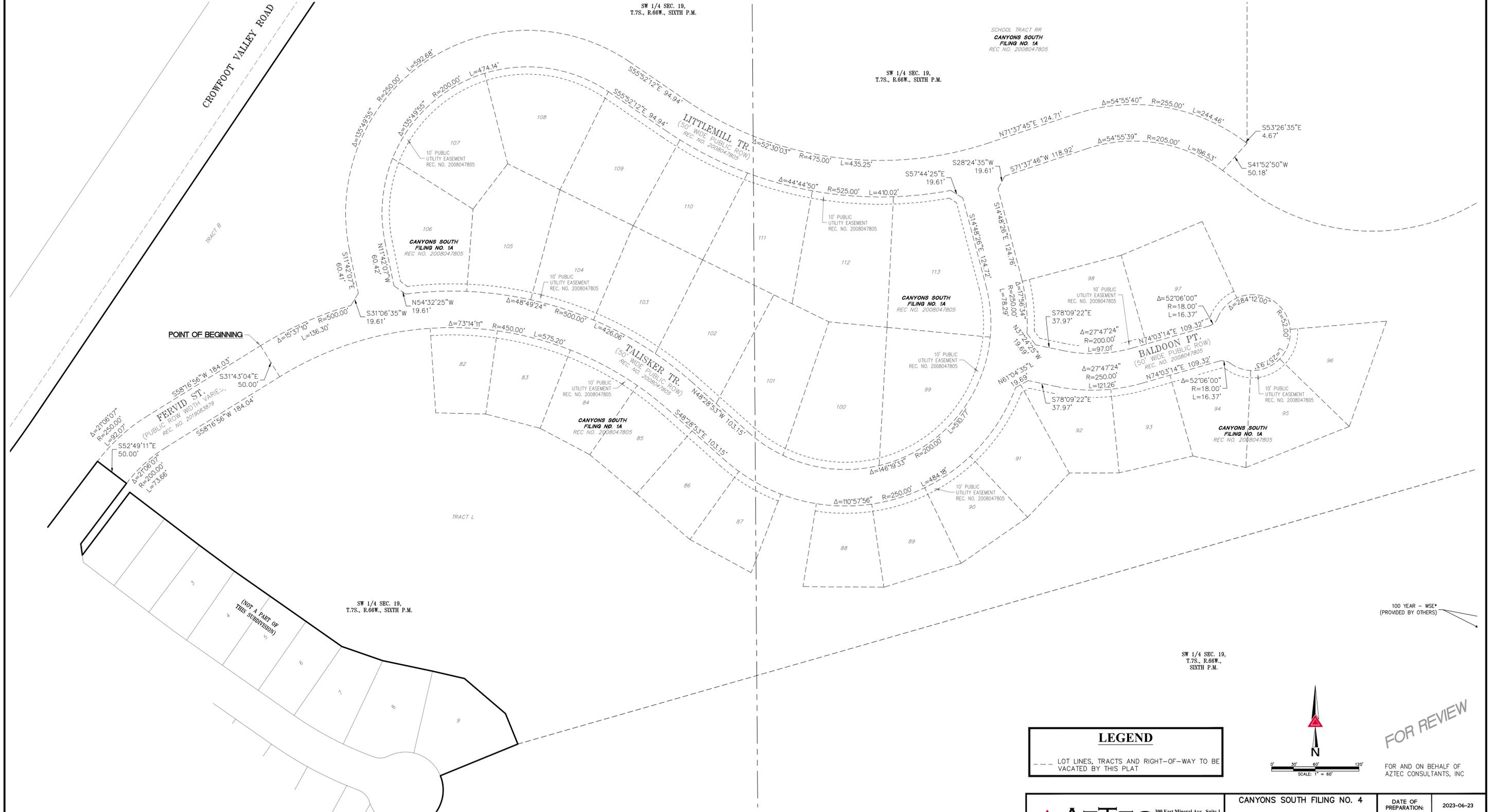


<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION: 2023-06-23
	PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE: 1" = 400' SHEET 3 OF 13

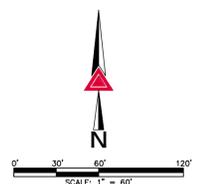
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. AzTec Proj. No.: 190523-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



LEGEND
 --- LOT LINES, TRACTS AND RIGHT-OF-WAY TO BE VACATED BY THIS PLAT



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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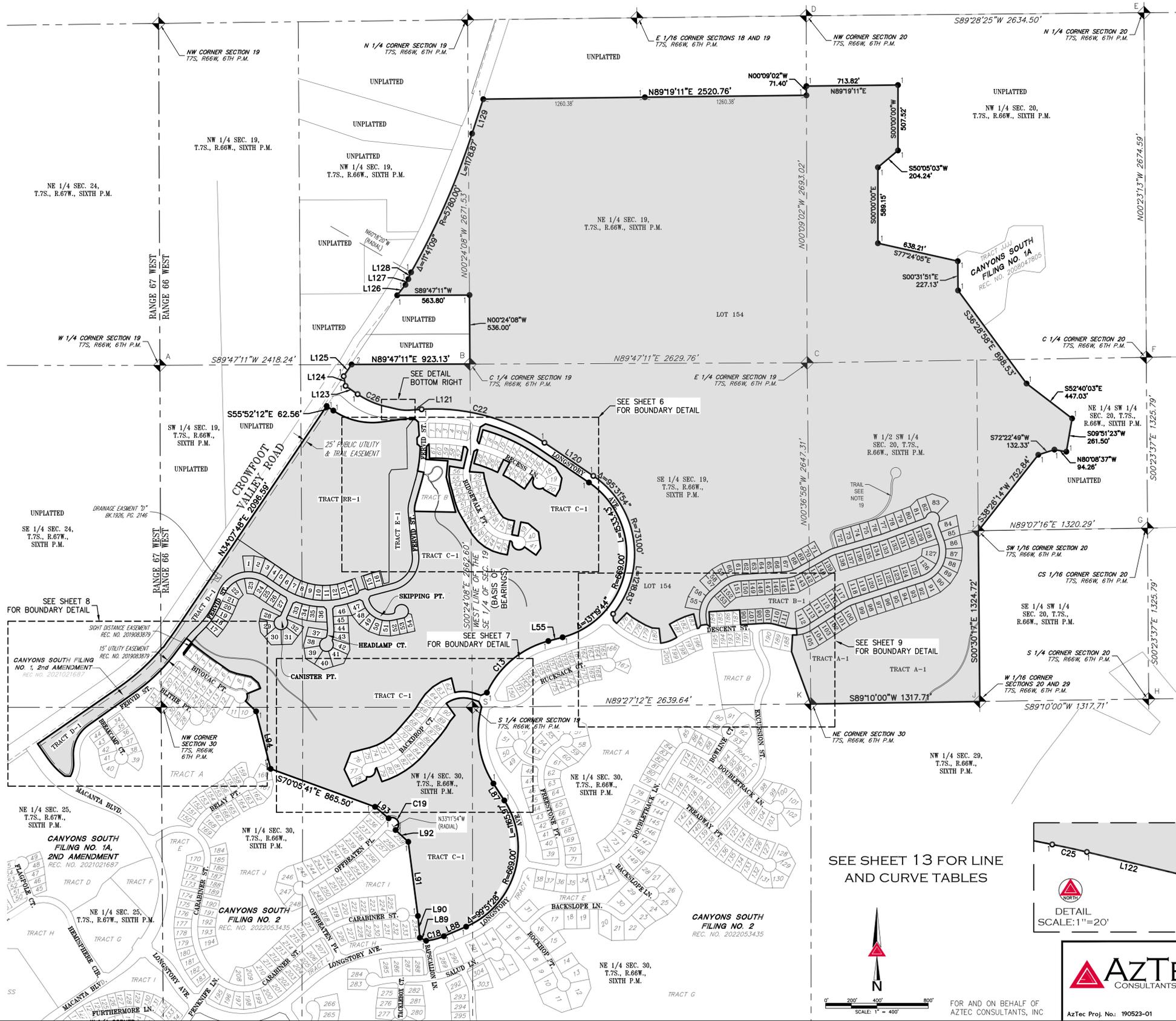
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 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET 4 OF 13	

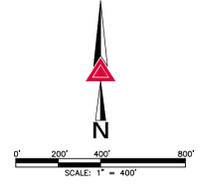
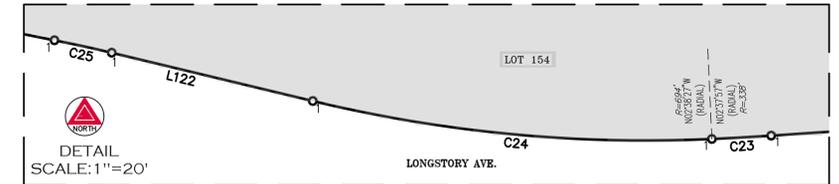
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 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



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	FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155

SEE SHEET 13 FOR LINE AND CURVE TABLES



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

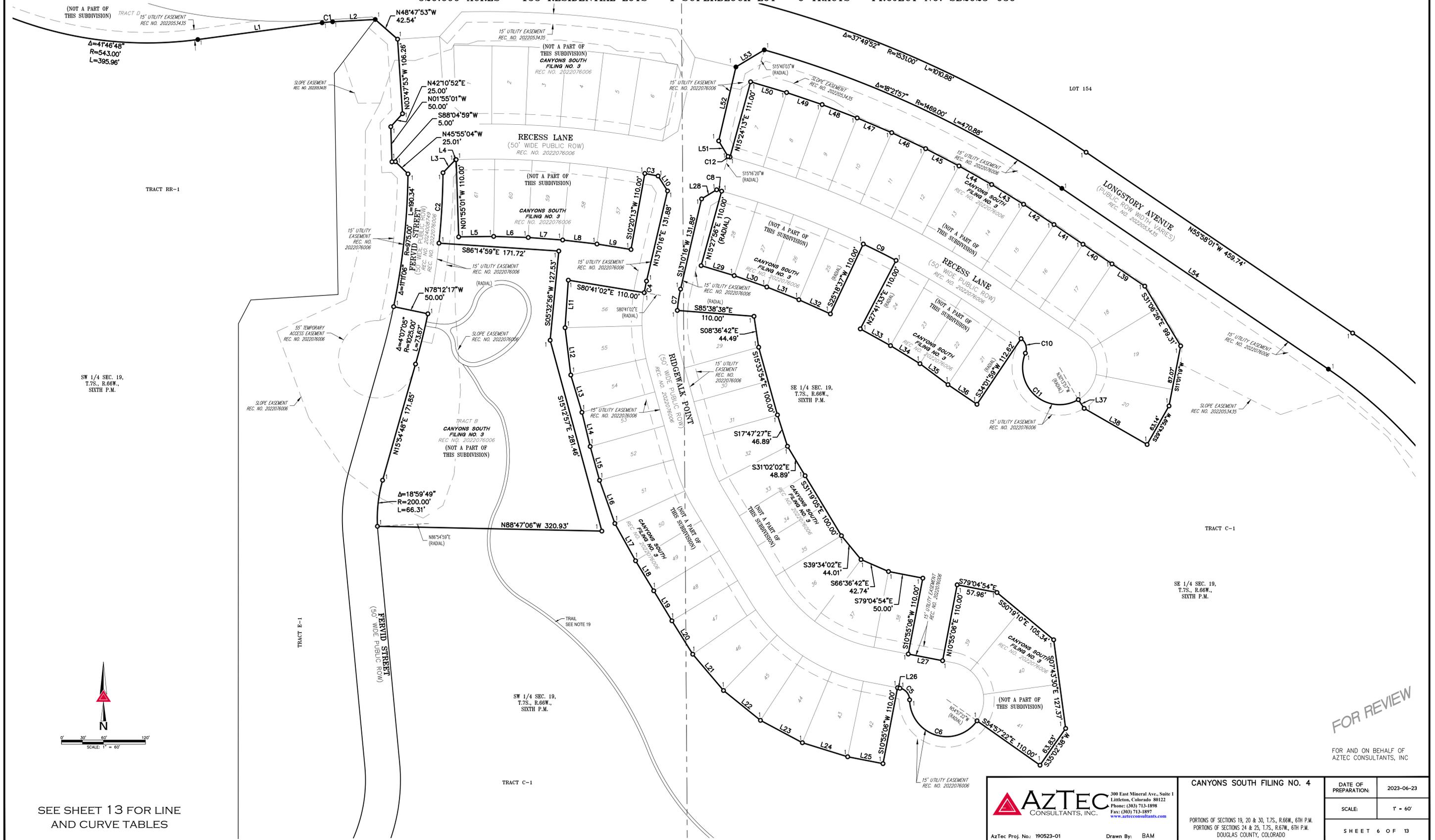
AZTEC CONSULTANTS, INC.
 300 East Mineral Ave., Suite 1
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AzTec Proj. No.: 190523-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION:	2023-06-23
PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 400'
		SHEET 5 OF 13	

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
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 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



SEE SHEET 13 FOR LINE AND CURVE TABLES

FOR REVIEW

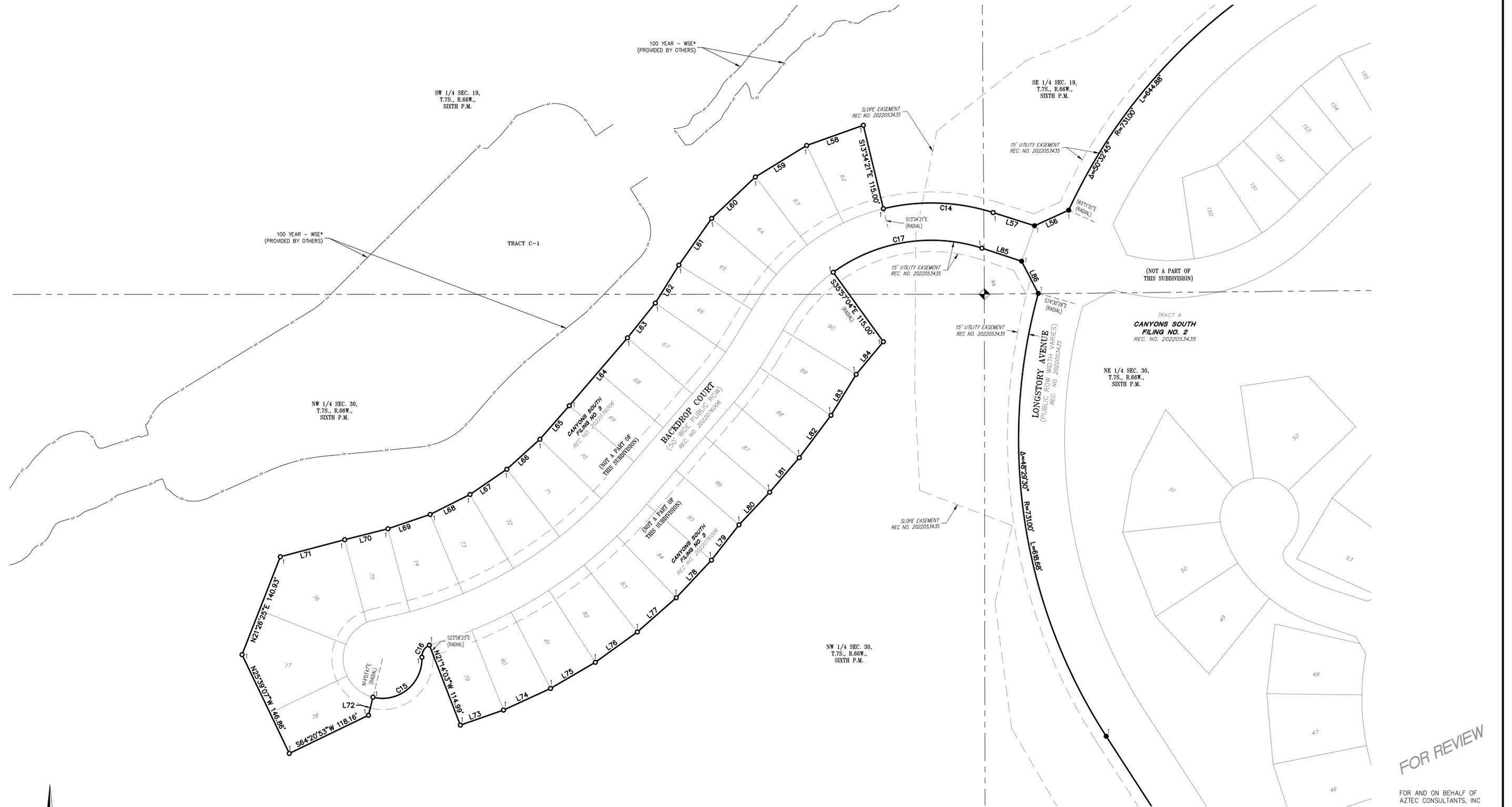
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 DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET	6 OF 13

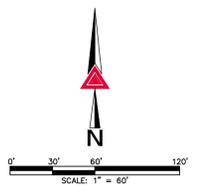
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FOR REVIEW

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.



SEE SHEET 16 FOR LINE
 AND CURVE TABLES

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 DOUGLAS COUNTY, COLORADO

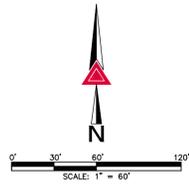
DATE OF PREPARATION:	2023-06-23
SCALE:	1" = 60'
SHEET 7 OF 13	

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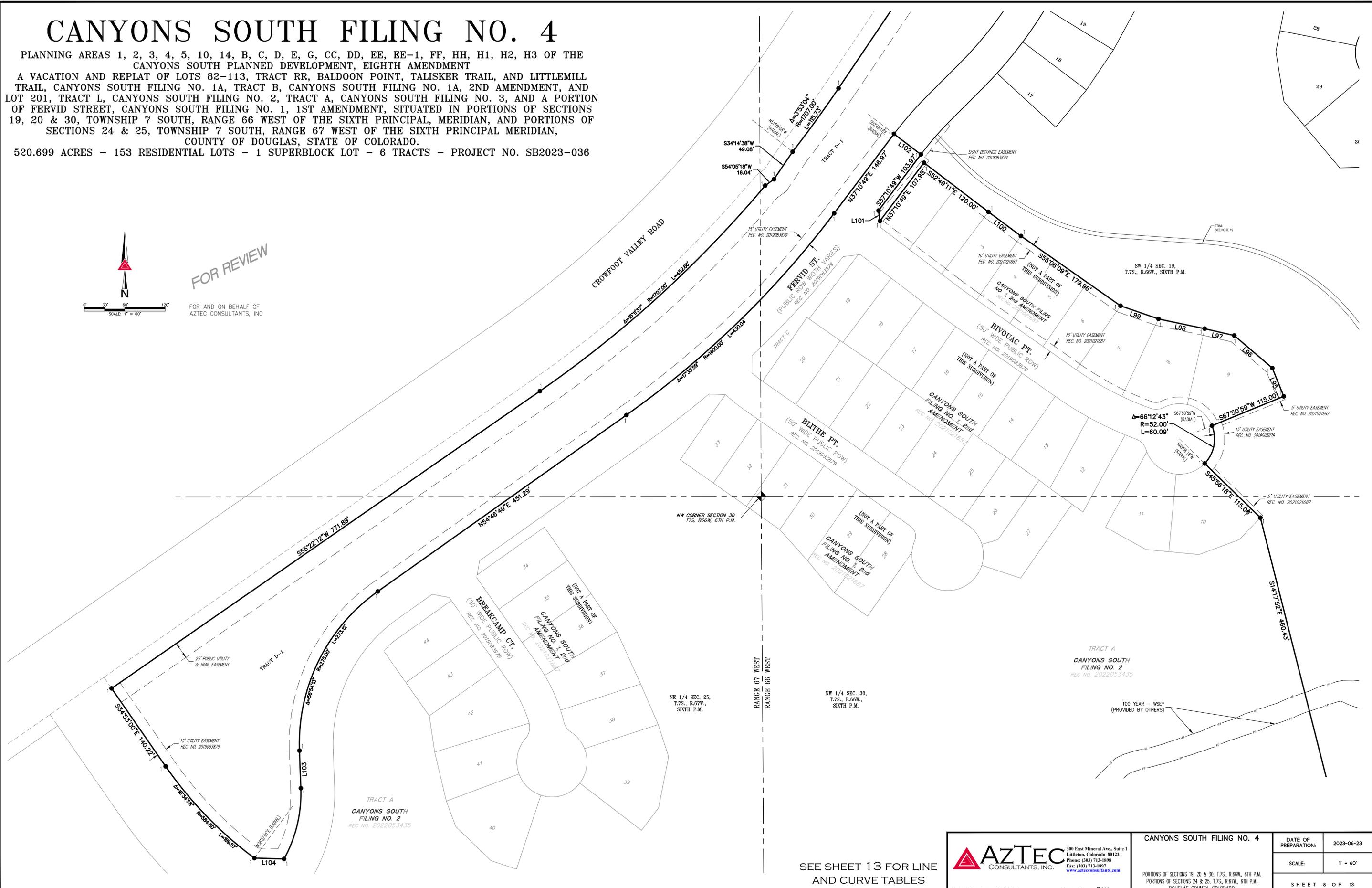
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520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



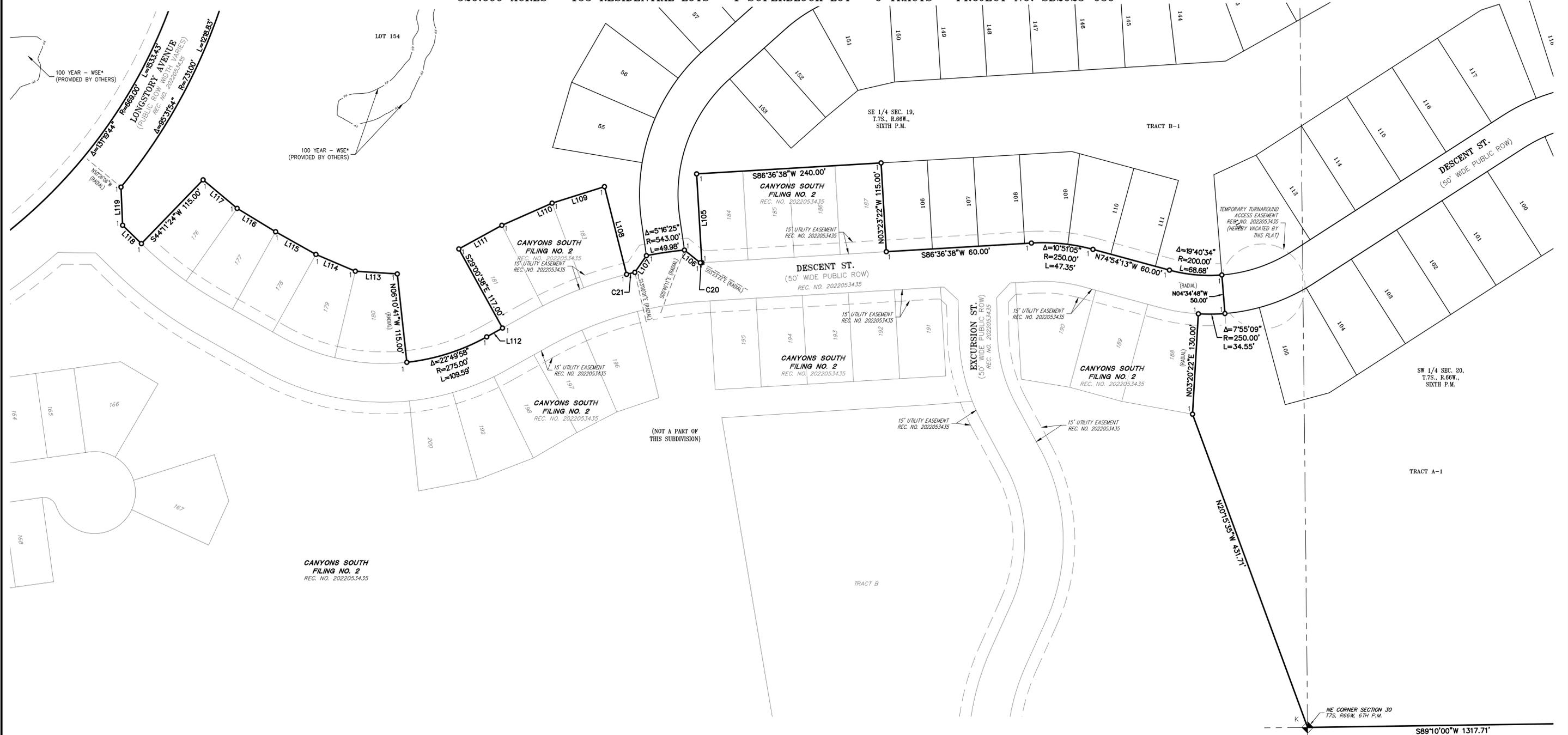
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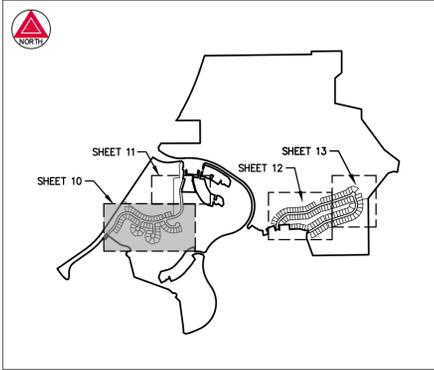
CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT
 A VACATION AND REPLAT OF LOTS 82-113, TRACT RR, BALDOON POINT, TALISKER TRAIL, AND LITTLEMILL TRAIL, CANYONS SOUTH FILING NO. 1A, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, AND LOT 201, TRACT L, CANYONS SOUTH FILING NO. 2, TRACT A, CANYONS SOUTH FILING NO. 3, AND A PORTION OF FERVID STREET, CANYONS SOUTH FILING NO. 1, 1ST AMENDMENT, SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL, MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,, COUNTY OF DOUGLAS, STATE OF COLORADO.
 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



CANYONS SOUTH FILING NO. 4

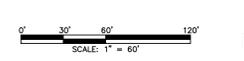
PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT A VACATION AND REPLAT OF LOTS 82-113, TRACT RR, BALDOON POINT, TALISKER TRAIL, AND LITTLEMILL TRAIL, CANYONS SOUTH FILING NO. 1A, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, AND LOT 201, TRACT L, CANYONS SOUTH FILING NO. 2, TRACT A, CANYONS SOUTH FILING NO. 3, AND A PORTION OF FERVID STREET, CANYONS SOUTH FILING NO. 1, 1ST AMENDMENT, SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



KEY MAP
SCALE: 1" = 2000'

SEE SHEET 13 FOR LINE AND CURVE TABLES

SEE SHEET 11



LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	UTILITY EASEMENT
	RIGHT-OF-WAY

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

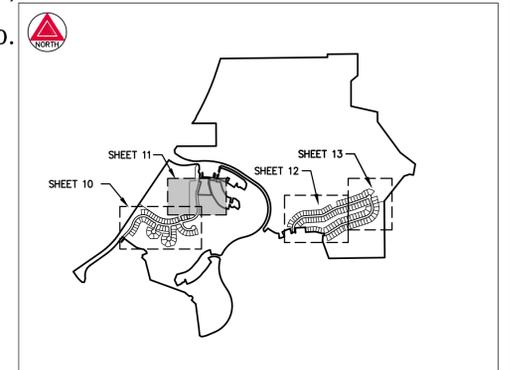
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 190523-01 Drawn By: BAM

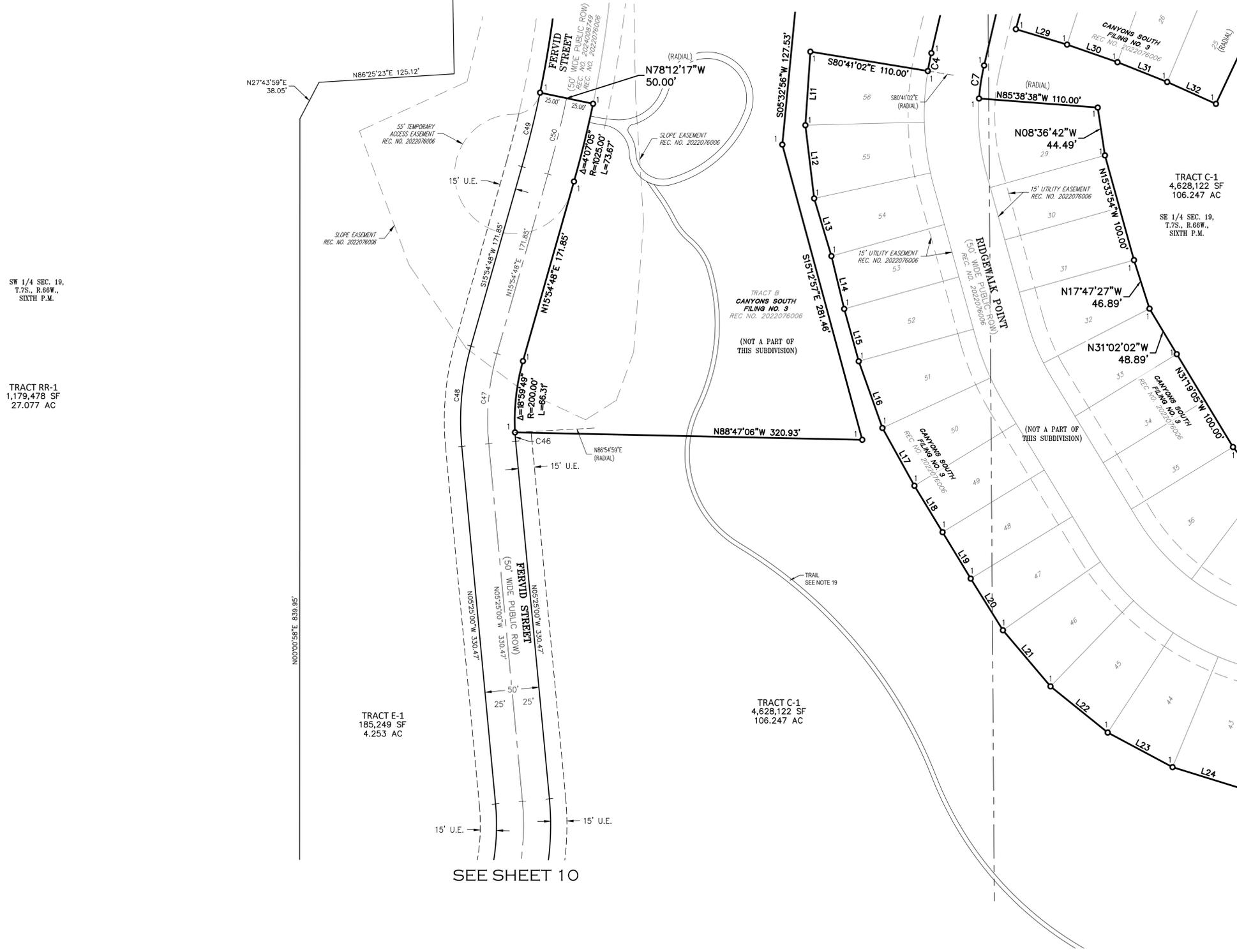
CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION:	2023-06-23
PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 60'
		SHEET	10 OF 13

CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT A VACATION AND REPLAT OF LOTS 82-113, TRACT RR, BALDOON POINT, TALISKER TRAIL, AND LITTLEMILL TRAIL, CANYONS SOUTH FILING NO. 1A, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, AND LOT 201, TRACT L, CANYONS SOUTH FILING NO. 2, TRACT A, CANYONS SOUTH FILING NO. 3, AND A PORTION OF FERVID STREET, CANYONS SOUTH FILING NO. 1, 1ST AMENDMENT, SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL, MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036

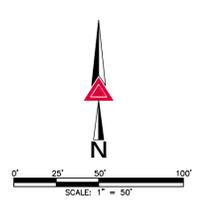


KEY MAP
SCALE: 1" = 2000'



LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY

SEE SHEET 13 FOR LINE AND CURVE TABLES



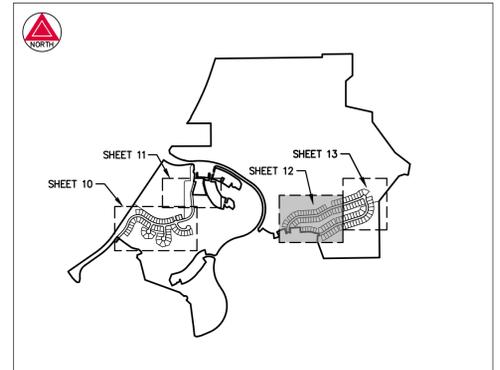
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	CANYONS SOUTH FILING NO. 4		DATE OF PREPARATION:	2023-06-23
	PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M. PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M. DOUGLAS COUNTY, COLORADO		SCALE:	1" = 50'
AzTec Proj. No.: 190523-01 Drawn By: BAM		SHEET 11 OF 13		

CANYONS SOUTH FILING NO. 4

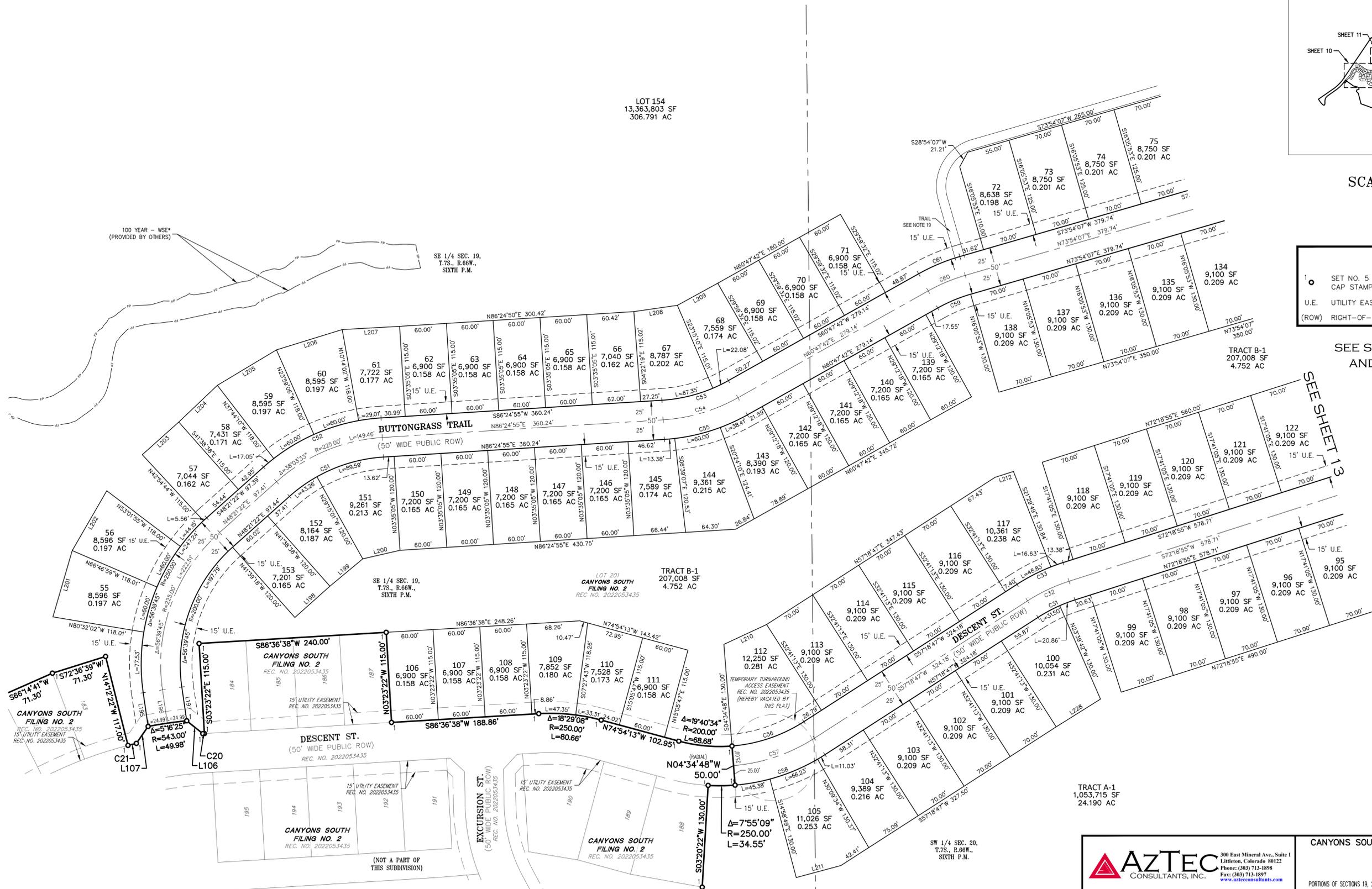
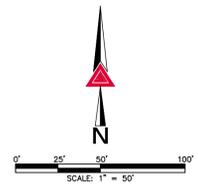
PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT A VACATION AND REPLAT OF LOTS 82-113, TRACT RR, BALDOON POINT, TALISKER TRAIL, AND LITTELMILL TRAIL, CANYONS SOUTH FILING NO. 1A, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, AND LOT 201, TRACT L, CANYONS SOUTH FILING NO. 2, TRACT A, CANYONS SOUTH FILING NO. 3, AND A PORTION OF FERVID STREET, CANYONS SOUTH FILING NO. 1, 1ST AMENDMENT, SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



KEY MAP
SCALE: 1" = 2000'

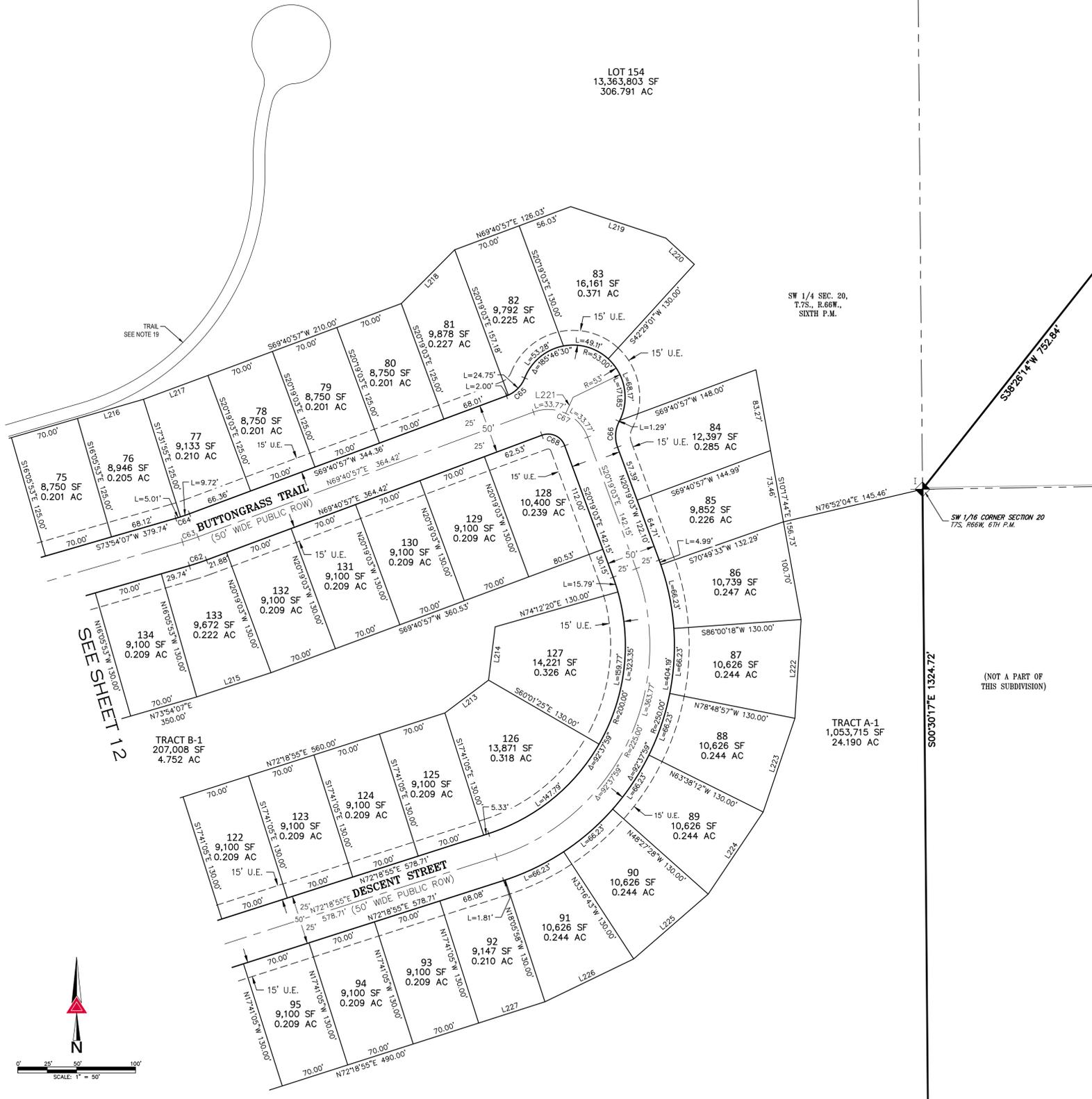
LEGEND	
	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY

SEE SHEET 13 FOR LINE AND CURVE TABLES

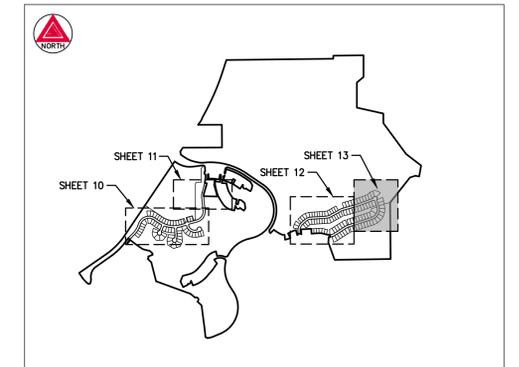


CANYONS SOUTH FILING NO. 4

PLANNING AREAS 1, 2, 3, 4, 5, 10, 14, B, C, D, E, G, CC, DD, EE, EE-1, FF, HH, H1, H2, H3 OF THE CANYONS SOUTH PLANNED DEVELOPMENT, EIGHTH AMENDMENT A VACATION AND REPLAT OF LOTS 82-113, TRACT RR, BALDOON POINT, TALISKER TRAIL, CANYONS SOUTH FILING NO. 1A, TRACT B, CANYONS SOUTH FILING NO. 1A, 2ND AMENDMENT, AND LOT 201, TRACT L, CANYONS SOUTH FILING NO. 2, TRACT A, CANYONS SOUTH FILING NO. 3, AND A PORTION OF FERVID STREET, CANYONS SOUTH FILING NO. 1, 1ST AMENDMENT, SITUATED IN PORTIONS OF SECTIONS 19, 20 & 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. 520.699 ACRES - 153 RESIDENTIAL LOTS - 1 SUPERBLOCK LOT - 6 TRACTS - PROJECT NO. SB2023-036



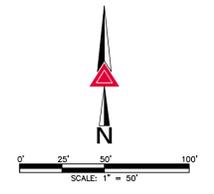
LINE	BEARING	LENGTH									
L1	N82°21'00"E	179.39'	L61	N35°12'09"E	76.56'	L121	S86°12'07"W	85.86'	L181	S63°22'15"E	25.46'
L2	N86°55'26"E	61.06'	L62	N31°50'36"E	59.89'	L122	N76°33'08"W	48.76'	L182	S18°22'15"E	16.78'
L3	S44°02'00"W	25.87'	L63	N38°50'17"E	59.83'	L123	N55°52'12"W	114.00'	L183	S37°56'48"E	89.91'
L4	S88°04'59"W	0.80'	L64	N40°43'37"E	120.00'	L124	N10°52'12"W	76.37'	L184	S53°59'19"E	89.02'
L5	S89°13'09"W	50.01'	L65	N41°23'57"E	59.91'	L125	N34°07'48"E	109.64'	L185	S70°01'50"E	89.02'
L6	N88°15'21"W	49.44'	L66	N47°52'20"E	59.95'	L126	S38°27'09"W	103.97'	L186	S86°04'20"E	89.02'
L7	N85°48'58"W	49.35'	L67	N55°41'07"E	59.95'	L127	S27°09'32"W	49.23'	L187	N80°08'29"E	75.12'
L8	N83°21'17"W	49.35'	L68	N63°29'54"E	59.95'	L128	S22°01'40"W	57.16'	L188	S73°05'17"E	27.09'
L9	N80°53'37"W	49.35'	L69	N71°18'41"E	59.95'	L129	S18°00'31"W	280.87'	L189	S12°25'56"E	28.00'
L10	N32°36'09"W	25.11'	L70	N75°54'39"E	60.00'	L130	N45°08'22"E	68.64'	L190	N77°34'04"E	78.96'
L11	N03°54'39"E	67.82'	L71	N75°13'05"E	89.59'	L131	N45°08'22"E	68.64'	L191	S77°34'04"W	10.38'
L12	N06°53'58"W	67.82'	L72	S14°03'47"W	25.00'	L132	N45°08'22"E	68.64'	L192	N18°22'15"W	16.78'
L13	N16°43'06"W	55.41'	L73	S70°50'25"W	61.54'	L133	S39°37'37"W	71.30'	L193	N26°37'45"E	25.46'
L14	N13°37'12"W	50.03'	L74	S65°23'37"W	69.65'	L134	S34°07'35"W	71.30'	L194	N71°37'45"E	3.85'
L15	N15°33'54"W	50.00'	L75	S59°50'56"W	69.65'	L135	S28°37'34"W	71.30'	L195	S08°18'23"E	43.50'
L16	N19°38'45"W	65.18'	L76	S54°18'15"W	69.65'	L136	S23°30'45"W	67.46'	L196	N08°18'23"W	42.91'
L17	N29°06'24"W	60.81'	L77	S48°45'34"W	69.65'	L137	N22°14'49"E	71.32'	L197	N08°18'23"W	43.47'
L18	N31°19'05"W	50.00'	L78	S43°14'04"W	69.15'	L138	N22°14'49"E	71.32'	L198	N48°21'22"E	60.00'
L19	N31°19'05"W	50.00'	L79	S38°05'28"W	60.06'	L139	N22°14'49"E	71.32'	L199	N50°18'44"E	54.62'
L20	N32°04'29"W	56.08'	L80	S43°22'09"W	60.06'	L140	S22°34'04"W	58.44'	L200	N77°07'44"E	48.91'
L21	N40°23'58"W	67.82'	L81	S40°41'29"W	61.09'	L141	S43°49'08"W	49.71'	L201	N16°20'30"E	88.11'
L22	N51°12'36"W	67.82'	L82	S36°55'15"W	71.07'	L142	S82°48'24"E	49.71'	L202	S30°05'33"W	88.11'
L23	N62°01'14"W	67.82'	L83	S31°45'00"W	64.45'	L143	S57°17'49"E	56.69'	L203	N48°16'27"E	62.55'
L24	N72°49'51"W	67.82'	L84	S39°54'15"W	57.01'	L144	S55°52'12"E	60.00'	L204	N46°33'03"E	68.06'
L25	N79°02'16"W	51.40'	L85	N71°50'33"W	56.22'	L145	S56°18'38"E	63.69'	L205	N59°08'22"E	88.11'
L26	N79°04'54"W	3.52'	L86	N27°30'32"W	48.64'	L146	S60°48'40"E	84.86'	L206	N72°53'26"E	88.11'
L27	S79°04'54"E	50.00'	L87	N32°59'58"W	156.94'	L147	N23°49'35"E	38.12'	L207	N86°49'25"E	73.60'
L28	S68°56'41"W	25.11'	L88	N66°51'31"E	188.26'	L148	S23°39'35"W	37.02'	L208	N81°48'32"E	56.39'
L29	N73°18'14"W	49.35'	L89	S64°02'25"E	54.63'	L149	N19°39'47"W	26.12'	L209	N61°22'59"E	58.80'
L30	N70°50'34"W	49.35'	L90	S05°07'13"E	169.63'	L150	S67°18'58"W	26.12'	L210	N65°10'37"E	60.34'
L31	N68°22'54"W	49.35'	L91	S07°27'28"E	580.00'	L151	N71°31'59"W	84.79'	L211	S75°01'11"W	59.19'
L32	N65°55'13"W	49.35'	L92	S47°07'01"E	135.00'	L152	S77°01'26"E	69.36'	L212	S72°18'55"W	24.71'
L33	N61°04'37"W	49.35'	L93	S50°01'14"E	138.62'	L153	S82°14'03"E	69.36'	L213	S53°07'52"W	55.56'
L34	N58°36'57"W	49.35'	L94	S141°7'52"E	460.43'	L154	S87°51'43"E	88.68'	L214	S07°05'27"W	54.44'
L35	N53°21'40"W	49.91'	L95	S22°09'01"E	45.00'	L155	S46°16'54"E	26.37'	L215	N72°00'02"E	79.57'
L36	N55°58'01"W	50.00'	L96	S49°36'27"E	74.14'	L156	S89°29'51"W	89.21'	L216	N73°52'58"E	70.00'
L37	N34°02'11"W	15.03'	L97	S77°03'53"E	45.00'	L157	N77°01'16"W	89.21'	L217	N69°45'18"E	70.00'
L38	N60°16'01"W	103.64'	L98	S78°09'16"E	70.00'	L158	S57°45'00"E	88.60'	L218	N44°57'09"E	77.07'
L39	S55°58'01"E	56.64'	L99	S70°57'08"E	59.55'	L159	N54°59'56"W	62.56'	L219	S71°45'26"E	102.10'
L40	S55°58'01"E	50.00'	L100	S53°35'28"E	60.02'	L160	S55°52'12"E	60.00'	L220	S47°30'59"E	39.30'
L41	S55°58'01"E	50.00'	L101	S07°49'11"E	15.53'	L161	S57°19'52"E	58.79'	L221	N24°40'57"E	17.81'
L42	S56°22'49"E	52.21'	L102	S52°49'11"E	50.00'	L162	S63°52'19"E	58.15'	L222	N03°35'41"E	100.38'
L43	S58°22'06"E	53.62'	L103	N02°07'24"W	55.62'	L163	S70°49'00"E	58.15'	L223	N18°46'25"E	100.38'
L44	S60°31'56"E	53.62'	L104	S88°22'02"E	44.09'	L164	S77°45'42"E	58.15'	L224	N33°57'10"E	100.38'
L45	S62°41'45"E	53.62'	L105	S03°23'22"E	115.00'	L165	S84°42'24"E	58.15'	L225	N49°07'55"E	100.38'
L46	S64°51'35"E	53.62'	L106	N51°27'02"W	26.30'	L166	N88°20'54"E	58.15'	L226	N64°18'39"E	100.38'
L47	S67°01'24"E	53.62'	L107	S34°50'16"W	26.30'	L167	N81°24'12"E	58.15'	L227	N72°18'26"E	70.83'
L48	S69°11'14"E	53.62'	L108	N14°12'22"W	117.00'	L168	N74°28'48"E	58.32'	L228	S58°03'21"W	66.86'
L49	S71°21'03"E	53.62'	L109	S72°36'39"W	71.30'	L169	N71°37'45"E	60.00'			
L50	S73°30'53"E	53.62'	L110	S66°14'41"W	71.30'	L170	N39°49'54"E	26.23'			
L51	S30°58'31"E	25.83'	L111	S61°22'01"W	63.69'	L171	N23°07'36"W	98.77'			
L52	S13°10'16"W	108.04'	L112	S60°59'22"W	23.47'	L172	N71°37'45"E	75.28'			
L53	S59°05'16"W	47.31'	L113	N66°21'21"W	54.59'	L173	N71°37'45"E	75.28'			
L54	N55°58'01"W	459.74'	L114	N66°58'47"W	55.65'	L174	N26°37'45"E	25.46'			
L55	N75°21'44"E	115.12'	L115	N60°46'46"W	60.00'	L175	S71°37'45"W	50.00'			
L56	N65°32'16"E	50.49'	L116	N58°49'49"W	58.39'	L176	S63°22'15"E	25.46'			
L57	S72°24'30"E	58.50'	L117	N50°10'22"W	57.60'	L177	N71°37'45"E	3.85'			
L58	N70°28'21"E	80.92'	L118	N45°48'36"W	33.99'	L178	S18°22'15"E	43.00'			
L59	N58°33'47"E	80.92'	L119	N02°27'23"W	49.44'	L179	N71°37'45"E	46.85'			
L60	N46°39'12"E	80.92'	L120	N55°58'01"W	459.74'	L180	S18°22'15"E	59.78'			



KEY MAP
SCALE: 1" = 2000'

LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	U.E. UTILITY EASEMENT
	(ROW) RIGHT-OF-WAY

CURVE TABLE			CURVE TABLE		
CURVE	DELTA	LENGTH	CURVE	DELTA	LENGTH
C1	4°34'26"	188.00'	C36	53°07'48"	17.00'
C2	5°36'53"	1025.00'	C37	18°35'38"	200.00'
C3	0°52'38"	1259.00'	C38	61°28'17"	17.00'
C4	3°51'17"	250.00'	C39	46°51'04"	17.00'
C5	78°27'47"	17.00'	C40	21°20'15"	250.00'
C6	144°20'15"	53.00'	C41	11°10'50"	645.00'
C7	8°48'54"	200.00'	C42	78°27'47"	17.00'
C8	0°20'15"	1259.00'	C43	3°44'58"	475.00'
C9	2°22'56"	1259.00'	C44	3°44'58"	500.00'
C10	78°27'47"	17.00'	C45	3°44'58"	525.00'
C11	142°43'43"	53.00'	C46	21°59'25"	200.00'
C12	0°07'53"	1309.00'	C47	21°19'49"	225.00'
C13	50°32'45"	731.00'	C48	21°19'49"	250.00'
C14	31°09'51"	275.00'	C49	4°07'05"	975.00'
C15	106°19'04"	53.00'	C50	4°07'05"	1000.00'
C16	68°16'54"	17.00'	C51	38°03'33"	200.00'
C17	53°32'34"	225.00'	C52	38°03'33"	250.00'
C18	17°33'01"	469.00'	C53	25°37'13"	200.00'
C19	175°14'04"	53.00'	C54	25°37'13"	225.00'
C20	01°3'23"	525.00'	C55	25°37'13"	250.00'
C21	11°22'21"	525.00'	C56	28°06'26"	200.00'
C22	37°49'52"	1531.00'	C57	28°06'26"	225.00'
C23	1°09'25"	694.00'	C58	28°06'26"	250.00'
C24	16°04'50"	338.00'	C59	13°06'25"	200.00'
C25	2°32'19"	312.00'	C60	13°06'25"	225.00'
C26	23°13'14"	657.00'	C61	13°06'25"	250.00'
C27	7°58'26"	474.00'	C62	41°31'11"	250.00'
C28	7°57'27"	500.00'	C63	41°31'11"	225.00'
C29	7°58'21"	524.00'	C64	41°31'11"	200.00'
C30	22°53'33"	625.00'	C65	47°53'15"	32.00'
C31	15°00'08"	200.00'	C66	47°53'15"	32.00'
C32	15°00'08"	225.00'	C67	90°00'00"	43.00'
C33	15°00'08"	250.00'	C68	90°00'00"	18.00'
C34	6°29'00"	645.00'			



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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CANYONS SOUTH FILING NO. 4

DATE OF PREPARATION: 2023-06-23

SCALE: 1" = 60'

SHEET 13 OF 13

PORTIONS OF SECTIONS 19, 20 & 30, T.7S., R.66W., 6TH P.M.
PORTIONS OF SECTIONS 24 & 25, T.7S., R.67W., 6TH P.M.
DOUGLAS COUNTY, COLORADO