BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, JULY 14, 2026

AGENDA

Tuesday, July 14, 2026 **2:30 PM** **Hearing Room**

2:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

a. DCL Sterling Ranch Exemption - Project File: EX2026-006.
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - EX2026-006

b. Stone Creek Ranch Filing 1, 2nd Amendment - Replat - Project File: SB2022-038.
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - SB2022-038

c. Sundown Final Plat - Project File: SB2025-019.
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - SB2025-019

3. Public Hearing Agenda Items

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

Attachments: Cover Page
Staff Report - SB2024-030

b. An Ordinance Adopting the 2024 International Fire Code, with Amendments as Set Forth in Attachment 1 and Appendices B and C and Repealing All Ordinances and Resolutions in Conflict Therewith.
Matthew Dziubanski, Chief Building Official — *Building Department*

Attachments: Ordinance Adoption of 2024 International Fire Code w amendments
Letter of Support 2024 IFC- DC Fire Chiefs Association
Cover Page

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, July 28, 2026 @ 2:30 p.m.

MEETING DATE: July 14, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: DCL Sterling Ranch Exemption - Project File: EX2026-006.

SUMMARY: The request is for approval of an exemption from the Douglas County Subdivision Resolution to establish a 3.29-acre lot for development of a public library.

STAFF ASSESSMENT: The Board has broad authority to approve subdivision exemption requests. Should the Board approve the exemption request, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the exemption exhibit, technical corrections to the exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant, or the applicants '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.

REVIEW:

Steven E Koster	Approve	7/2/2026
Jeff Garcia	Approve	7/8/2026
Christie Guthrie	Approve	7/8/2026
Doug DeBord	Approve	7/9/2026
Samantha Hutchison - FYI	Notified - FYI	7/9/2026

ATTACHMENTS:

Cover Page
Staff Report - EX2026-006

MEETING DATE: July 14, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

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Christie Guthrie	Approve	7/8/2026
Doug DeBord	Approve	7/9/2026

ATTACHMENTS:

Staff Report - EX2026-006

DOUGLAS COUNTY
COLORADO

Exemption Staff Report

Date:	July 2, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development SK for KCC
CC:	Eric Pavlinek, Principal Planner Brett Thomas, AICP, Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**DCL Sterling Ranch Exemption**
Project File:	**EX2026-006**

Board of County Commissioners Meeting: **July 14, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of an exemption from the Douglas County Subdivision Resolution (DCSR) to establish a 3.29-acre lot for development of a public library. The site is located southwest of the intersection of Titan Road and Taylor River Circle, west of the Sterling Ranch Civic Center. The site is zoned Planned Development (PD) as part of the Sterling Ranch Planned Development. The proposal is located in the Chatfield Urban Area as designated on the 2040 Douglas County Comprehensive Master Plan (CMP).

The subdivision exemption will establish a legal parcel to be transferred from Sterling Ranch to the Douglas County Libraries. The Planning Commission approved the Location and Extent (L & E) application for construction of the library on January 5, 2026. Through the L & E and Exemption processes, the applicant has verified that water, sewer, access, and other basic services will be available to serve the lot.

II. APPLICATION INFORMATION

A. Applicant

Douglas County Libraries
100 S. Wilcox Street
Castle Rock, Colorado 80104

B. Applicant's Representative

Bob Pasicznyuk, Executive Director
Douglas County Libraries
100 Wilcox Street
Castle Rock, Colorado 80104

C. Request

The request is for approval of an exemption from the definition of Subdivision to establish a lot for development of a public library. The parcel has not been platted and has been identified and approved for a public library.

D. Process

The DCSR defines various divisions of land which are exempt from the subdivision review process. In accordance with Section 903 of the DCSR, the proposed division must comply with one of the five listed criteria to be exempted from the definition of the term subdivision. In this case, Section 903.04 authorizes the Board to approve subdivision exemptions when divisions of land create parcels for public or quasi-public use such as community facilities where no dwelling units are allowed, including but not limited to: utility facility, park, open space, fire station, sheriff substation, library, metro district office, water/sewage facility. The proposed exemption will establish one lot for a public library.

The exemption process requires the submittal of a surveyed exemption exhibit and project narrative. Legal and physical access must be demonstrated. The ability to obtain water, sanitation, and other basic services is verified. Referral response requests are sent to a limited number of agencies who will serve or otherwise approve development of the lot. Referral comments are attached to the staff report.

E. Location

The site is located southwest of the intersection of Titan Road and Taylor River Circle. More specifically, the site is bounded by Taylor River Circle to the east, Piney River Avenue to the south, and Titan Road to the north. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

F. Project Description

The exemption request includes an approximate 3.29-acre lot for development of a public library. An L & E application for siting the library at this location was approved by the Douglas County Planning Commission on January 5, 2026.

III. CONTEXT

A. Background

The parcel was part of a larger, 261-acre unplatted parcel within Sterling Ranch. Per the Sterling Ranch Planned Development, the property is located within the D-3 Planning Area. Library is an allowed use in this planning area. This exemption plat will create the legal lot for library development.

B. Adjacent Land Uses and Zoning

To the south of the exemption site in Filing 1 is Tract P, which is the future Douglas County School District elementary school site. The Primrose daycare facility is located

east of the site across Taylor River Circle. Unplatted portions of Sterling Ranch are located west and north of this site.

Zoning and Land Use

Direction	Zoning	Land Use
North	PD	Unplatted Sterling Ranch
South	PD	DCSD Elementary School
East	PD	Daycare Facility
West	PD	Unplatted Sterling Ranch

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical constraints are present on the site. The property is vacant and has existing streets to the north, east, and south. Infrastructure is available to serve the lot.

B. Access

Access to the parcel is from Taylor River Circle, an existing public road. Public Works Engineering provided comments related to the future alignment of Titan Road to be considered when the land north of Titan Road is subdivided.

C. Drainage and Erosion

Regional detention and water quality ponds constructed with previous filings are sized to accommodate the library facility. The project will connect to existing infrastructure north of the site.

D. Floodplain

No floodplain is present on the site.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the site. South Metro had no objection to the exemption request.

B. Sheriff Services

The Douglas County Sheriff's Office provides emergency services to Sterling Ranch and surrounding area.

C. Water and Sanitation

Water and sanitation service in Sterling Ranch is provided by Dominion Water and Sanitation District through an intergovernmental agreement with the Sterling Ranch Community Authority Board (CAB). The CAB noted it will provide public infrastructure,

including water and sanitary services, to support the site as part of the L & E application.

D. Utilities

Area utility service providers are available to the lot. No utility dedications are required as part of the exemption process. Any utility easements required for development of the library will need to be dedicated by sperate document.

VI. STAFF ANALYSIS

Staff has evaluated the exemption request in accordance with Article 9 of the Subdivision Resolution. Per Section 903.04, the Board may authorize subdivision exemption when the applicants are not circumventing subdivision. In this case, the lot will be for the development of a public library.

VII. STAFF ASSESSMENT

The Board has broad authority to approve subdivision exemption requests. Should the Board approve the exemption request, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the exemption exhibit, technical corrections to the exhibit shall be made to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant, or the applicants' 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**

Douglas County Land Use Application 5
Applicant's Narrative 6
Vicinity Map 7
Zoning Map 8
Aerial Map 9
Referral Agency Response Report and Letters 10
Exemption Exhibit 16

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY

PROJECT TITLE: **DCL Sterling Ranch Exemption**

PROJECT NUMBER: EX2026-006

PROJECT TYPE: Commercial

MARKETING NAME: Douglas County Libraries - Sterling Ranch

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-234

PROJECT SITE:

Address: Piney River Avenue and Taylor River Circle, Littleton, CO 80125

State Parcel Number(s): 222930100003

Subdivision/Block#/Lot# *(if platted)*: N/A

PROPERTY OWNER(S):

Name(s): Sterling Ranch, LLC

Address: 8155 Piney River Avenue, Suite 200, Littleton, CO 80125

Phone: 720-224-2423

Email: [redacted]

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: Robert W. Pasicznyuk (Bob), Executive Director - Douglas County Libraries

Address: 100 S. Wilcox Street, Castle Rock, CO 80104

Phone:

Email: [redacted]

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

5/27/2026
Date

May 21, 2026

DCL Sterling Ranch – Exemption Plat Narrative

Project No. 1296.0001.00

Douglas County Libraries (DCL) Sterling Ranch Colorado

The proposed Exemption Plat is submitted pursuant to Article 9 of the Douglas County Subdivision Resolution, which establishes criteria and a review process whereby the Board of County Commissioners may grant exemptions from the definition of "subdivision" and "subdivided land" in accordance with Article 28, Title 30 of the Colorado Revised Statutes.

The purpose of this exemption plat is to create and/or convey a parcel to Douglas County Libraries, a public entity, for public library purposes. The proposed division of land is intended solely to facilitate ownership and operation of the property by Douglas County Libraries and does not create additional residential development opportunities, intensify land use, or result in the type of subdivision activity contemplated under Article 28, Title 30, C.R.S.

The proposed parcel configuration will continue to provide adequate legal access, utility service, drainage, and compatibility with surrounding land uses. No adverse impacts to adjacent properties or public infrastructure are anticipated as a result of the proposed exemption.

Because the division of land is for conveyance to a governmental/public entity and is not within the purpose or intent of subdivision regulations established by the State of Colorado and Douglas County, the applicant respectfully requests approval of the Exemption Plat by the Board of County Commissioners pursuant to Article 9 of the Douglas County Subdivision Resolution.

If there are any questions, concerns, or if additional information is required, please feel free to contact me.

Sincerely,

TST, INC. CONSULTING ENGINEERS

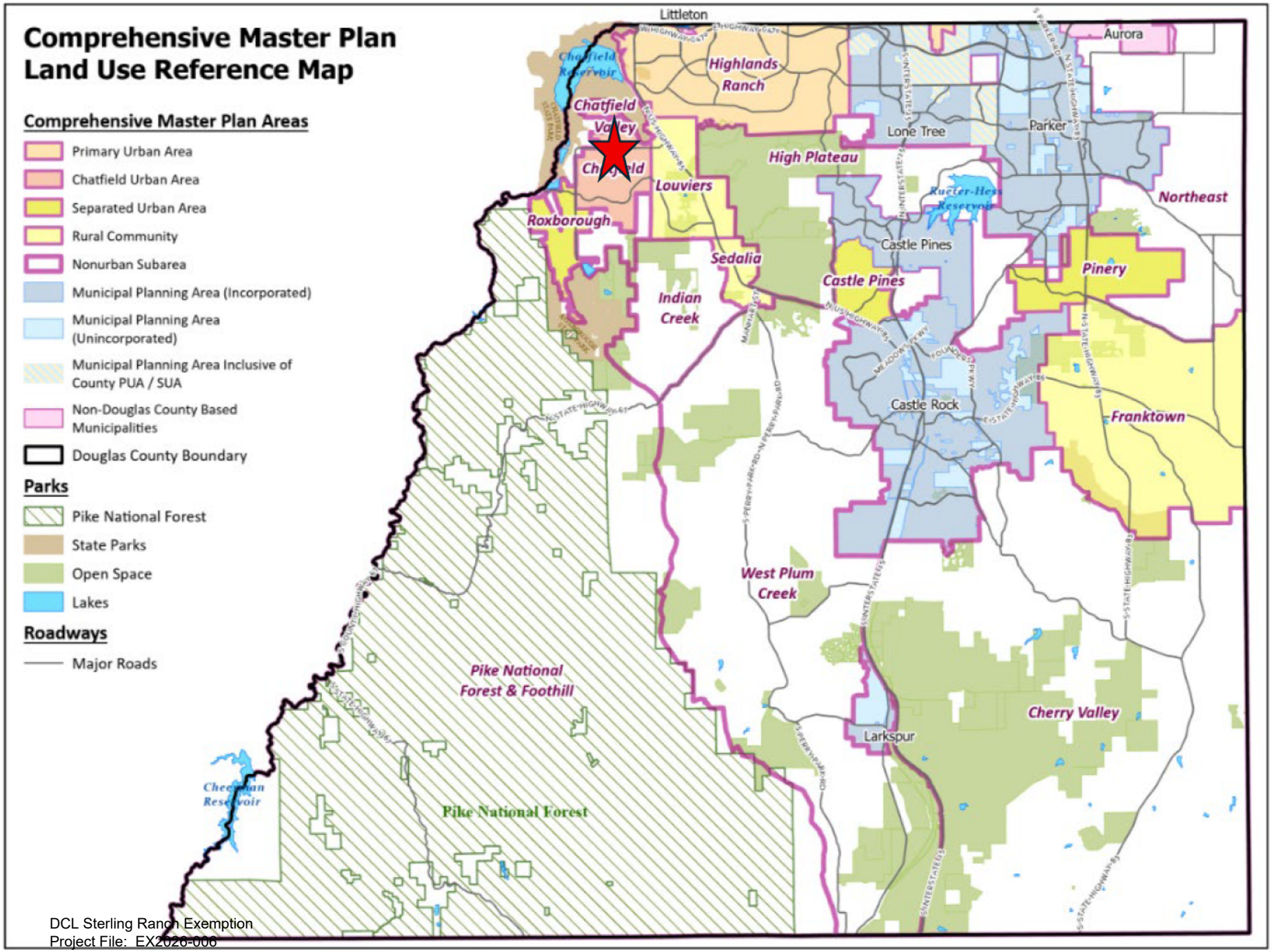
Derek Patterson, P.E.

dpatterson@tstinc.com

970.690.5392

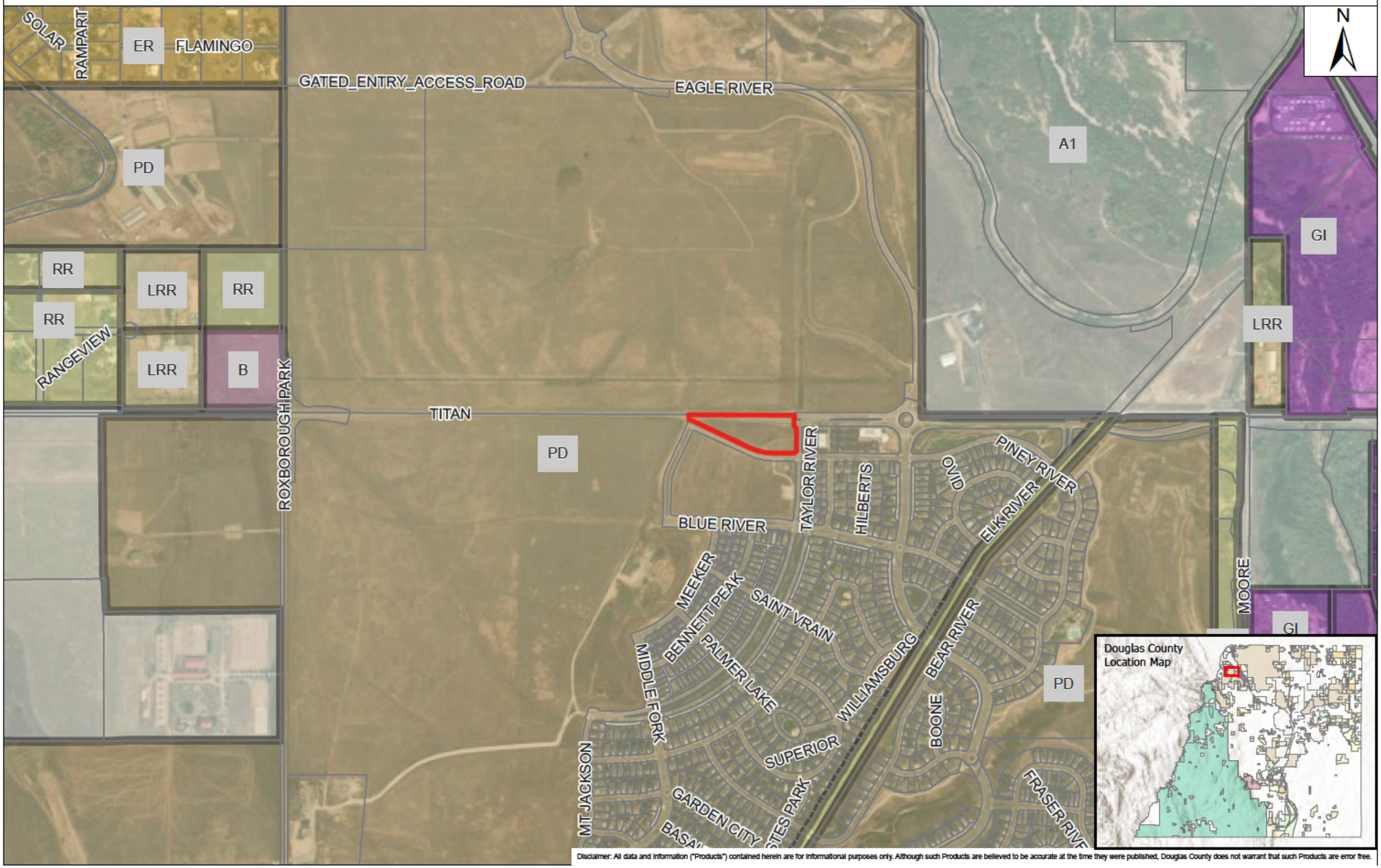
748 Whalers Way
Suite 200
Fort Collins, CO 80525
970.226.0557 main
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com


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

DCL Sterling Ranch Exemption EX2026-006

DOUGLAS COUNTY COLORADO



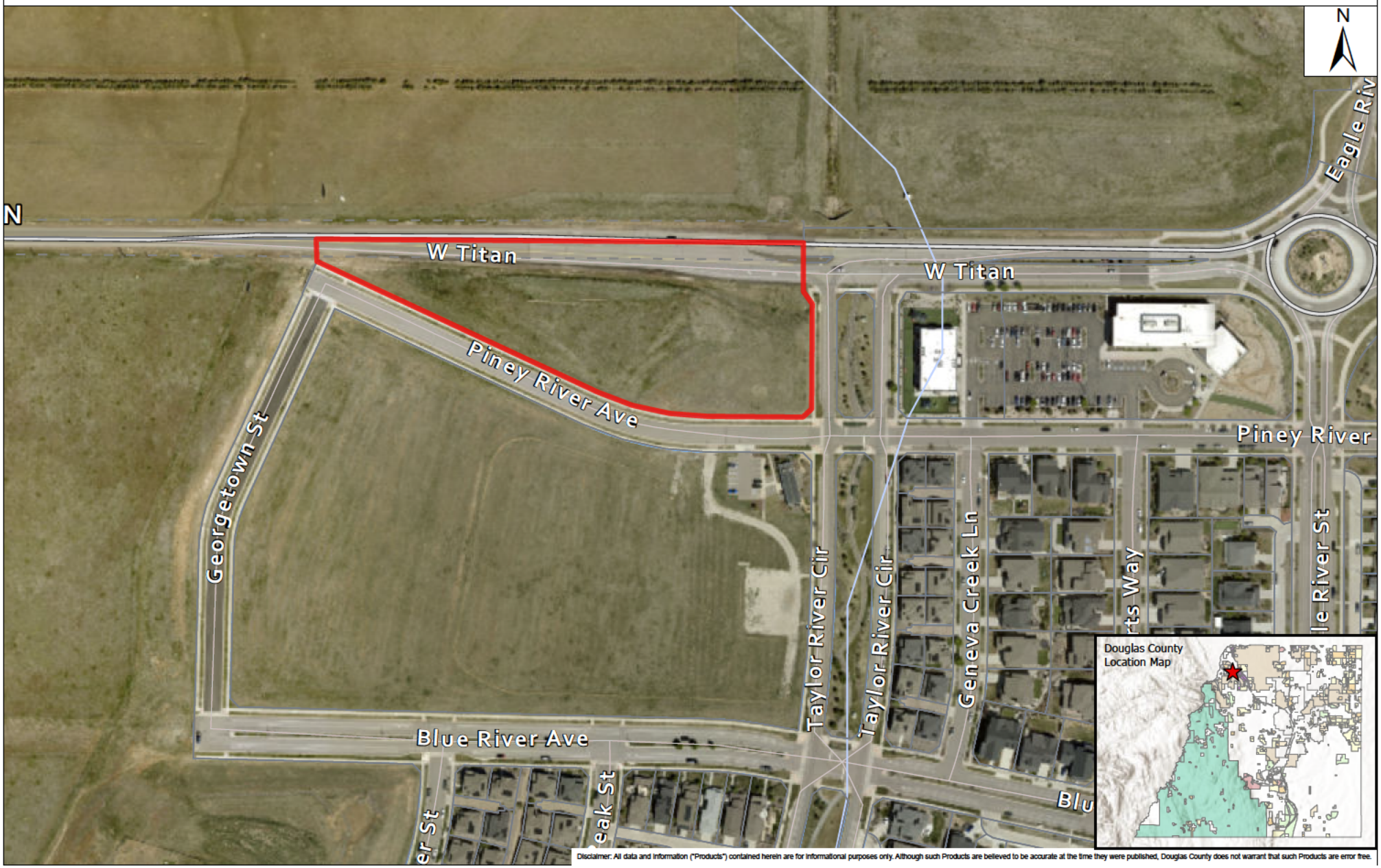
Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 7/1/2026 12:21 PM

- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL

DCL Sterling Ranch Exemption EX2026-006

DOUGLAS COUNTY COLORADO



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PD - PLANNED DEVELOPMENT

Project Name: DCL Sterling Ranch Exemption
Project File #: EX2026-006
Date Sent: 06/10/2026 **Date Due:** 06/24/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/11/2026	No Comment. (Verbatim)	No action necessary.
Assessor	06/23/2026	please be aware of the following comments: none (Verbatim)	No action necessary.
Building Services	06/11/2026	No Comment. (Verbatim)	No action necessary.
Douglas County School District RE 1		No Response Received.	
Engineering Services	06/25/2026	See letter: Right-of-way (ROW) for Titan Road needs to be dedicated as part of the exemption process. A utility easement adjacent to the ROW will also need to be included.	Right-of-way excluded from the exemption request. No easement is required at this time. The applicant worked with Engineering to address the comments.
South Metro Fire Rescue	06/10/2026	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed exemption plat. (Verbatim)	No action necessary.
Sterling Ranch Community Authority Board	06/16/2026	See letter: The Sterling Ranch Community Authority Board has strong support for the exemption request as the library will be a vital part of the Sterling Ranch community and the broader northwest Douglas County community.	No action necessary.

REFERRAL RESPONSE REQUEST – EXEMPTION

Date sent: **June 10, 2026** Comments due by: **June 24, 2026**

Project Name:	DCL Sterling Ranch Exemption
Project File #:	EX2026-006
Project Summary:	The applicant, Douglas County Libraries (DCL), proposes an exemption plat for development of a public library. A Location and Extent application was approved for construction of a 17, 000 S.F. library by the Douglas County Planning Commission on January 5, 2026. The subject property is approximately 4.29 acres within a larger unplatted parcel within the Sterling Ranch Planned Development.

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

☐ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency:	**Phone #:**
Your Name:	**Your Signature:**
(please print)	**Date:**

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

June 25, 2026 File No.: EX2026-006(DV2026-364)

Eric Pavlinek
Douglas County Department of Community Development
Planning Services
100 Third St
Castle Rock, CO 80104

Subject: DCL Sterling Ranch Exemption

Dear Eric:

Douglas County Public Works Engineering has reviewed the documents submitted for the referenced project and has the following comments.

Exemption Plat

- Right-of-way (ROW) for Titan Road needs to be dedicated to Douglas County as part of this exemption process. The applicant will need to work with County staff to determine the extent of the ROW to be dedicated. A utility easement adjacent to the ROW will also need to be included.

Please let me know if you have any questions regarding this letter.

Respectfully,

Jake Tolbert

Jake Tolbert
Development Review Engineer

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

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

Project Name:	DCL Sterling Ranch Exemption
Project File #:	**EX2026-006**
S Metro Review #	REFSP26-00134
Review date:	June 10, 2026
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The applicant, Douglas County Libraries (DCL), proposes an exemption plat for development of a public library. A Location and Extent application was approved for construction of a 17,000 S.F. library by the Douglas County Planning Commission on January 5, 2026. The subject property is approximately 4.29 acres within a larger unplatted parcel within the Sterling Ranch Planned Development.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed exemption plat.

REFERRAL RESPONSE REQUEST – EXEMPTION

Date sent: **June 10, 2026** Comments due by: **June 24, 2026**

Project Name:	DCL Sterling Ranch Exemption
Project File #:	EX2026-006
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Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐	No Comment	
☐	Please be advised of the following concerns:	
☒	See letter attached for detail.	
Agency:	Sterling Ranch Community Authority Board	**Phone #:** (720) 830-5275
Your Name:	Gary Debus	**Your Signature:**
	(please print)	**Date:** 6/16/26

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

STERLING RANCH
COMMUNITY AUTHORITY BOARD
9350 ROXBOROUGH PARK ROAD
STERLING RANCH, CO 80125

June 16, 2026

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

Project Number: EX2026-006
Project Name: DCL Sterling Ranch Exemption

Dear Members of the Planning Commission:

The Sterling Ranch Community Authority Board ("CAB"), our elected Metropolitan District Directors, and the more than 11,500 residents of Sterling Ranch are pleased to express our strong support for the DCL Sterling Ranch Exemption.

The proposed Douglas County Library represents an important investment in the future of Sterling Ranch and the broader Northwest Douglas County community. This state-of-the-art facility will provide valuable educational, cultural, and community resources for residents of all ages while serving as a gathering place that enhances the quality of life for current and future generations.

We are excited about the opportunities this new library will bring to our community and respectfully encourage approval of the exemption request.

Thank you for your consideration.

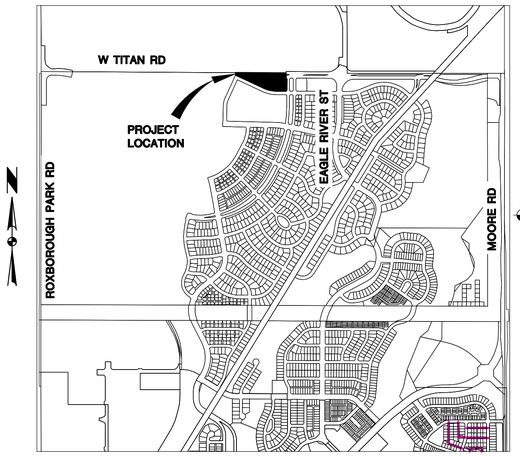
Kind regards,

Gary Debus
General Manager
Sterling Ranch Community Authority Board

DCL STERLING RANCH EXEMPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER CORNER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

3.29 ACRES 1 LOT EX2026-006



VICINITY MAP

OWNER
STERLING RANCH LLC
8155 PINEY RIVER AVENUE,
SUITE 200, LITTLETON, CO 80125

SURVEYOR STATEMENT:

I, STEVEN PARKS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS EXEMPTION EXHIBIT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 7-11-2025, 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 EXHIBIT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

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

_____
STEVEN PARKS
COLORADO PLS
COLORADO LICENSE NO. 38348
ON BEHALF OF MAJESTIC SURVEYING, LLC

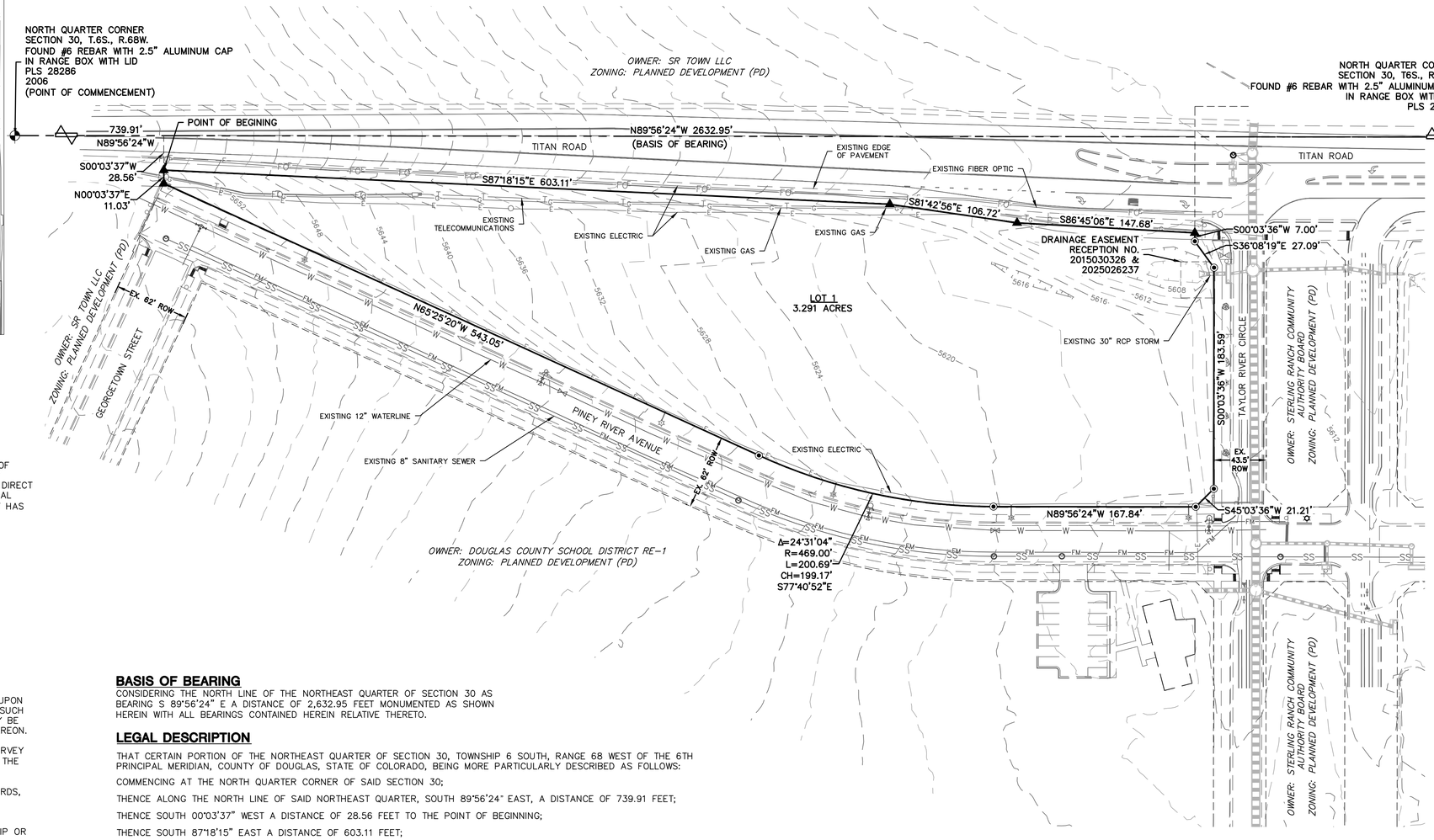
NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.
2. PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
3. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORDS, MAJESTIC SURVEYING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT ABD70893206-2, DATED MAY 13, 2026; AS PREPARED BY LAND TITLE GUARANTEE COMPANY TO DELINEATE THE AFORESAID INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MAJESTIC SURVEYING, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
4. THE LOT IS FOR DEVELOPMENT OF A PUBLIC LIBRARY.
5. TOPOGRAPHY SHOWN BEYOND EXTENTS OF EXEMPTION PARCEL WAS CREATED FROM DRONE LIDAR PREPARED BY TST, INC. CONSULTING ENGINEERS DATED 07-18-2025.
6. FUTURE RIGHT-OF-WAY FOR TITAN ROAD SHALL BE DEDICATED TO DOUGLAS COUNTY UPON REQUEST.

DIRECTOR OF COMMUNITY DEVELOPMENT

THIS EXEMPTION WAS APPROVED BY THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS ON _____, MOTION #

ACCEPTED FOR RECORDATION BY: _____
DIRECTOR OF COMMUNITY DEVELOPMENT DATE



BASIS OF BEARING

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 AS BEARING S 89°56'24" E A DISTANCE OF 2,632.95 FEET MONUMENTED AS SHOWN HEREIN WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89°56'24" EAST, A DISTANCE OF 739.91 FEET;

THENCE SOUTH 00°03'37" WEST A DISTANCE OF 28.56 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 87°18'15" EAST A DISTANCE OF 603.11 FEET;

THENCE SOUTH 81°42'56" EAST A DISTANCE OF 106.72 FEET;

THENCE SOUTH 86°45'06" EAST A DISTANCE OF 147.68 FEET TO THE WEST RIGHT-OF-WAY OF TAYLOR RIVER CIRCLE, AS SHOWN ON THE RECORDED PLAT OF STERLING RANCH FILING NO. 1 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2015080636;

THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

1) SOUTH 00°03'36" WEST, A DISTANCE OF 7.00 FEET;

2) SOUTH 36°08'19" EAST, A DISTANCE OF 27.09 FEET;

3) SOUTH 00°03'36" WEST, A DISTANCE OF 183.59 FEET;

4) SOUTH 45°03'36" WEST, A DISTANCE OF 21.21 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PINEY RIVER AVENUE AS SHOWN ON SAID PLAT;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

1) NORTH 89°56'24" WEST, A DISTANCE OF 167.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 469.00 FEET;

2) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°31'04", AN ARC LENGTH OF 200.69 FEET;

3) TANGENT TO SAID CURVE, NORTH 65°25'20" WEST, A DISTANCE OF 543.05 FEET;

THENCE NORTH 00°03'37" EAST, A DISTANCE OF 11.03 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 3.291 ACRES, (143,360 SQUARE FEET), MORE OR LESS.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR WITH GREEN PLASTIC CAP LS 33204
- SET REBAR WITH PLASTIC CAP STAMPED PLS 38348
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY

N

50 0 50 100
scale 1"=50' feet

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN TGB
CHECKED DAP
DESIGNED TGB
FILENAME Sterling Ranch Exemption Exhibit

DCL STERLING RANCH

EXEMPTION EXHIBIT

MAJESTIC SURVEYING

TST

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1296.0001.00
SCALE 1" = 50'
DATE MAY 2026
SHEET 1 of 1

K:\1296\0001\05 Drawings\Exhibits\Sterling Ranch Exemption Exhibit.dwg; 7/1/2026 4:02:45 PM

MEETING DATE: July 14, 2026

STAFF PERSON RESPONSIBLE: Trevor Bedford, AICP, Senior Planner

DESCRIPTION: Stone Creek Ranch Filing 1, 2nd Amendment - Replat - Project File: SB2022-038.

SUMMARY: The request is for approval of a replat to convert Tracts M and T of Stone Creek Ranch Filing 1 into two single-family residential lots, Lot 330 and 331, respectively.

STAFF ASSESSMENT: Staff has evaluated the replat request in accordance with the Douglas County Comprehensive Master Plan and Article 7 of the Dougals County Subdivision Resolution. Should the Board find that the approval standards for the replat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the replat, technical corrections to the replat exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public 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.

REVIEW:

Steven E Koster	Approve	7/1/2026
Jeff Garcia	Approve	7/8/2026
Christie Guthrie	Approve	7/8/2026
Doug DeBord	Approve	7/9/2026
Samantha Hutchison - FYI	Notified - FYI	7/9/2026

ATTACHMENTS:

Cover Page
Staff Report - SB2022-038

MEETING DATE: July 14, 2026

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Doug DeBord	Approve	7/9/2026

ATTACHMENTS:

Staff Report - SB2022-038

DOUGLAS COUNTY
COLORADO

Replat Staff Report

Date:	July 1, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development SK for KCC
CC:	Trevor Bedford, AICP, Senior Planner Brett Thomas, AICP, Current Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Stone Creek Ranch Filing 1, 2nd Amendment – Replat**
Project File:	**SB2022-038**

Board of County Commissioners Land Use Meeting: **July 14, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a replat to convert Tracts M and T of Stone Creek Ranch Filing 1 into two single-family residential lots, Lot 330 and Lot 331, respectively. Both tracts are currently developed with single-family residences and are served by the Pinery Water and Wastewater District (PWWD) for central water and sewer services. Both proposed lots are accessed via internal roads of the Stone Creek Ranch subdivision.

This property is within the Pinery Separated Urban Area as identified by the 2040 Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicants

Anthony & Amber Zambai
5930 Interlocken St.
Parker, CO 80134

Choke Cherry Investors, LLC
5989 Interlocken Street
Parker, CO 80134

B. Applicants' Representative

Mike Sanders
Choke Cherry Investors, LLC
5989 Interlocken Street
Parker, CO 80134

C. Request

The request is for approval of a replat to convert Tracts M and T of Stone Creek Ranch Filing 1 into two single-family residential lots, Lot 330 and Lot 331, respectively.

D. Process

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

E. Location

The properties are located within the Stone Creek Ranch Filing 1 subdivision on the east side of Interlocken Street.

F. Project Description

The applicant is requesting approval to convert Tracts M and T of Stone Creek Ranch Filing 1 into two single-family residential lots, Lot 330 and Lot 331, respectively. Both tracts are currently developed with single-family residences and are served by the Pinery Water and Wastewater District (PWWD) for central water and sewer services. Both tracts have existing driveways for access via internal roads of the Stone Creek Ranch subdivision. Tract M is proposed to become Lot 330 and is approximately one acre. Tract T is proposed to become Lot 331 and is approximately 2.2 acres.

A. Background

Tracts M and T are currently developed with single-family residences. The final plat for Stone Creek Ranch was approved in September 2015 and dedicated Tracts M and T as open space tracts owned by the developer. In 2021, Tract T was sold as a residential lot. The owner of Tract T applied for a remodeling building permit in 2021 for the existing residence and was informed that since the property is zoned and platted for open space uses, a permit could not be issued until a residential use was established.

In 2023, an amendment to the Stone Creek Ranch Planned Development (PD), project file ZR2021-017, was approved to modify the size of the open space planning areas and create a new residential planning area that encompassed Tracts M and T. Submittal of this replat application was a condition of approval for the PD amendment.

B. Adjacent Land Uses and Zoning

The properties are within the Stone Creek Ranch PD. Both tracts are surrounded on the north, east, and south by an open space tract with single-family residential and a neighborhood clubhouse to the west.

Zoning and Land Use

	Zoning	Land Use
North	Stone Creek Ranch Planned Development	Open Space Tract
South	Stone Creek Ranch Planned Development	Open Space Tract
East	Stone Creek Ranch Planned Development	Open Space Tract
West	Stone Creek Ranch Planned Development	Single-Family Residential and Neighborhood Clubhouse

III. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

There are existing homes on Tracts M and T. The Stone Creek Ranch PD requires that both existing historic homes will remain on the property. The tracts generally slope downward to the west with native grasses and some trees. No physical characteristics of the land would preclude development of the property.

B. Access

Both proposed lots have existing driveways to access Interlocken Street.

C. Soils and Geology

The CMP Class 3 Hazards and Environmental Constraints map indicated no constraints on the site. The project area was evaluated for additional geotechnical restrictions at the time of the original final plat.

D. Drainage and Erosion

All on-site drainage facilities have been designed, constructed, and installed by the developer in accordance with County criteria. No new impervious areas or drainage facilities are proposed as a part of this replat.

E. Floodplain

There is no 100-year floodplain impacted by this replat.

F. Wildlife

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

IV. PROVISION OF SERVICES

A. Schools

Both proposed lots contain existing single-family residences. Therefore, there is not anticipated to be any additional impact on schools. The Douglas County School District did not respond to the referral request.

B. Fire Protection

Fire protection is provided by the Franktown Fire District. The district responded to the referral request with no comment.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management (OEM) responded to the referral and noted that OEM has no issues with the request. DCSO and DCSO E911 did not respond to the referral request.

D. Water

Water service is provided to the existing residences on Tracts M and T by the Pinery Water and Wastewater District (PWWD). PWWD responded to the referral request noting that PWWD takes no exception to the replat and confirming that service is provided to both proposed lots.

E. Sanitation

Sanitary service is provided to the existing residences on Tracts M and T by the Pinery Water and Wastewater District (PWWD). PWWD responded to the referral request noting that PWWD takes no exception to the replat and confirming that service is provided to both proposed lots.

F. Utilities

Referral requests were sent to AT&T, Black Hills Energy, CenturyLink, CORE Electric, and Xcel Energy. AT&T responded to the referral request noting fiber optic lines along Parker Road. This replat does not propose any changes to property lines or easements and does not include any grading that could impact the fiber optic lines. CORE Electric responded to the referral request with no comment. Xcel Energy responded to the referral request with no apparent conflict. No response was received from Black Hills Energy or CenturyLink.

V. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were mailed to abutting landowners. As of the writing of this staff report, no members of the public responded to the courtesy notices. All referral agency comments are outlined in the Referral Agency Response Report and the Referral Response Letters attached to this staff report.

VI. STAFF ANALYSIS

Per Article 704 of the DCSR, a replat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

704.01: Complies with all applicable standards and criteria, and the original conditions of approval.
Staff Comment: The replat is in conformance with all applicable standards and criteria and original conditions of approval. A PD amendment was approved in 2023 to designate Tracts M and T as residential areas. This replat creates consistency with the plat and the PD.

704.02: Does not create nonconforming lots, and in the case of nonconforming lots, does not increase the nonconformity.
Staff Comment: This replat remedies nonconforming residential uses on existing tracts by establishing single-family residential lots. Both proposed lots are within Planning Area 8 (PA 8) of the Stone Creek Ranch PD. PA 8 requires a minimum lot size of two acres. Proposed Lot 330 is one acre in size. However, as the existing property lines are not proposed to be modified, the nonconformity is not increased. The PD contains a note that indicates structures on Tract M are legal nonconforming and any alteration or addition will be required to meet the new setbacks.

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

704.04: Conforms with the goals and policies of the Master Plan.
Staff Comment: The property is located within the Pinery Separated Urban Area as identified by the 2040 Comprehensive Master Plan. Objective 2-1A is to direct urban-level development to designated urban areas. Policy 2-1A.2 is to prioritize the build-out of existing urban areas over approval of new urban development. This replat creates two single-family residential lots within the existing urban area.

704.05: Addresses the design elements established in Article 4, Section 404 of this Resolution.
Staff Comment: The replat is in conformance with the design elements. Proposed lots are sufficient in size to meet setbacks. The site has no Class 3 geologic hazards. Access is provided to proposed lots via existing driveways to internal roadways within the Stone Creek Ranch subdivision.

704.06: Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution.
Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications under Section 18A.

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed uses.
Staff Comment: PWWD currently provides central water services to the existing residences on Tracts M and T.

1803A.02 The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority dates within the Colorado System of Water Rights Administration.
Staff Comment: No renewable water rights are proposed to serve the development.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortage will not occur due to variations in the hydrologic cycle.
Staff Comment: A Water Plan is not required for review of proposed water service by a District.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.
Staff Comment: A Water Plan is not required for review of proposed water service by a District.

704.07: Provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems comply with State and local laws and regulations.
Staff Comment: PWWD currently provides central sewer services to the existing residences on Tracts M and T.

704.08: Identifies all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions and the proposed uses of these areas are compatible with such conditions.
Staff Comment: No grading or other construction is proposed as a part of this replat. The properties were reviewed for soil and topographical conditions during review of the Stone Creek Ranch final plat.

704.09: Provides adequate drainage improvements.
Staff Comment: All on-site drainage facilities have been designed, constructed, and installed by the developer in accordance with County criteria. No new impervious areas or drainage facilities are proposed as a part of this replat.

704.10: Provides adequate transportation improvements.
Staff Comment: Both proposed lots have existing driveways to internal roadways within the Stone Creek Ranch subdivision. Engineering Services reviewed the application and had no concerns.

704.11: Protects significant cultural, archaeological, natural, and historical resources and unique landforms.
Staff Comment: Tracts M and T contain historic structures. The Stone Creek Ranch Planned Development contains notes that require the existing historic structures to remain.

704.12: Has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.
Staff Comment: The subdivision, including Tracts M and T, is served by Franktown Fire, the Douglas County Sheriff's Office, the Douglas County School District, CORE Electric Cooperative, Xcel Energy, Comcast and CenturyLink. Public streets exist and provide access to all existing and proposed lots within the subdivision. Parks, Trails and Open Space commitments were previously set aside in the PD.

VII. STAFF ASSESSMENT

Staff has evaluated the replat request in accordance with the Douglas County Comprehensive Master Plan and Article 7 of the DCSR. Should the Board find that the approval standards for the replat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the replat, technical corrections to the replat exhibit shall be made to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public 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**

Douglas County Land Use Application 8
Applicant's Narrative 10
CMP Map 12
Zoning Map 13
Aerial Map 14
Referral Response Report 15
Referral Response Letters 18
PWWD Will Serve Letter 28
Replat Exhibit 36

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

LAND USE APPLICATION

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

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

OFFICE USE ONLY

PROJECT FILE #:

PROJECT NAME:

PROJECT TYPE: Plat Amendment

PLANNING FEES:

MARKETING NAME: Stone Creek Ranch

SITE ADDRESS: 5930 Interlocken St., 5740 Interlocken St, and 5989 Interlocken St. Parker, CO 80134

ENGINEERING FEES:

OWNER(S):

Name(s): Anthony & Amber Zambai and Choke Cherry Investors, LLC

TOTAL FEES:

Address: 5930 Interlocken St. and 5989 Interlocken Street, Parker, CO 80134

Phone: 310-460-6324

RELATED PROJECTS:

Email: landdad@gmail.com

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

Name: Mike Sanders, Choke Cherry Investors, LLC / Karen Henry, Henry Design Group

Address: 5989 Interlocken St., Parker, CO 80134 / 1501 Wazee Street, Suite 1-C, Denver CO 80202

Phone: 310-460-6324 303-446-2368

Email: landdad@gmail.com khenry@henrydesigngroup.com

LEGAL DESCRIPTION:

Subdivision Name: Stone Creek Ranch

Filing #: 1 Lot #: Block #: Section #: N 1/2 15 Township: 7 South Range: 66 West

STATE PARCEL NUMBER(S): 2349-151-07-003; 2349-151-07-002

ZONING:

Present Zoning: Stone Creek Ranch PD Proposed Zoning: Same Gross Acreage: 251.66

Gross Site Density (DU per AC): 1.31 DU/Ac # of Lots or Units Proposed: 332 lots

SERVICE PROVIDERS:

Fire District: Franktown Fire Protection District Metro District: Stone Creek Metro Gas: Black Hills Energy

Water: Pinery Water and Wastewater Sewer: Pinery Water and Wastewater 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 *Date*

PREBLE'S MEADOW JUMPING MOUSE

What is the Prebles' meadow jumping mouse?

The Preble's meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's meadow jumping mouse or its habitat.

Where does the mouse live?

The Preble's meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the main stream reaches, of East and West Plum Creek. However, ***any*** stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act.

The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
3. The application or discharge of agrichemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

ANY APPROVAL GIVEN BY DOUGLAS COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's meadow jumping mouse or its habitat should be directed to:

Alison Micael & Leslie Ellwood
Fish and Wildlife Biologist
Ecological Services
Colorado Field Office
P.O.Box 25486, DFC (MS 65412)
Denver, CO 80225-0486
303-236-4773

Where to find a licensed Wildlife Consultant to perform Preble's Surveys.

A current list of wildlife consultants licensed to perform Preble's surveys may be found on the US Fish and Wildlife Service website at:
http://www.fws.gov/mountain-prairie/species/mammals/preble/PMJMComsultants.pdf

ATWELL

CONSULTING. ENGINEERING. CONSTRUCTION.

May 12, 2023

Mr. Trevor Bedford
Douglas County Community Development
Planning Services Division
100 Third Street
Castle Rock, CO 80104

RE: Stone Creek Ranch, Filing 1, Amendment 2, Tracts M, J and T, Douglas County, CO - Project Narrative

Dear Mr. Bedford,

The intent of the Stone Creek Ranch Filing 1, Amendment 1 plat is for the following two purposes:

1) ~~To adjust the common line between Tracts M and J of the original subdivision plat. Tract M was originally platted as a tract but is intended to be converted to a lot per item 2 below. The amen~~ No Longer a part of the proposal ~~330 (formerly Tract M). The purpose of this ac~~ ~~ture together with the white house on Lot 330. The barn was always an accessory structure to the house and putting them on separate tracts in the original subdivision was in error. This will rejoin the two related structures onto one, single lot.~~

2) To convert Tracts M and T of the original subdivision plat from tracts into Lots 330 and 331 respectively. The amended plat will convert and label Tract T of the original subdivision plat from a Tract to Lot 331 with no further changes. Tract M of the original subdivision plat is also intended to be converted from a Tract to a Lot, ~~however the lot lines of Lot 330 (formerly Tract M) are intended to be adjusted per section 1 above.~~

The subdivision is served by water and sewer service by Pinery Water and Wastewater District. Storm sewer is maintained by Douglas County.

The total area to be replatted is 21.43 acres. The revised residential density with the two added lots and adjusted tract area is 1.432 DU/acre net or 1.294 DU/acre gross. The land preserved as open space is 169.48 acres, which is 66.23% of the total area. A summary table is included below:

Area Type	Area SF	Area AC	% of total
Lots (331)	2,687,953	61.707	24.12%
Tracts (25)	7,382,414	169.477	66.23%
ROW	1,075,714	24.695	9.65%
Totals	11,146,081	255.88	
Net Density		1.432	DU/acre
Gross Density		1.294	DU/acre

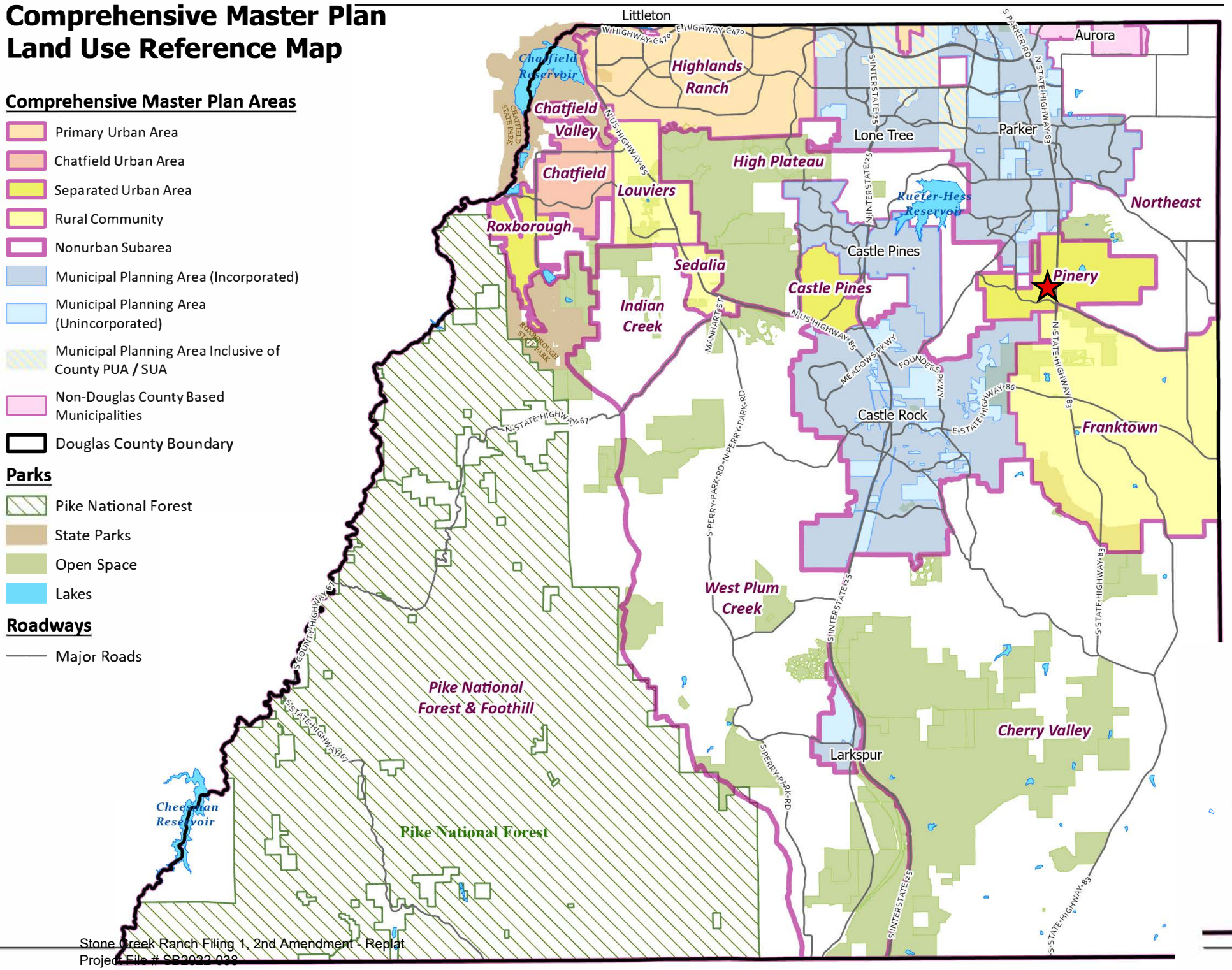
No additional plat changes are proposed to previously platted rights-of-way, easements or other tracts.

If you need any additional information, please call me at 303-868-5658.

Sincerely,

Chris Sveum, P.E.
Project Manager

Comprehensive Master Plan Land Use Reference Map



Stone Creek Ranch Filing 1, 2nd Amendment

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

Date Saved: 6/26/2026 4:41 PM

A1 - AGRICULTURAL ONE

LRR - LARGE RURAL RESIDENTIAL

PD - PLANNED DEVELOPMENT

Stone Creek Ranch Filing 1, 2nd Amendment

DOUGLAS COUNTY COLORADO

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Date Saved: 6/26/2026 4:43 PM

A1 - AGRICULTURAL ONE

LRR - LARGE RURAL RESIDENTIAL

PD - PLANNED DEVELOPMENT

Project Name: Stone Creek Ranch Filing 1, 2nd Amendment
Project File #: SB2022-038
Date Sent: 02/11/2025 **Date Due:** 03/05/2025

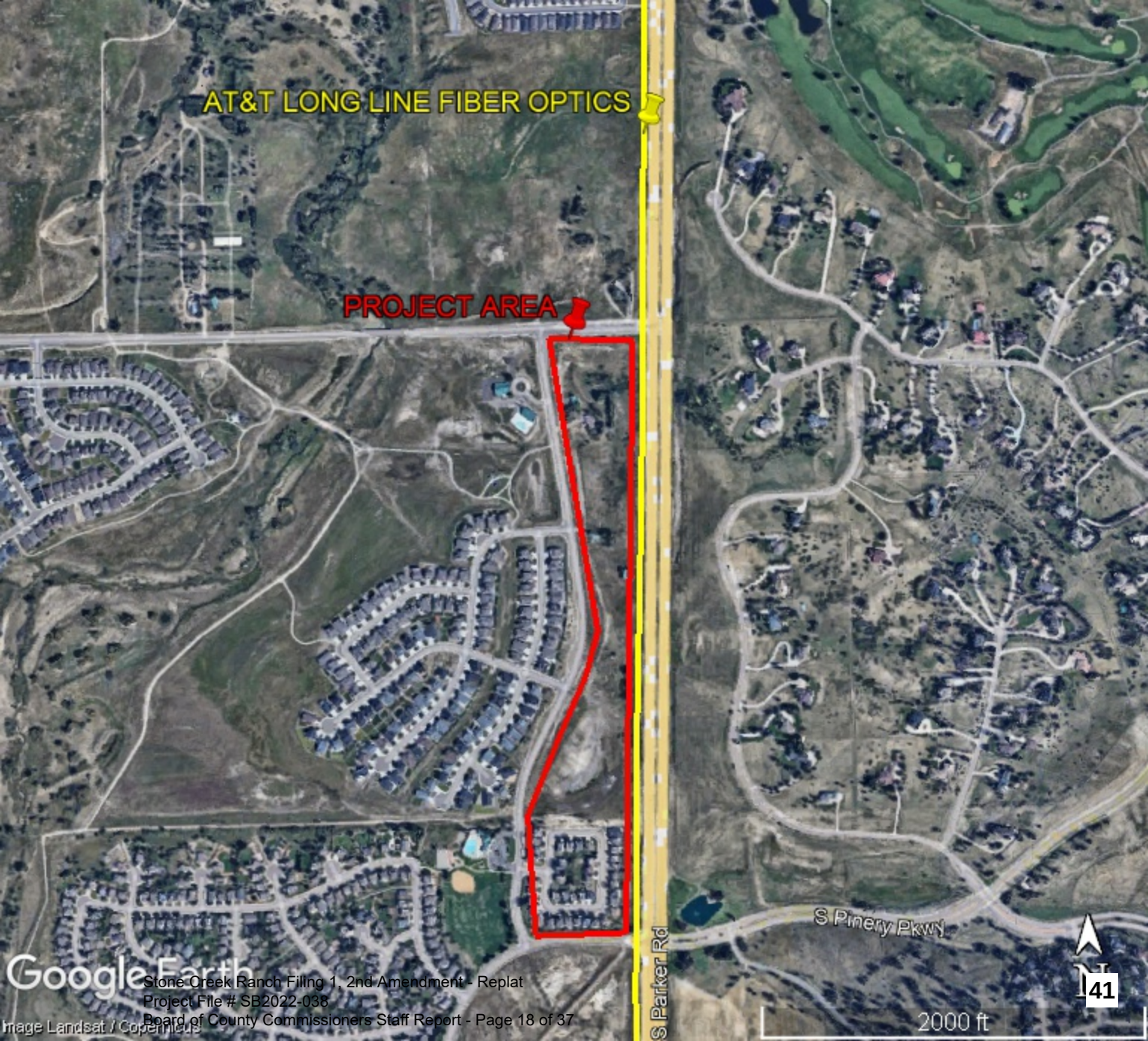
Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	02/13/2025	No Comment (Verbatim)	No response necessary
Assessor	02/25/2025	Received: please be aware of the following comments, deeds are recommended to make sure the ownership of lot 330 is clear where it overlaps Tract J (Verbatim)	Information forwarded to applicant.
AT&T Long Distance - ROW	02/11/2025	Received: This is in response to your eReferral for a utility map showing the buried AT&T Long Line Fiber Optics near HWY 83 Parker, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line Fiber Optics in yellow. As shown, there is a possibility of conflict along S Parker Rd. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well. Please feel free to contact us with any questions or concerns. (Verbatim)	No construction or additional grading is proposed with this replat. The tracts being converted to lots do not abut Parker Rd.
Black Hills Energy		No Response Received	No Response Received
CenturyLink		No Response Received	No Response Received

Project Name: Stone Creek Ranch Filing 1, 2nd Amendment
Project File #: SB2022-038
Date Sent: 02/11/2025 **Date Due:** 03/05/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	02/27/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2022-038, Stone Creek Ranch Filing 1, 2nd Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted. (Verbatim)	No response necessary
Colorado Division of Water Resources	02/14/2025	Received: See attached letter Summary: CDWS requested an unused well on Tract M to be abandoned and an abandonment report filed prior to replat approval.	The well has been abandoned and an abandonment report filed. CDWS confirmed no other concerns.
Comcast		No Response Received	No Response Received
CORE Electric Cooperative	02/28/2025	No Comment (Verbatim)	No response necessary
Douglas County School District RE 1		No Response Received	No Response Received
Engineering Services	03/04/2025	No Comment (Verbatim)	No response necessary
Franktown Citizens Coalition II Inc		No Response Received	No Response Received
Franktown FD	03/05/2025	No Comment (Verbatim)	No response necessary

Project Name: Stone Creek Ranch Filing 1, 2nd Amendment
Project File #: SB2022-038
Date Sent: 02/11/2025 **Date Due:** 03/05/2025

Agency	Date Received	Agency Response	Response Resolution
High Prairie Farms HOA		No Response Received	No Response Received
Mile High Flood District		No Response Received	No Response Received
Office of Emergency Management	02/24/2025	Received: OEM has no issues with this (Verbatim)	No Response necessary
Pinery 8B HOA		No Response Received	No Response Received
Pinery Water and Wastewater District	02/14/2025	Received: This District provides services to both of the proposed lots and takes no exception to the replat. (Verbatim)	No response necessary
Pinery West HOA	02/21/2025	No Comment (Verbatim).	No Response necessary
Pradera Homeowners' Association		No Response Received	No Response Received
Rural Water Authority of Douglas County		No Response Received	No Response Received
Sheriff's Office		No Response Received	No Response Received
Sheriff's Office E911		No Response Received	No Response Received
Stone Creek Metropolitan District		No Response Received	No Response Received
The Pinery HOA	03/03/2025	No Comment (Verbatim)	No response necessary
Town of Castle Rock	02/18/2025	No Comment (Verbatim)	No response necessary
Town of Parker Development Review		No Response Received	No Response Received
Town of Parker Public Works		No Response Received	No Response Received
Xcel Energy-Right of Way & Permits	02/12/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for Stone Creek Ranch Filing 1, 2nd Amendment and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. (Verbatim)	Information provided to applicant


AT&T LONG LINE FIBER OPTICS
PROJECT AREA
S Parker Rd
S Pinery Pkwy
Google Earth
2000 ft
N

February 14, 2025

Trevor Bedford, AICP, Senior Planner
Douglas County Department of Community Development
Transmitted via email: tbedford@douglas.co.us

Re: Stone Creek Ranch Filing 1, 2nd Amendment
Project File #: SB2022-038
Part of the NE ¼ of Section 15, Township 7 South, Range 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Referral No. 23449

Dear Trevor Bedford:

We have reviewed the February 11, 2025 referral to replat approximately 3.188 acres to convert Tracts M and T into Lots 330 and 331, Stone Creek Ranch Filing 1, 2nd Amendment. This office previously provided comments on Stone Creek Ranch Filing 1 on January 15, 2015, which originally proposed 329 single-family residential lots on 251.68 acres (also related to referral no. 23449). It appears that this replat will increase the number of residential lots to 331 single-family residential lots. The proposed water supply is service provided by the Pinery Water and Wastewater District ("District").

Water Uses and Demand

According to the letter dated September 3, 2024 from the District, the proposed water use is for two single-family homes. At a rate of 0.55 acre-feet/year per single-family equivalent (SFE), the total water demand is 1.1 acre-feet/year. This letter commits to serving the proposed lots.

The total water demand for Filing 1 was originally estimated at 0.37 acre-feet/year/residence, or 121.73 acre-feet/year for all 329 residences, plus 197.52 acre-

feet/year for open space watering, which together total 317.25 acre-feet/year. Adding in the additional water demand of 0.55 acre-feet/year for Lots 330 and 331 would result in a total demand of 317.8 acre-feet/year for Filing 1. **If this information is incorrect, the Applicant must provide updated water demand estimates.**

Water Supply

According to the "Present and Future Water Sources" report dated May 2014 and updated February 2018 prepared by HRS Consultants, Inc. ("Report"), the District has a total of 15,037 acre-feet per year of water rights. This amount consists of 13,466 acre-feet of nontributary water rights, 1,220 acre-feet of senior tributary water rights, an additional 351 acre-feet of nontributary water rights that are dedicated to development of the Broe property, and as a member of the WISE Authority the District has subscribed to 500 acre-feet per year on average of renewable and reusable water. In addition, the District has two existing augmentation plans, decreed in Division 1 Water Court Case nos. W-6268 and 11CW198. Under those augmentation plans, return flows from the use of nontributary water, along with other replacement sources, are used to offset out-of-priority depletions from pumping of junior wells. As of 2017, the District's water requirements from existing commitments totaled 3,098 acre-feet. Projected commitments at full build out are estimated at 4,200 acre-feet. While it appears the District has sufficient supplies to supply its current commitments and the two additional lots, **the county and the District should be aware that for future subdivisions which rely on water supplied from the District, an updated report documenting the District's water supplies must be provided as the report we have on file is over 5 years old.**

The proposed source of water for this subdivision is 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 quantified in the District's Denver Basin aquifer decrees 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.

Well permit no. 50262, located within Filing 1, was issued pursuant to section 37-92-602, C.R.S. 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, our January 15, 2015 letter required that the well must be re-permitted pursuant to a decreed augmentation plan or must be plugged and abandoned upon completion of the water system for the subdivision. **Since it appears that Filing 1 has been built out and the well has not been included in a court-approved augmentation plan, the well owner is required to plug and abandon this well prior to approval of the plat amendment. A Well Abandonment Report must be submitted to this office to ensure the well has been properly plugged, sealed, and abandoned.**

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights **so long as well no. 50262 is plugged and abandoned and a Well Abandonment Report is filed with this office prior to approval of the plat amendment.**

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided **without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, 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.

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

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: File for permit no. 50262
Pinery Water & Wastewater District file

Trevor Bedford

From: Brandewie - DNR, Chris <chris.brandewie@state.co.us>
Sent: Wednesday, May 27, 2026 10:57 AM
To: Trevor Bedford
Cc: Michael Sanders; Michael Cairy
Subject: Re: SB2022-038 Tract M Stone Creek Ranch - Well Permit # 50262

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning,

Based on the attached referral response letter from February 14, 2025, our office provided an opinion that the proposed water supply for Stone Creek Ranch Filing 1, 2nd Amendment was **adequate** and could be provided without causing injury to decreed water rights **so long as well no. 50262 is plugged and abandoned and a Well Abandonment Report is filed with this office prior to approval of the plat amendment.**

Looking at our records, a well abandonment report for well no. 50262 was submitted on February 25, 2026.

Based on the above, our office has no additional comments on the proposed water supply for Stone Creek Ranch Filing 1, 2nd Amendment and our comments provided in the letter dated February 14, 2025 appear to have been addressed.

Thank you

Chris Brandewie, P.E.
Water Supply Team 1A Lead
P 303-866-3581 x8246
1313 Sherman Street, Room 821, Denver, CO 80203
chris.brandewie@state.co.us | https://dwr.colorado.gov/

On Tue, May 26, 2026 at 2:20 PM Trevor Bedford <tbedford@douglasco.gov> wrote:

> Good Afternoon Chris,
>
> We have a project where the developer was working with Ioana Comaniciu on a well abandonment. To quickly summarize the history on this from what I know, we have a replat that is essentially turning tracts into lots. The initial subdivision referral comments from DWR required abandonment of well

50262 prior to our replat. The developer had been working with a consultant to locate the well and it appeared that the well had been graded over. After some back and forth, he sent an email showing the well status has been updated to abandoned online, but never received a response. I think that may have been after Ioana had left. I have the original DWR comments, a few letters from the developer about the well abandonment, and some correspondence attached. Can you take a look at all of this and let us know if DWR needs anything further to consider the comments addressed?

Let me know if you have any questions. I have the developer, Michael Sanders (landdad@gmail.com), copied as well in case he can assist with any questions.

Thank you,

Trevor Bedford, AICP | Senior Planner

Douglas County Department of Community Development

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

Email tbedford@douglasco.gov

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

From: Michael Sanders <landdad@gmail.com>
Sent: Wednesday, April 29, 2026 9:59 AM
To: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Cc: Trevor Bedford <tbedford@douglasco.gov>; Michael Cairy <MCairy@douglasco.gov>; Pat Lyng <lyngland@aol.com>
Subject: Re: Tract M Stone Creek Ranch - Well Permit # 50262

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

Good morning Ioana,

I am following up on my April 7 email. Do you need any additional information from me ?

Thanks !

On Tue, Apr 7, 2026 at 5:21 PM Michael Sanders <landdad@gmail.com> wrote:

> Dear Ms. Comaniciu,
>
> Attached please find a scan with documents responding to your last Email regarding the Well Abandonment for Well Permit # 50262.
>
> Please let me know if I can provide any additional information.
>
> --
>
> Best Regards,
>
> **Michael Sanders**
>
> 310-460-6324

--

Best Regards,

Michael Sanders

DV 22-388

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent: February 11, 2025 Comments due by: **March 5, 2025**

Project Name:	Stone Creek Ranch Filing 1, 2nd Amendment
Project File #:	SB2022-038
Project Summary:	Request to replat approximately 3.188 acres to convert Tracts M and T into Lots 330 and 331.

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

☒	No Comment	
☐	Please be advised of the following concerns:	
☐	See letter attached for detail.	
Agency:	ENGINEERING	**Phone #:** 4318
Your Name:	AL PETERSON *(please print)*	**Your Signature:** Al Peterson
		Date: 3/4/25

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

Sincerely,

Trevor Bedford, AICP, Senior Planner
tbedford@douglas.co.us

Right of Way & Permits

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

February 12, 2025

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

Attn: Trevor Bedford

Re: Stone Creek Ranch Filing 1, 2nd Amendment, Case # SB2022-038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Stone Creek Ranch Filing 1, 2nd Amendment** and currently has **no apparent conflict**.

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

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

PINERY
WATER AND WASTEWATER DISTRICT
Quality Water for Life

September 03, 2024

RE: 5930 and 5740 Interlocken Street

Dear Mr. Sanders,

Pursuant to Section 1805a.01.3 of the Douglas County Zoning Resolution, the Pinery Water & Wastewater District (the "District") acknowledges its willingness and ability to serve 5930 and 5740 Interlocken Street.

Water Demand

Based on the proposed 2 single-family homes for a total estimated 2 single family equivalents (SFE's) equaling 0.55 acre-feet/year/SFE), the proposed development will require 1.1 acre-feet/year.

Water Supply

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

Water Quality

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

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

Sincerely,

Heather Beasley,
District Manager

Present and Future Water Sources
Denver Southeast Suburban Water & Sanitation District

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

A. General

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

B. Water Rights Considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Requirements

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

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

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

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

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

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

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

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

TABLE I

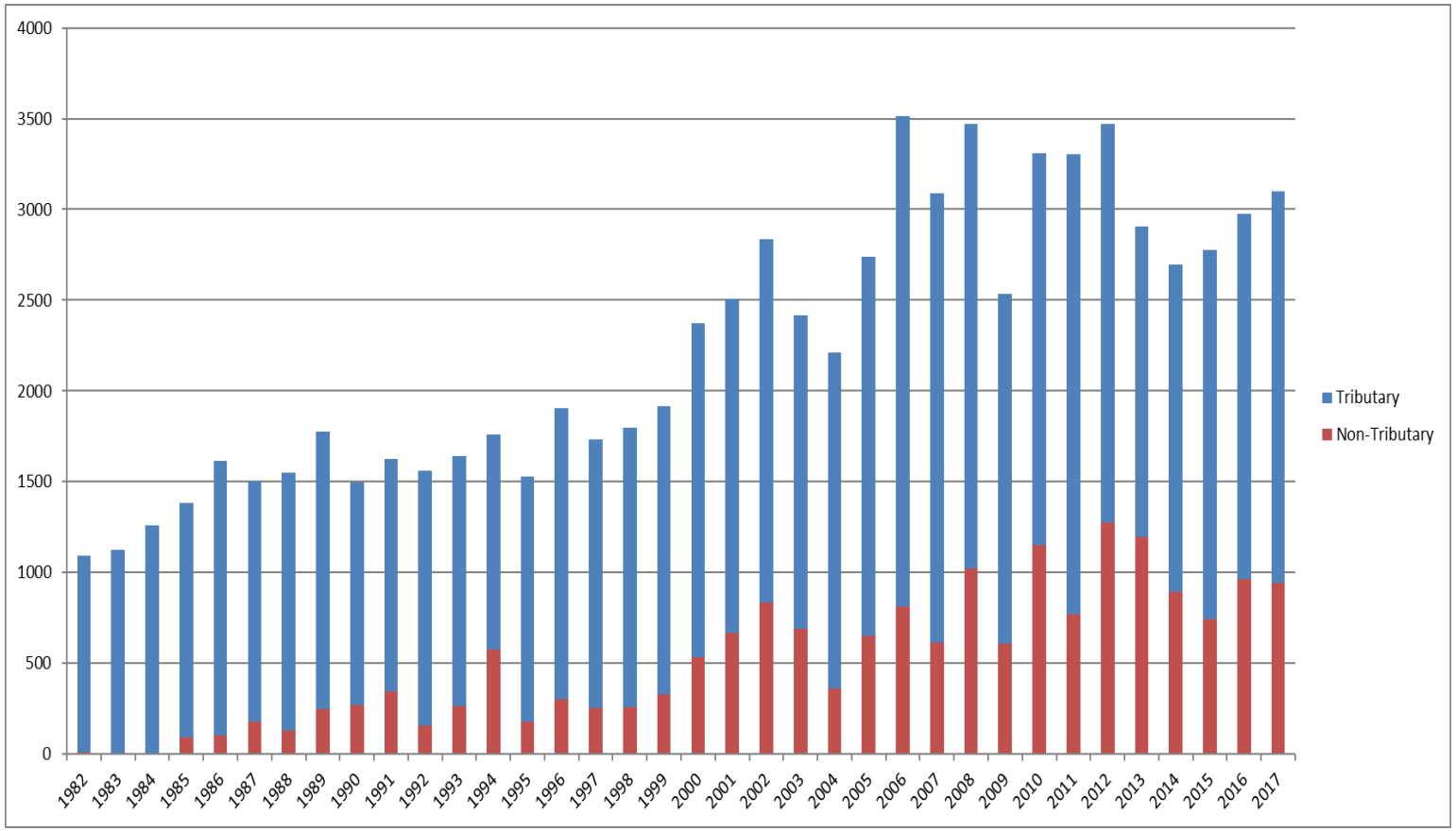
Denver Southeast Suburban Water & Sanitation District

Water Rights Summary

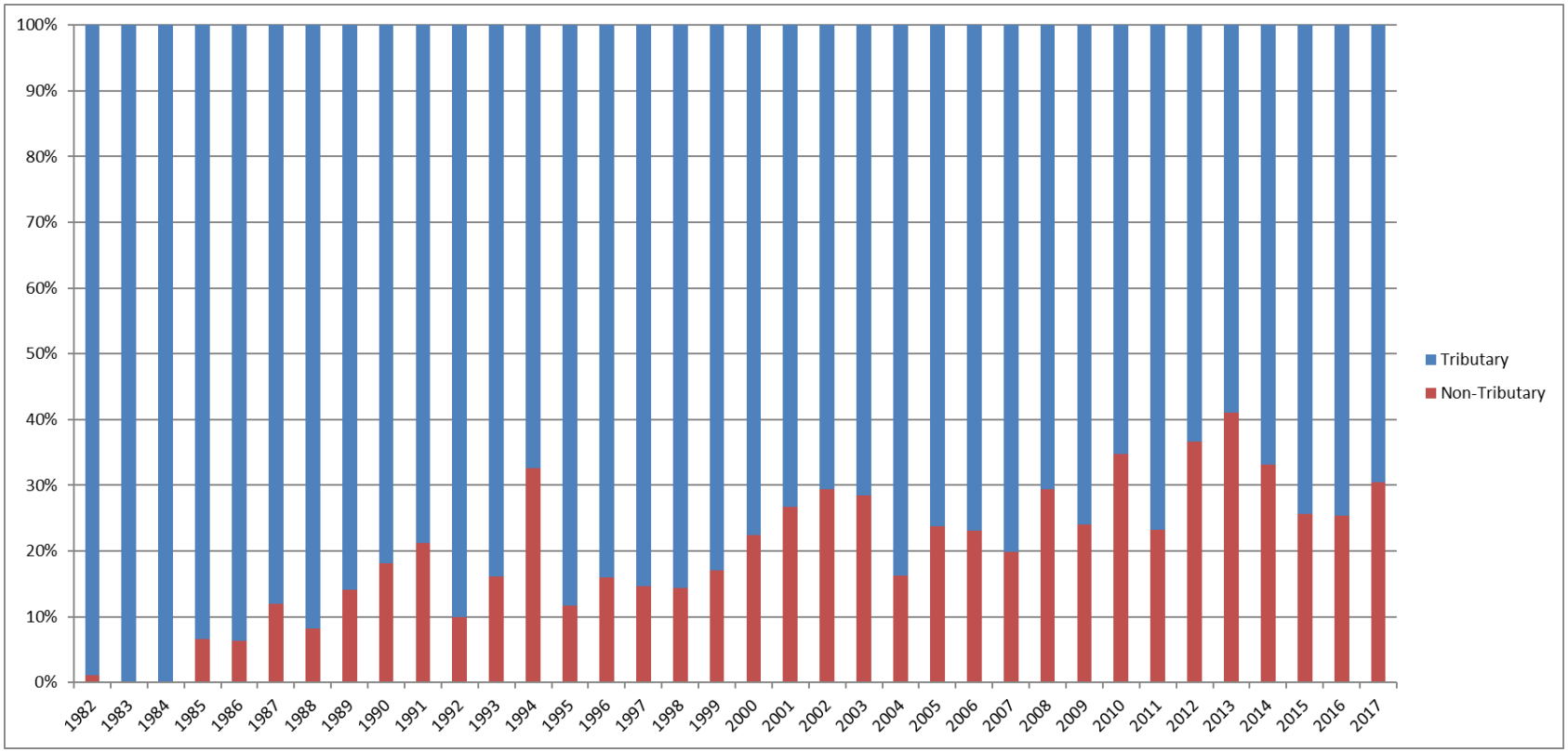
Case No.	Description	Decreed Amount (af/yr)	Subtotals (af/yr)
A. Tributary Water Rights			
W-6268	Harrison & Haley Ditchs	1220	**1220**
W-6268	Junior Water Rights	Variable	
B. Nontributary Water Rights			
W-6265	Wells A, B and C	243	
W-6267	Well J	103	
W-7241	Wells F,G,H,I,K,L and M	1519	
	Pre-S.B. 213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

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

	(in ac.ft.) Tributary	Non-Tributary	Total
1982	1,080	12	1,091
1983	1,123	0	1,123
1984	1,258	0	1,258
1985	1,292	91	1,384
1986	1,511	103	1,614
1987	1,324	179	1,504
1988	1,422	127	1,549
1989	1,527	250	1,777
1990	1,225	271	1,496
1991	1,282	344	1,626
1992	1,407	156	1,563
1993	1,379	265	1,644
1994	1,184	574	1,758
1995	1,351	178	1,529
1996	1,601	303	1,904
1997	1,477	254	1,731
1998	1,537	257	1,795
1999	1588	326	1,914
2000	1,838	533	2,371
2001	1,839	669	2,508
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,709	1195	2,903
2014	1,801	896	2,698
2015	2,036	741	2,777
2016	2,015	962	2,977
2017	2,155	943	3,098



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



STONE CREEK RANCH FILING NO. 1, 1ST AMENDMENT

A REPLAT OF TRACTS M AND T, STONE CREEK RANCH FILING NO. 1 - PLANNING AREA 4 - LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

3.188 ACRES 2 LOTS - SB2022-038

LEGAL DESCRIPTION

TRACTS M AND T, STONE CREEK RANCH FILING NO. 1, AS RECORDED AT RECEPTION NO. 2017081539, AND LYING IN SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STONE CREEK RANCH FILING NO. 1, AMENDMENT NO. 1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

CHOKE CHERRY INVESTORS LLC

_____AS_____ OF _____, A _____ LIMITED LIABILITY
(PRINT NAME) (MANAGER/MEMBER) (COMPANY) (STATE)

ATTEST:
SECRETARY/TREASURER

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY

_____ AS _____.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

ANTHONY & AMBER ZAMBAI

BY:_____ BY:_____

TITLE:_____ TITLE:_____

ATTEST:
SECRETARY/TREASURER

STATE OF COLORADO)
) SS.
COUNTY OF _____)

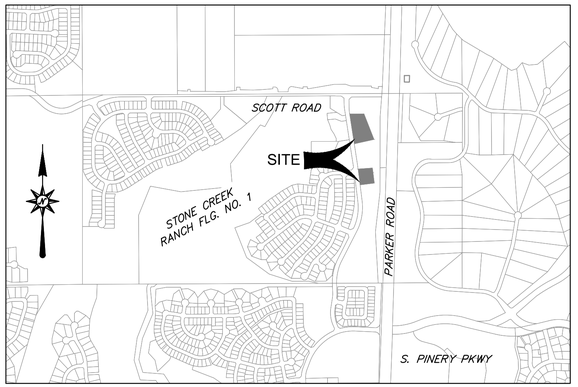
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY

_____ AS _____.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=1000'

BENEFICIARY OF DEED OF TRUST (TRACT M)

HUDICK EXCAVATING, INC.

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ A.D.

BY: _____

AS: _____ OF HUDICK EXCAVATING, INC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST (TRACT M)

CROSS CREEK INVESTORS, LLC

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ A.D.

BY: _____

AS: _____ OF CROSS CREEK INVESTORS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

NOTES

1. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE SURFACE USE AND EASEMENT AGREEMENT RECORDED SEPTEMBER 18, 2012 AT RECEPTION NO. 2012069721 AND THE FIRST AMENDMENT THERETO RECORDED AUGUST 18, 2014 AT RECEPTION NO. 2014046634.

2. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. _____, DATED _____ WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY ATWELL, LLC TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE RECORDED PLAT OF STONE CREEK RANCH FILING NO. 1, RECORDED AT RECEPTION NO. 2017081539, DOUGLAS COUNTY RECORDS.

4. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS.

5. LOTS 330 AND 331 ARE SUBJECT TO THE NOISE MITIGATION REQUIREMENTS AS NOTED ON THE STONE CREEK RANCH PLANNED DEVELOPMENT 1ST AMENDMENT.

SURVEY CERTIFICATION

I, _____, 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 _____, 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_____.

_____

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. _____
FOR AND ON BEHALF OF ATWELL, LLC

TITLE VERIFICATION CERTIFICATE

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, UNLESS OTHERWISE NOTED.

_____
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___ BY_____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF COUNTY COMMISSIONERS

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

TRACTS M & T, STONE CREEK RANCH, FILING #1 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 #2017081539.

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

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

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20__ AD., AT

_____A.M./P.M. AND WAS RECORDED AT RECEPTION NO. _____

_____
DOUGLAS COUNTY CLERK AND RECORDER

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

REVISIONS	
07/15/22	COUNTY COMMENTS
05/11/23	COUNTY COMMENTS
06/28/2024	SUBMITTAL

SHEET 1 OF 2

FILE NO.	TRACT M AND T
DATE	06/28/2024
DRAWN BY	TWK
CHECK BY	MLP
JOB NO.	13.15

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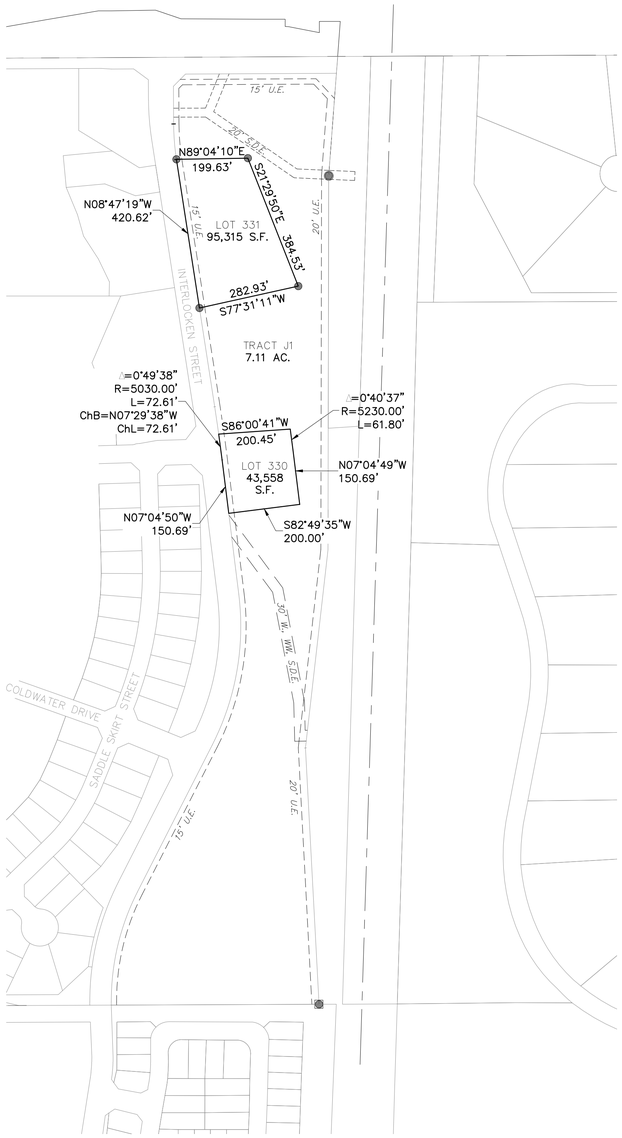
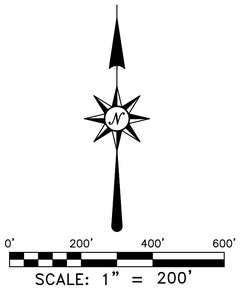
CAD FILE: 13.15-REPLAT OF TRACTS M & T, SCR FIL NO. 1.DWG

STONE CREEK RANCH FILING NO. 1, 2ND AMENDMENT

A REPLAT OF TRACTS M AND T, STONE CREEK RANCH FILING NO. 1 - PLANNING AREA 4 -
LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
3.188 ACRES 2 LOTS - SB2022-038





LAND USE TABLE			
LOT	AREA (S.F.)	USE	OWNERSHIP/MAINTENANCE
330	43,558	HOMESTEAD HOUSE	CHOKE CHERRY INVESTORS, LLC
331	95,315	RANCH HOUSE	ANTHONY & AMBER ZAMBAI

- FOUND #5 REBAR WITH ORANGE PLASTIC CAP PLS 38065
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 23130
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 29430

ALL EXISTING PLATTED EASEMENTS REMAIN IN PLACE AND ARE NOT AFFECTED BY THIS REPLAT

15' U.E.	*UTILITY EASEMENT*
20' U.E.	*UTILITY EASEMENT*
20' S.D.E.	*STORM DRAINAGE EASEMENT*
30' W.,WW.,S.D.E.	*WATER, WASTEWATER, STORM DRAINAGE EASEMENT*

ATWELL
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LAKEWOOD, CO 80228
303.462.1100

REVISIONS	
07/15/22	COUNTY COMMENTS
05/11/23	COUNTY COMMENTS
06/28/2024	SUBMITTAL

SHEET 2 OF 2

FILE NO.	TRACT M AND T
DATE	06/28/2024
DRAWN BY	TWK
CHECK BY	MLP
JOB NO.	13.15

k:\13.15\dwg\survey\13.15-replat of tracts m & t, scr fil no. 1 .dwg Saveddate:6/28/2024 11:18 AM Plotdate:6/28/2024 1:45 PM

MEETING DATE: July 14, 2026

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Sundown Final Plat - Project File: SB2025-019.

SUMMARY: The request is for approval of a final plat for 17 lots and 3 tracts.

STAFF ASSESSMENT: Staff has evaluated the final plat request in accordance with Article 5 of the Douglas County Subdivision Resolution. 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. Prior to recordation of the final plat, the applicant shall provide payment of $33,772 cash-in-lieu of school land dedication fees in accordance with Article 10 of the Subdivision Resolution.
2. Prior to recordation of the final plat, the applicant shall provide payment of $64,269 cash-in-lieu of park land dedication fees in accordance with Article 10 of the Subdivision Resolution to Douglas County.
3. Concurrent with recordation of the final plat, the applicant shall record a 40-foot nonexclusive shared driveway and access easement by separate document for the benefit of the property at State Parcel Number 2509-061-00-002.
4. Concurrent with recordation of the final plat, the Sundown Oaks Metropolitan District covenants, controls, and restrictions shall be recorded by separate document to address architectural design review, fencing, and landscape requirements.
5. Concurrent with recordation of the final plat, a deed restriction which limits further subdivision of Tracts A, B, and C shall be recorded by separate document and noted on the plat exhibit.
6. Prior to the issuance of the first building permit, the applicant shall complete the applicable recommendations provided in the Wildfire Mitigation Plan to the specifications of the Douglas County Building Division.
7. 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.

8. 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 15 and October 31.
9. Technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
10. 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.

REVIEW:

Steven E Koster	Approve	7/1/2026
Jeff Garcia	Approve	7/8/2026
Christie Guthrie	Approve	7/8/2026
Doug DeBord	Approve	7/9/2026
Samantha Hutchison - FYI	Notified - FYI	7/9/2026

ATTACHMENTS:

Cover Page
Staff Report - SB2025-019

MEETING DATE: July 14, 2026

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Doug DeBord	Approve	7/9/2026

ATTACHMENTS:

Staff Report - SB2025-019

DOUGLAS COUNTY
COLORADO

Final Plat Staff Report

Date:	July 1, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager SK for KCC
From:	Kati Carter, AICP, Director of Community Development
CC:	Matt Jakubowski, AICP, Chief Planner Brett Thomas, AICP, Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Sundown Final Plat**
Project File:	**SB2025-019**

Board of County Commissioners Meeting: **July 14, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a final plat for 17 single-family residential lots and 3 tracts on a 72.4-acre site approximately ½ mile north of the intersection of Tanglewood Road and E. State Highway 86 (SH 86) in Franktown. The property is zoned Rural Residential (RR). Lots are 2 acres in size. The 3 tracts total approximately 36 acres, or 50% of the site, and are for purposes of open space. The final plat request includes a 3-lot bonus in exchange for the preservation of 50% of the gross site acreage as open space.

II. APPLICATION INFORMATION

A. Owner

Sundown Subdivision, LLC
2195 Primo Road, Unit D
Highlands Ranch, Colorado 80129

B. Applicant Representative

Alan Westfall
Strategic Storage Partners, LLC
18435 West Colfax Avenue
Golden, Colorado 80401

C. Request

Approval of a final plat for 17 lots and 3 tracts.

D. 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."

The applicant submitted the Sundown preliminary plan in June 2019, prior to the Board's September 2019 removal of RR density bonus standards from the Douglas County Zoning Resolution (DCZR). As these standards were in effect at preliminary plan submittal, the applicant may proceed with a request for a density bonus at final plat. A density bonus may be approved by the Board upon a finding that specific design and approval standards have been met.

E. Location

The project area is in Franktown north of the intersection of Tanglewood Road and SH 86. The Vicinity Map, Zoning Map, and Aerial Map highlight site location and existing conditions and are attached to the staff report.

F. Project Description

The applicant is requesting approval of a final plat for 17 single-family residential lots and 3 tracts within a 72-acre property located approximately ½ mile north of the intersection of Tanglewood Road and SH 86 in the RR zone district. Residential lots are all 2 acres in size with 50% of the property set aside as permanent open space as required for the density bonus. Water and sewer service is proposed by individual well and septic systems.

Proposed Tracts A, B, and C are for open space and provide a buffer along the entire Tanglewood Road frontage, as well as the north, south, and east property boundaries. The tracts total approximately 36 acres in size, or 50% of the overall property acreage. The tracts will be owned and maintained by the Sundown Oaks Metropolitan District. As the applicant has proposed a 50% open space set aside, it is requesting 3 additional lots (a 20% bonus), which would allow 17 lots versus the 14 lots allowed without the bonus.

A note on the plat restricts further subdivision of open space tracts into additional residential lots. A Declaration of Protective Covenants (private covenants) for the subdivision will be recorded concurrent with the plat to restrict further subdivision of the open space, and to ensure that the density bonus site design standards are met.

Site access for Lots 1 through 7 and 10 through 17 is proposed from Tanglewood Road via a gated access onto Sky Meadow Point. Sky Meadow Point and Marie Elena Way are located within a 60-foot-wide roadway access easement to be owned and maintained by the Sundown Oaks Metropolitan District. Lots 8 and 9 take access directly from Tanglewood Road via separate 30-foot-wide access easements for those lot owners.

The applicant will be required to provide two right-of-way (ROW) dedications to Douglas County for the subdivision. The first includes 40-feet of ROW for Tanglewood Road, which is currently a recorded access easement, and the second is for a portion of the existing Bibles Hill Drive cul-de-sac bulb at the far eastern end of the project site. The remaining 40 feet of ROW for Tanglewood Road will be provided by the adjacent Oak Bluff plat, which is concurrently being processed by the County.

The applicant also proposes to record an access easement by separate document beginning at Tanglewood Road over Sky Meadow Point, Lot 16, Lot 17, and Tract A for the benefit of the adjoining property owner outside the subdivision (Andrew and Peggy Linn at State Parcel #2509-061-00-002) who do not have direct frontage on Tanglewood Road.

Non-exclusive utility easements are proposed along the Sky Meadow Point, Marie Elena Way, and Tanglewood Road frontages (15 feet wide) as well as along property boundaries (10 feet wide). Drainage easements are proposed throughout the subdivision related to the required drainage ponds. Douglas County will accept a secondary drainage easement over all platted areas for backup drainage maintenance purposes, as well as utility easements.

Additionally, the applicant has proposed no-build areas within the boundaries of Lots 5, 8, 9, 10, 11, 16, and 17 to preserve slopes and existing vegetation.

	Project Details
Zoning	RR
Gross Site Acreage	72.4 acres
Residential Lots	17 single-family residential lots
Tracts	3 tracts
Private Roadways	2 (within a 60-foot wide access easement)
Gross Density	1 dwelling unit per 4.3 acres

III. CONTEXT

A. Background

The parcel was zoned Residential with the inception of zoning in Douglas County in 1955. In 1982, the zoning classification was changed to Rural Residential. The Sundown Preliminary Plan for 17 lots received a recommendation of approval from

the Planning Commission by a vote of 5 to 0, and was approved by the Board by a vote of 3-0 in late 2024. The site currently includes no structures.

B. Adjacent Land Uses and Zoning

The site is generally surrounded by 5 to 7-acre lots in the Bannockburn and Woodhaven subdivisions and 10-plus-acre unsubdivided lots. Bannockburn is located to the north and east of Sundown, Woodhaven is to the south, and larger unsubdivided lots are also to the south. The proposed Oak Bluff subdivision is located to the west across Tanglewood Road.

Zoning and Land Use

Direction	Zoning	Land Use
North	RR	Single-family residential dwellings
South	RR and Agricultural One	Single-family residential dwellings
East	RR	Single-family residential dwellings
West	RR	Proposed Oak Bluff Subdivision

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is undeveloped and contains a combination of grassland, pine trees, and clusters of Gambel oak. Treed areas are located along Tanglewood Road and the eastern side of the property toward Bibles Hill Drive. The middle of the site is open grassland. Significant slopes and a high point are present in the northeast corner of the site and are preserved within Tract A. No floodplain is present on the property.

B. Access

Subdivision access is proposed directly from Tanglewood Road for Lots 8 and 9, and via gated access at Tanglewood Road over private access easements Sky Meadow Point and Marie Elena Way for the remaining lots. The applicant proposes dedication of 40 feet of ROW to Douglas County for Tanglewood Road.

The applicant has submitted a traffic impact study as part of the proposal. Douglas County Engineering has accepted the study. The applicant will implement recommendations from the traffic study per CDOT and County Engineering requirements, the CDOT issued access permit, and the Subdivision Improvements Agreement (SIA). Offsite improvements for the intersection of SH 86 and Tanglewood Road, including a left turn lane at the intersection, are tied to the SIA.

C. Soils and Geology

The Class 3 Geologic Hazards map within the Douglas County 2040 Comprehensive Master Plan (CMP) identifies no known Class 3 geologic hazards on the property. The proposal was reviewed by the Colorado Geological Survey (CGS) at preliminary plan and CGS comments were addressed.

D. Drainage and Erosion

A Phase III Drainage Report, Grading Erosion Sediment Control (GESC) Plan and construction plans were reviewed and accepted by Douglas County Engineering Services. Douglas County will receive back-up maintenance easements for the drainage improvements.

E. Floodplain

No FEMA 100-year floodplain is present onsite.

F. Wildlife

The CMP Wildlife Resources map identifies the site as moderate habitat value. The site is not located within an overland connection, wildlife migration corridor, or wildlife crossing area. Colorado Parks and Wildlife (CPW) did not respond to the referral request at final plat, but provided comments at preliminary plan. At preliminary plan, CPW indicated that the main impacts of the proposal are fragmentation and loss of habitat, and that caution should be provided during construction to avoid raptor nesting sites and burrowing owl habitat. To ensure protection of habitat, the applicant will complete a burrowing owl study if any construction is to take place between March 15 and October 31.

CPW also identified the potential for noxious weeds, for which the applicant completed a weed management plan. Proposed fencing will be wildlife-friendly throughout the development. The clustering of lots and 36 acres of open space will allow for wildlife movement throughout the development.

G. Historic Preservation

A Class III cultural resource survey was submitted by the applicant and accepted by Douglas County Historic Preservation at preliminary plan. The applicant will monitor for subsurface artifacts during construction.

H. Wildland Fire Mitigation

A wildfire plan was approved at preliminary plan. Subdivision wide mitigation will be required prior to the issuance of the first residential building permit following recordation of the plat. A copy of the plan is included within the staff report attachments.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) reviewed the proposal. DCSD identified a total requirement of 0.402 acres of cash-in-lieu of land dedication. Based on the appraisal submitted by the applicant, a cash-in-lieu of land dedication fee of $33,772 is required at final plat recordation.

B. Fire Protection

Fire protection is provided by Franktown Fire Protection District (FFPD), which has no objection to the proposal. At preliminary plan, FFPD indicated that the 30,000-gallon water cistern in the adjacent Oak Bluff subdivision is adequate to serve Sundown.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection services to the subdivision. No response was received from DCSO and DCSO E911. The DCSO Office of Emergency Management recommended an emergency access easement from Sky Meadow Point to Bibles Hill Drive. However, this was not recommended by FFPD, and is not a requirement of County Engineering. No emergency access in this area is required, and the applicant is not proposing an emergency access to Bibles Hill Drive.

D. Water

Water service is proposed by individual well. The applicant's water plan includes 1 acre-foot/year/lot of demand for 17 lots, 1 acre-foot/year of demand for 0.4 acres of irrigated subdivision entry, and 0.05 acre-feet/year of demand for the fire-fighting cistern. Demand for the cistern is to be shared between the Sundown and Oak Bluff subdivisions. Both Oak Bluff and Sundown are within the boundaries of the Sundown Oaks Metro District. The estimated water demand for Sundown is 18.05 acre-feet per year.

The Colorado Division of Water Resources (CDWR) indicated that its comments from preliminary plan apply to the final plat. CDWR indicated that adequate water supply is available to serve the proposed subdivision without causing injury to decreed water rights.

The applicant recorded a Declaration of Restrictive Covenants at Reception No. 2024044934 that reserves all water rights on the site for the benefit of future landowners.

E. Sanitation

Sanitation for each lot is proposed through On-Site Wastewater Treatment Systems (OWTS). The Douglas County Health Department (DCHD) provided no objection to the proposed method of sewage disposal proposed. Individual lots will require an OWTS permit in conformance with DCHD regulations.

F. Utilities

Utility service providers are CenturyLink (telephone), Comcast (cable), CORE (electric) and Black Hills Energy (gas). Comcast provided no response to the referral request. Black Hills Energy provided a no comment response and CenturyLink provided no objection to the proposal provided the applicant provides utility locates prior to work and proper separation from CenturyLink facilities is maintained. CORE requested an additional plat note, which the applicant has provided on the plat.

G. Dedications

The applicant has proposed general utility easements throughout the subdivision at property lines, along Tanglewood Road, Sky Meadow Point, Marie Elena Way, and Bibles Hill Drive. Access easements Sky Meadow Point and Marie Elena Way are dedicated to the Sundown Oaks Metropolitan District. Drainage easements are also granted to the District in several locations throughout the subdivision related to stormwater management ponds. Dedication of 40 feet of ROW for Tanglewood Road and a portion of the Bibles Hill Drive cul-de-sac is proposed to Douglas County. Open space Tracts A, B, and C are dedicated to the District. Douglas County will accept backup drainage and access easements. The applicant is proposing dedication of tracts and easements as indicated in the table below.

	Dedications
Private Access, Drainage, Utilities, and Emergency Access	Sky Meadow Point and Marie Elena Way are dedicated for access and shall be owned and maintained by the Sundown Oaks Metro District
Access	30-foot access easements for Lots 8 and 9 from Tanglewood Road shall be owned and maintained by the owners of Lot 8 and Lot 9
Permanent Open Space, Drainage, Utilities & Trails	Tract A, Tract B, and Tract C shall be owned and maintained by the Sundown Oaks Metro District for permanent open space, drainage, utilities and trails
Utility Easements	15-foot and 10-foot non-exclusive utility easements along property boundaries and along Tanglewood Road, Sky Meadow Point, Marie Elena Way, and Bibles Hill Drive
Drainage Easements	20-foot drainage easements and varying width drainage easements shall be owned and maintained by the Sundown Oaks Metro District
Drainage and Blanket Drainage Easement	Blanket drainage and access (secondary drainage) easements shall be dedicated to Douglas County over the subdivision
Public Right-of-Way	40 feet for Tanglewood Road and 0.10 acres for the Bibles Hill Drive cul-de-sac is dedicated to Douglas County

H. Parks, Trails and Open Space

Douglas County Parks, Trails, and Building Grounds reviewed the proposal. The applicant is responsible for 0.765 acres of land dedication. Based on the appraisal submitted by the applicant, $64,269 in cash-in-lieu of land dedication fees are required at final plat recordation.

I. 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 SIA for the plat. Per Article 504.05, the SIA must be approved by the County prior to the Board meeting on the final plat.

All required engineering reports, studies, and construction plans for the final plat have been reviewed by Public Works Engineering with only minor technical corrections remaining. It is anticipated that the construction plans will be finally approved prior to the Board meeting on the final plat.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners. Referral response requests were sent to nearby HOAs, consisting of the Bannockburn HOA, Burning Tree Ranch HOA, Deerfield HOA, Flintwood Hills HOA, Franktown Citizens Coalition (FCC), Hills At Bayou Gulch HOA, Kelty Farms HOA, Legacy Pines HOA, Sterling Tree Farm HOA, Village Pines Circle HOA, and Whispering Pines HOA. No comments were received from HOAs or members of the public during the referral period. Staff provided information to members of the public regarding the proposed open space tracts, the timeline for construction of the subdivision, and for clarification of the role of the Sundown Oaks Metropolitan District during the process.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided responses to referral comments within 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 requires 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." The CMP acknowledges its competing values and that implementation can only be achieved through the balancing of community values during the development review process.

The property is located within the Franktown Rural Community as identified in Section 4 of the CMP. The site is further identified as within Franktown Area B, which anticipates a density of 1 dwelling unit per 5 acres. The Sundown applicant proposes a density of 1 dwelling unit per 4.3 acres, which is allowed per the density bonus provisions applicable to the application. CMP Goal 4.1 (maintain Franktown's historically rural character) and Policy 4-1Q.1 (preserve significant existing vegetation) is supported by the 50% open space set aside, which works to preserve existing vegetation and natural features on the site as well mature trees along the Tanglewood Road frontage. The large amount of open space provided within the project serves to buffer the appearance of the clustered lotting pattern from adjacent residential properties.

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

Staff Comment: Proposed lot sizes are adequate to allow for RR zone district setbacks and the provision of off-street parking. The site has no floodplain or Class 3 geologic hazards. Site-specific geotechnical investigations will occur at building permit to ensure proper construction methods are utilized per the recommendations of the applicant's geotechnical investigation. The applicant has committed to protecting archaeological and historical resources if uncovered during construction. Subdivision wide drainage and grading plans are accepted by Douglas County Engineering with technical corrections remaining. Proposed roads will allow proper circulation for both vehicles and pedestrians within the development.

Lot orientation and the transition between existing and proposed development are considered in review of subdivision design. As stated in Section 404.03 of the Subdivision Resolution, "Conflicts between proposed and surrounding land uses are minimized through lot and tract orientation, setbacks, landscaping, or other buffering techniques." The 36 acres of open space provides a buffer on all sides of the 17 clustered lots. No-build areas within Lots 5, 8, 9, 10, 11, 16, and 17 complement the open space, and provide further buffering and protection of vegetation.

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

Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. The water supply was evaluated and approved by the Board at the time of preliminary plan. CDWR has determined that the supply is adequate and will not cause injury to decreed water rights.

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 will be provided through use of OWTS. DCHD provided a favorable recommendation regarding the proposed method of sewage disposal at preliminary plan and final plat.

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: CGS accepted the geotechnical study for the site at preliminary plan. Standard geotechnical explorations of individual building sites will be required as part of the building permit process.

503.06: Provides adequate drainage improvements.
Staff Comment: A Phase III Drainage Report and GESC Plan have been accepted by Douglas County Engineering Services with only technical corrections remaining. The County will accept a blanket access and backup maintenance easement for drainage facilities within the development. The SIA and construction plans have been reviewed by Engineering Services with minor technical corrections remaining.

503.07: Provides adequate transportation improvements.
Staff Comment: The applicant's traffic analysis has been accepted by Douglas County Engineering. Sky Meadow Point will serve the subdivision with connection to Tanglewood Road. The applicant will dedicate 40 feet of ROW to Douglas County for Tanglewood Road, and for a portion of the Bibles Hill Drive cul-de-sac. The applicant will construct improvements at the intersection of SH 86 and Tanglewood Road through the SIA.

503.08: Protects significant cultural, archaeological, natural and historical resources and unique landforms.
Staff Comment: The applicant's Class III cultural resource survey was accepted by Douglas County Historic Preservation during preliminary plan. 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 proposed subdivision will be served by FFPD, the Douglas County Sheriff's Office, the Douglas County School District, Black Hills Energy, CORE, Comcast, and CenturyLink. Cash-in-lieu fees to meet park land dedication standards will be provided at plat recordation.

As the application was submitted prior to the Board's removal of the RR density bonus standards, the applicant is eligible to request up to a 20% (3-lot) density bonus since a 50% open space set aside is proposed. The following approval standards for the requested density bonus apply to the proposal:

509.01: The required open space area is protected by a conservation easement, pursuant to sections 38-30.5-101 through 110, C.R.S. or other acceptable means to prevent further subdivision or development of these lands;
Staff Comment: Tracts A through C are set aside as open space. Further, a deed restriction limiting further subdivision of these tracts will be recorded concurrent with the final plat. Tracts A through C will be owned and maintained by the Sundown Oaks Metropolitan District.

509.02: The development has been integrated into the existing topography and surrounding landscape, and is designed to protect adjacent properties and community amenities;
Staff Comment: The applicant proposes a 50% open space set aside, which preserves vegetation, natural site features, and sloped areas, particularly within the eastern portion of the site. Open space tracts preserve some of the natural treed frontage along Tanglewood Road and contribute to site buffering from adjacent development.

509.03: The development design and site layout, to the extent feasible, have:

> **509.03.1: Minimized the development of steep/exposed slopes, floodplains, hilltops, open meadows, and attempted to incorporate these features into open space.**
>
> **509.03.2: Protected and preserved wetlands/riparian areas, wildlife corridors and habitat areas.**
>
> **509.03.3: Minimized obstruction of scenic views from publicly accessible locations.**
>
> **509.03.4: Preserved unique natural, archaeological, or historical features.**
>
> **509.03.5: Minimized tree, vegetation and soil disturbance, removal, or grading.**
>
> **509.03.6: Provided visual separation between dwellings by the use of landscaping or other means.**
>
> **509.03.7: Reduced irrigated landscaping area or the removal of native vegetation.**

Staff Comment: Open space tracts preserve existing native vegetation, steep slopes, and other natural site features. In total, open space tracts and proposed no build areas combine for over 50% of the site, which aside from preservation of vegetation and natural

topography, also maintains some of the views into and through the site and contributes to wildlife movement. Lots are proposed at 2 acres in size which allow for adequate separation of dwellings and the use of individual well and septic systems. The applicant will take care to identify any unique archaeological or historical features during construction.

509.04: The dwellings and structures are compatible with, and do not dominate the natural environment; and
Staff Comment: 50% of the site, or 36 acres, are included within open space tracts which buffer the development on all sides and preserve the Tanglewood Road frontage. If also considering the proposed no-build areas within 7 of the proposed lots, greater than 50% of the site is to remain as open area. The clustered design and open space buffers serve to minimize the visual impact of the smaller lots.

The Sundown Oaks Metro District is accepting the dedications of access easements and open space tracts. Private covenants will be recorded with the plat to address architectural design, fencing, and other design components to maximize compatibility of homes with the natural environment.

509.05: The final plat is consistent with the goals and policies of the Comprehensive Master Plan.
Staff Comment: The proposal is consistent with the CMP goals, objectives, and policies of the Franktown Rural Community, particularly as it relates to the proposed 50% open space set aside.

VIII. STAFF ASSESSMENT

Staff has evaluated the final plat request in accordance with Article 5 of the DCSR. 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. Prior to recordation of the final plat, the applicant shall provide payment of $33,772 cash-in-lieu of school land dedication fees in accordance with Article 10 of the Subdivision Resolution.

2. Prior to recordation of the final plat, the applicant shall provide payment of $64,269 cash-in-lieu of park land dedication fees in accordance with Article 10 of the Subdivision Resolution to Douglas County.

3. Concurrent with recordation of the final plat, the applicant shall record a 40-foot non-exclusive shared driveway and access easement by separate document for the benefit of the property at State Parcel Number 2509-061-00-002.

4. Concurrent with recordation of the final plat, the Sundown Oaks Metropolitan District covenants, controls, and restrictions shall be recorded by separate document to address architectural design review, fencing, and landscape requirements.

5. Concurrent with recordation of the final plat, a deed restriction which limits further subdivision of Tracts A, B, and C shall be recorded by separate document and noted on the plat exhibit.

6. Prior to the issuance of the first building permit, the applicant shall complete the applicable recommendations provided in the Wildfire Mitigation Plan to the specifications of the Douglas County Building Division.

7. 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.

8. 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 15 and October 31.

9. Technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.

10. 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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Zoning Map 22
Aerial Map 23
Referral Agency Response Report 24
Referral Response Letters 29
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Water Documentation 60
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DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY	
PROJECT TITLE:	
PROJECT NUMBER:	

PROJECT TYPE: Final Plat

MARKETING NAME: Sundown

PRESUBMITTAL REVIEW PROJECT NUMBER:

PROJECT SITE:

Address: Tanglewood & Burning Tree Drive

State Parcel Number(s): 2509061000001 & 2509062000002

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S):

Name(s): Sundown Subdivision, llc

Address: 609 W Littleton Blvd.

Phone: 303-877-1649

Email:

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: Alan Westfall

Address:

Phone: 303-725-1466

Email: awestfall@strategicstoragepartners.com

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*.

Alan Westfall
Applicant Signature

6-2-25
Date

SUNDOWN SUBDIVISION
17 HOMESITES ON 72.43 ACRES
PROJECT NARRATIVE

DEVELOPED BY: SUNDOWN SUBDIVISION, LLC

NARRATIVE BY: CANYON CREEK ENGINEERING LLC

PO BOX 3072

PARKER, COLORADO 80134

1-13-26

Sundown Preliminary plan was approved by County Board of Comissioners on October 8, 2024. This final plat reflects the improvements shown on the Preliminary Plan except for the change to a roundabout and single entry gate at Tanglewood. A metro district is proposed for the property and will own the open space, water which is allotted per the water plan for the HOA, storm sewer facilities, roads, and other infrastructure. The metro district will maintain the facilities.

LOCATION AND DENSITY

Sundown is located at the southeast corner of the intersection of Burning Tree Drive and East Tanglewood Road. Highway 86 is about ¾ mile south of the site along East Tanglewood Road. The 71 acre property will be developed as it is currently zoned, Rural Residential, with a 20% density bonus for 50% open space dedicated to the home owners association. All lots will have an area of 2 acres.

SITE FEATURES

The property is roughly ¼ mile wide in the north/south dimension and about ½ mile long. The north eastern portion of the property is treed and has rugged terrain. The north western portion is also treed with the remaining areas of the site has open grassland with oak brush. The elevation of the proposed home sites will provide long range views of the front range mountains and interior views of rolling hills, trees and meadows. A prominent hill and valley on the east side of the site will be preserved from development, except for open space uses.

Storm water runoff has many exits from the site and flows mostly to the north property line and a little to the south property line. Small detention basins with water quality features will be incorporated on basins which are impacted by development.

There are existing oak brush and ponderosa pine stands which will be used to screen lots adjacent to the property. The vegetation density increases on the north eastern ¼, and the north western ¼ of the site. The majority of the site consists of sandy clay soils which will be adequate for soil treatment areas for the proposed Onsite Waste Treatment System.

ADJACENT PROPERTIES

The site is directly south and west of Bannockburn Subdivision. To the south of the site are larger residential lots and Oak Bluff subdivision is proposed to the west across Tanglewood Road.

SITE DEVELOPMENT

General

The property is served by Douglas County Sheriff and Franktown Fire Department. Cash in lieu will be provided for school and park land dedications.

Water and Septic

The homes will be served by private wells and individual septic systems. The soils will support individual sewage disposal systems which will be designed according to Douglas County Health Department standards. Lots have been laid out with possible areas for future soil treatment areas. There is sufficient ground water for each lot to have an individual well for home and outdoor use, 1 acre foot of water is provided per lot in the Upper Dawson aquifer. Lot owners will also own the water under the remaining aquifers as per the water plan, a portion going to the HOA to reserve augmentation water if needed, and irrigation for site improvements.

Access and Roads

The main access road for Sundown will connect to East Tanglewood Road about ¾ mile north of Highway 86, then run east to a cul-de-sac. The existing private roadway easement on the property will be incorporated into the road and driveway access to the lots. The road section will be a Urban Local Type II with attached sidewalks. The private road for this project will be gated and decorative fencing along the frontage will be installed. The private road easement is 60' wide for the Urban Local Type II road section and utilities. Roads have been laid out to minimize cut and fill areas. The interior private roadway will be maintained by the Sundown Home Owners Association. Gates will have Knox boxes installed for emergency services, entry design may vary slightly from proposed. Drainage ways are located so runoff is safely routed through the property.

Landscaping

Landscaping will be provided at the entry gate. Native trees, shrubs, and grasses will be preferred so supplemental water will not be required or such water use will be minimized after the plants are established. Any disturbed areas will be seeded with dryland grasses and mulched.

Fire suppression water tank

A tract of land across Tanglewood Road will be dedicated to the proposed Oak Bluff Homeowners Association(or metro district) for use by Franktown Fire District. The developer provided a 30,000gallon water storage tank with piping to feed a fire hydrant at a pull off along East Tanglewood Road. The storage tank will be used for providing fire suppression water on local fires and will be a resource for Franktown Fire Department. Sundown Subdivision and surrounding properties will have access to the tank through Franktown Fire Department. The tracts, roads, and ground water not appropriated to the lots, will remain the property of the Metro District for use and maintenance.

DESIGN ELEMENTS DCZR Article 5-Final Plat

503.01 This final plat comforms to the goals, objectives, and policies of the 2040 Comprehensive Msater Plan, specifically for the Franktown Rural Community. Sundown contributes to the community by adding a needed left turn lane onto Tanglewood Road and by providing a

30,000gallon water storage tank for Franktown Fire Department. A large portion of the site remains undeveloped for wildlife and recreational open space uses.

503.02 Design elements established in Article 4, Section 404 of DCSR.

404.01 The lots are a minimum of 2.0 acres with appropriate setbacks and sufficient off street parking for the existing Rural Residential Zone.

404.02 Geologic hazards have been mitigated by providing large lots allowing buildable areas accessible with driveways not exceeding 10% slope. Defensible space for wildfires will be addressed in the protective covenants for Sundown and a wildfire mitigation meeting will be conducted on site to address concerns about roadway construction and clearing of brush and low branches.

404.03 Surrounding land uses are similar density and use, except half of the property will not be developed other than trails and other amenities allowed by the home owners association. Extensive areas of existing vegetation and steep slopes are preserved.

404.04 The streets and stormwater facilities are designed to meet Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria Manual, and other applicable County regulations. (See additional reports provided with this submittal).

404.05 The site's existing drainage ways will be preserved with open drainage easements where appropriate. Runoff will be controlled to pre-development levels along with clean water quality features.

404.06 There are no known architectural or historical resources on this property. (See the Cultural Resources Survey provided with this submittal).

404.07 Access for the site will be from East Tanglewood Road, existing road access will be re-aligned to the north for safe sight distance.

404.08 There are no major concerns from the soils test, and individual septic systems will perform satisfactorily in the site soils.

503.03 Sundown is located in the Central Denver Basin as per the Douglas County Water Supply Zone Map. A water plan has been approved for this project.

503.04 Homes will be served with OWTS which are designed according to Douglas County Health Department standards.

503.05 Soils will allow construction of OWTS which comply with Douglas County Health Department regulations.

503.06 Drainage facilities will direct runoff from developed areas to detention/water quality ponds. Runoff from the developed site will not exceed historic runoff rates.

503.07 Sundown and Oak Bluff subdivisions will add traffic to existing Tanglewood Road. In addition to dedicating right of way to Douglas County, the developer is providing a left turn lane onto Tanglewood Road for eastbound Highway 86 traffic as per the provided traffic study. This improvement benefits many drivers in the area.

503.08 Sundown dedicates over half of the site to open space. Trails will provide access around the development and the eastern portion of the site contains Bible's Hill and a valley frequently used by wildlife.

503.09 Sundown development includes open space and trails for recreation, paved streets and utilities to serve 17 homes. Fire suppression water storage is provided to Franktown fire department for department use.

DESIGN ELEMENTS DCZR Section 5- Rural Residential District

508.01 Open Space

Open space tracts will be owned by the Home Owners Association or metro district if approved.

508.02, .03, .04 Wildlife Corridors, Floodplains and Wetlands, and Building Envelopes

Open space buffers protect wildlife corridors and habitat and to allow for safe passage of storm water through the site.

508.05 Road Design

Roads were laid out to minimize disturbance.

508.06 Building Design and Height

The architectural design requirements for the buildings, including architectural style, building massing, height, foundation design, materials, retaining walls, and colors, etc. shall be specified in the Covenants for the subdivision. Such requirements will be developed in accordance with the design guidelines of the County Master Plan.

508.07 Fencing

Fencing standards that meet this criteria will be developed as part of the Covenants. Fencing shall be open design and natural color.

508.08 Landscaping

Landscaping for the common areas in the development will incorporate native plants to minimize watering. Future residents will also be encouraged through the Covenants to use low water demand plants in their landscaping.

509.01 The Metro District district will own open space tracts.

509.02 Home sites have been clustered on the property to minimize roadway and disturbance to the site.

509.03 Sundown development has integrated drainage ways, wildlife corridors, and open meadows into the open space tracts. The drainage ways will have water quality detention ponds in developed basins, storm water release rates are lower than pre-development. A prominent hill and valley on the eastern portion of the property will be left in a native condition, except for a trail. The site provided no cultural features as per the cultural study. Roads and building sites were laid out to keep land disturbance to a minimum. Visual separation between buildings is provided by existing stands of oak brush, ponderosa pines, and topography. Where natural vegetation does not exist, lots will provide adequate separation between buildings.

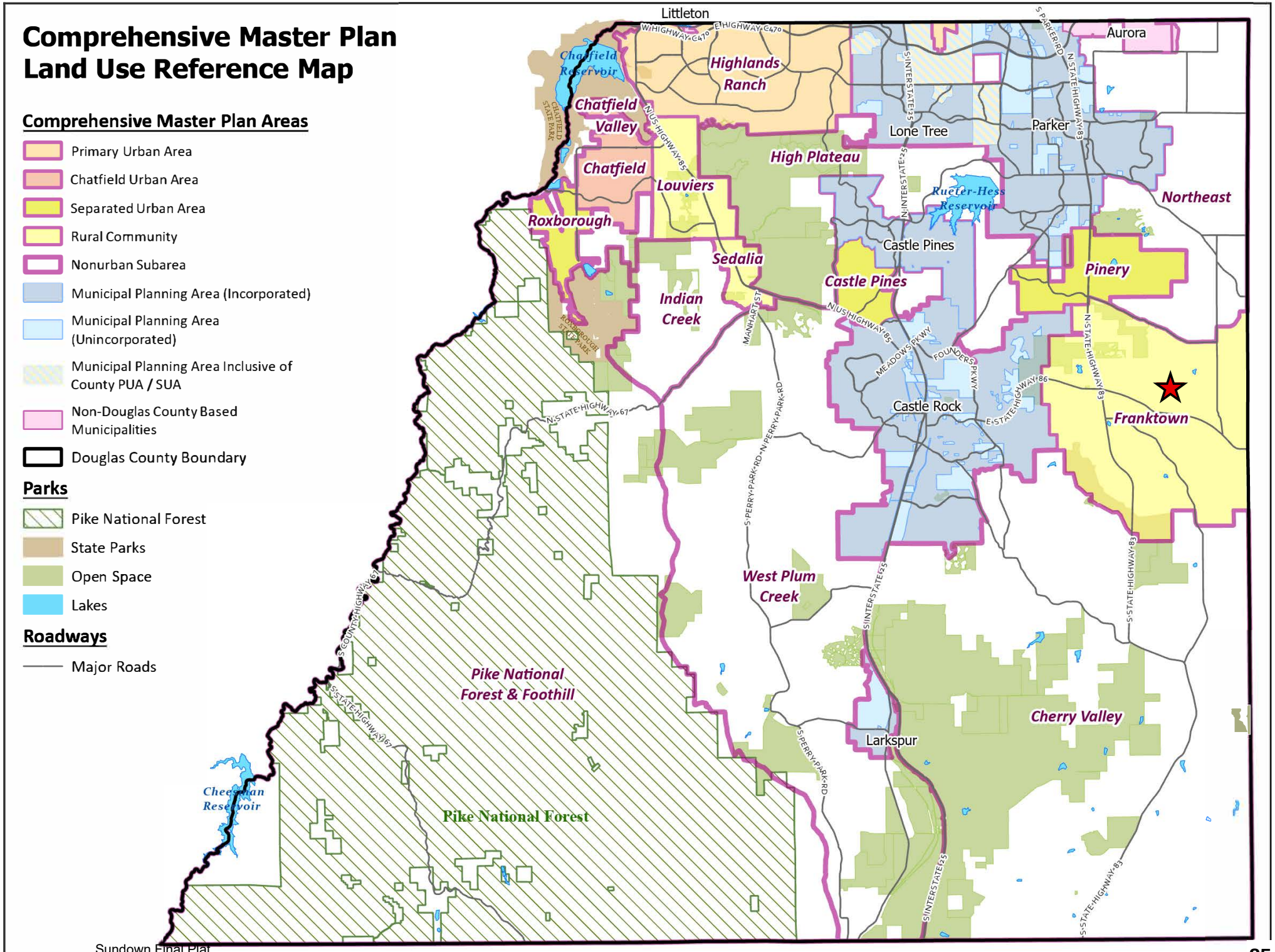
509.04 The dwellings will not dominate the landscape. Existing vegetation and new landscaping installed at time of home building will help the development maintain its natural character.

509.05 The final plat is consistent with the goals and policies of the 2040 Comprehensive Master Plan, specifically the increase in level of service for drivers using Tanglewood Road and Highway 86. Providing fire suppression water tank and hydrant for Franktown fire, which improves fire service for the area. Cash in lieu will be provided for parks and schools. A water plan has been provided to allow residence future options for aquifers within the Denver Basin. Wildfire mitigation of treed areas will be performed prior to home construction, which is also a benefit to the overall county fire control. Due to the advantages of the density bonus, a large section of the development was preserved in perpetuity for open space and wildlife habitat.

CONCLUSION

Sundown subdivision will provide secluded home sites with quick access to the county road network. Homeowners will enjoy vistas of the Front Range as well as local stands of ponderosa and oak brush. A nearby fire water storage tank is provided for the Franktown Fire Department by the developer. The Sundown Home Owners Association will be responsible for maintaining the roadway, open space, trails, and drainage facilities within the development.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

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

Parks

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

Roadways

- Major Roads

SUNDOWN FINAL PLAT

SB2025-019
ZONING MAP

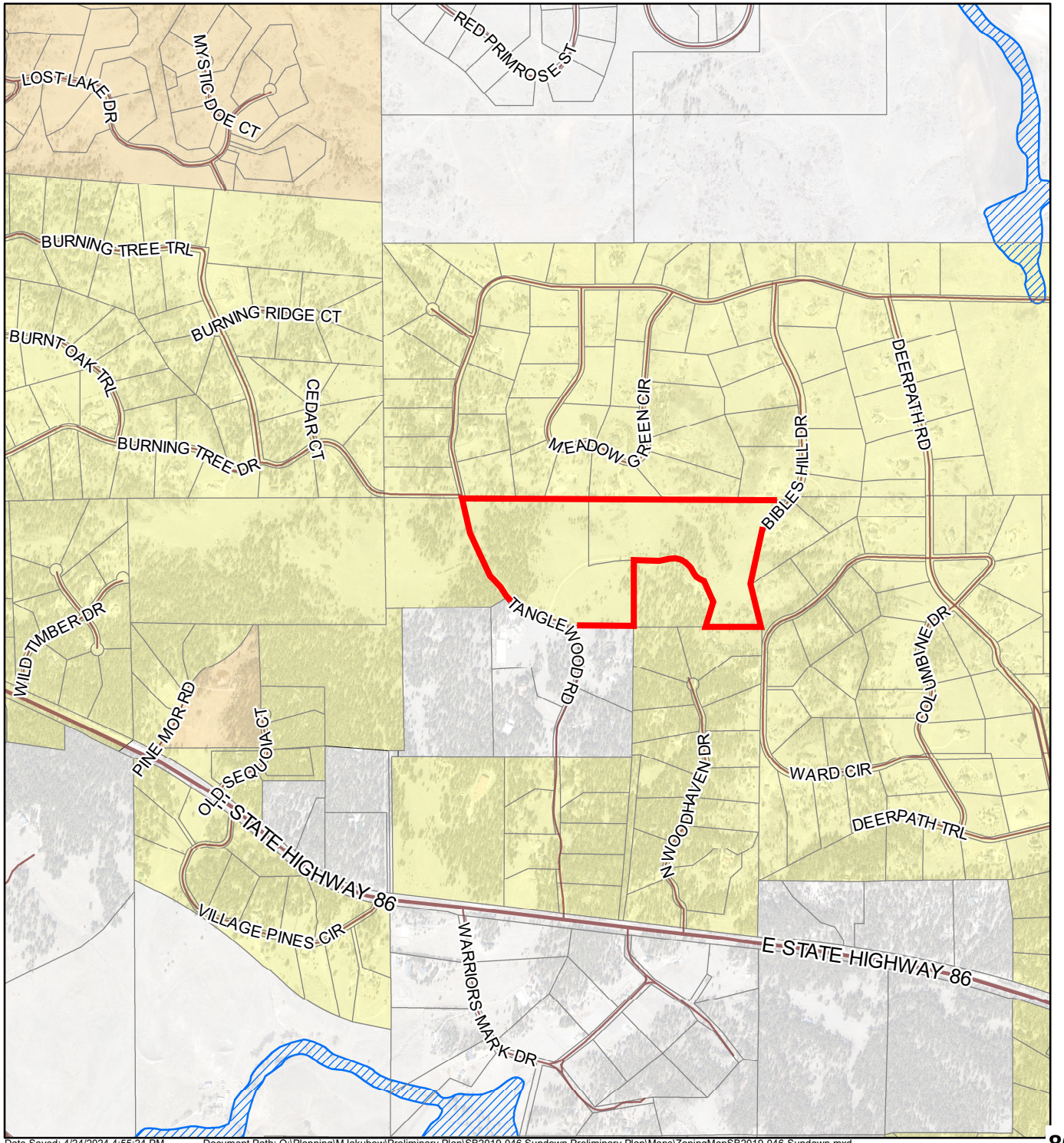
N

LEGEND

- MAJOR ROADS
- OTHER ROADS
- PROJECT SITE
- 100 YEAR FLOOD PLAIN

ZONE DISTRICT

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



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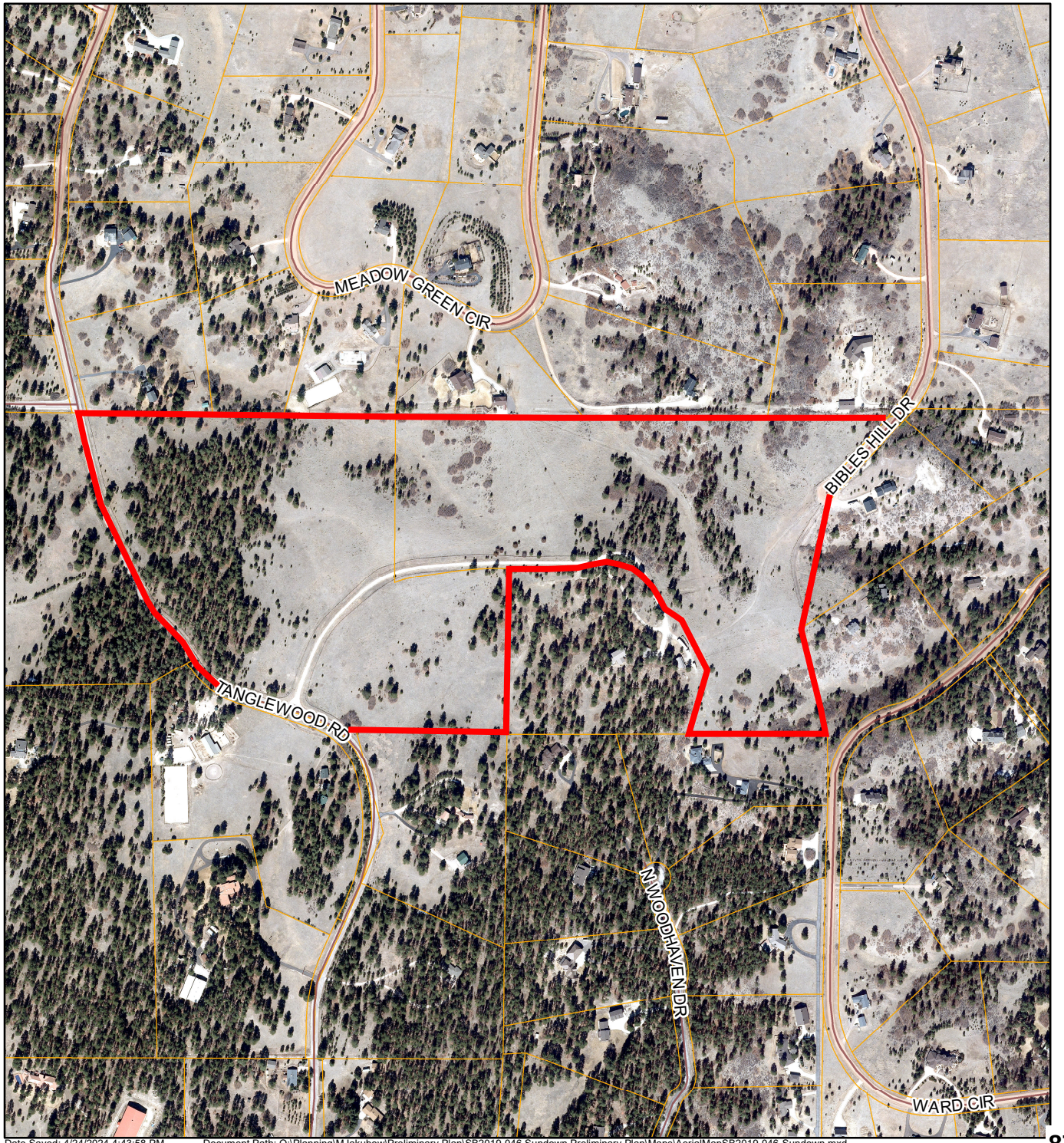
SUNDOWN FINAL PLAT

SB2025-019 AERIAL MAP

N

LEGEND

- MAJOR ROADS
- OTHER ROADS
- PROJECT SITE
- 100 YEAR FLOOD PLAIN



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Project Name: Sundown
Project File #: SB2025-019
Date Sent: 10/23/2025 **Date Due:** 11/20/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/28/2025	No Comment.	No action necessary.
Assessor	11/12/2025	Received (verbatim response): please be aware of the following comments: none	No action necessary.
AT&T Long Distance - ROW	11/26/2025	Received: Following is an excerpt of referral comments received from AT&T. See the full letter for detail. No conflicts.	No action necessary.
Bannockburn HOA		No Response Received.	
Black Hills Energy	11/04/2025	No Comment.	No action necessary.
Building Services	11/14/2025	No Comment.	No action necessary.
Burning Tree Ranch HOA		No Response Received.	
CenturyLink	02/02/2026	Following is a summary of the referral response received from CenturyLink. See full letter for detail. No objection, provided locates are completed prior to work; at least 3 feet of cover is maintained after work; if CenturyLink facilities are damaged, the applicant will repair, replace, or move facilities; no buildings shall be constructed over facilities.	Applicant will request locates at construction to avoid CenturyLink facilities.
Cherry Creek Basin Water Quality Authority	11/03/2025	Received (verbatim response): The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2025-019, Sundown Final Plat have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	Applicant will comply with all applicable standards and will comply with CR 72 and BMPs for construction and post-construction.

Project Name: Sundown
Project File #: SB2025-019
Date Sent: 10/23/2025 **Date Due:** 11/20/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Department of Transportation CDOT-Region # 1	11/17/2025	Received: Following is a summary of comments received from CDOT. See full letter for detail. Permits Comments: - Utility/special use permit required for any work in CDOT right-of-way (ROW). - Signage related to this development must be on-premise and cannot be in CDOT ROW. - Access permit will be required. Residential Engineer Comments: - Submit roadway plans for improvements in State Highway 86 if auxiliary lanes are required. Traffic Comments: - Technical comments provided regarding the intersection of State Highway 86 and Tanglewood Road, the improvements being proposed in light of existing conditions and traffic safety. Other Comments: - ACP amendment needed. CDOT would like confirmation from Douglas County.	Applicant will obtain all required CDOT permits. No signage is proposed in CDOT ROW. CDOT has approved the access permit for the proposal. Construction plans for State Highway 86 and Tanglewood Road improvements require only technical corrections. Improvements are to be implemented with construction of the subdivision. As the access permit is approved, the Access Control Plan (ACP) will be updated per amendments agreed upon by CDOT and County Engineering.
Colorado Division of Water Resources	11/19/2025	Received: Following is a summary of referral comments received from the Colorado Division of Water Resources (CDWR). CDWR indicates that its 2-6-24 comments on the Preliminary Plan remain applicable. See the full letter for detail. State Engineer's Opinion - CDWR's opinion is that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. - Applicant must be aware that the life of a water supply is calculated based on estimated demands, and the actual life of the aquifer may be less than 100 years.	No action necessary.
Colorado Parks and Wildlife (East DC - Dist 549)		No Response Received.	
Comcast		No Response Received.	

Project Name: Sundown
Project File #: SB2025-019
Date Sent: 10/23/2025 **Date Due:** 11/20/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	11/18/2025	Received (verbatim response): CORE will require additional note to be added to the plat. No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.	Note has been added to the plat.
Deerfield HOA		No Response Received.	
Douglas County Conservation District		No Response Received.	
Douglas County Health Department	12/03/2025	Received (verbatim response): Thank you for the opportunity to review and comment on the referenced Sundown Final Plat project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD approves the proposed method of sewage disposal. Please feel free to contact me at 720-643-2490 or cthompson@douglas.co.us if you have any questions about our comments.	No action necessary.
Douglas County Parks and Trails	12/05/2025	Received (verbatim response): This applicant would be responsible for park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution.	Applicant will provide $64,269 in parks cash-in-lieu payment at final plat recordation.
Douglas County School District RE 1	12/04/2025	Received: Following is a summary of referral comments from the Douglas County School District (DCSD). Please see the full letter for detail. DCSD calculates a total of 9 elementary, 3 middle-school, and 5 high-school students generated from the development for a total of 0.402-acres of cash-in-lieu of land dedication. The final fee shall be determined following an appraisal to determine land value.	Applicant will provide $33,772 in schools cash-in-lieu payment at final plat recordation.

Project Name: Sundown
Project File #: SB2025-019
Date Sent: 10/23/2025 **Date Due:** 11/20/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	11/21/2025	Received (verbatim response): Engineering comments are forthcoming. In the meantime, please submit the construction plans for the deceleration lane at Tanglewood and Hwy 86. --- Engineering Referral Comments - Revised 12-26-25. Summary of comments provided. See full letter for detail. Subdivision Improvements Agreement (SIA-Private) 1. SIA-Private required. Plat 2. and 3. Technical comments on plat notes, certificates, and drainage. Construction Drawings 4. - 29. Technical comments on the construction drawings, notes, and other information. GESC 30. - 44. Technical comments on GESC documentation. A GESC report is needed. Phase III Drainage Report 45. - 55. Technical comments on the drainage report provided.	Construction plans for State Highway 86 and Tanglewood Road were submitted per Engineering and CDOT comments. SIA-private submitted and accepted in preparation of BCC approval. Engineering comments on the plat are addressed. Construction plans, GESC, and Phase III Drainage are accepted by County Engineering with only minor technical comments remaining.
Flintwood Hills HOA		No Response Received.	
Franktown Citizens Coalition II Inc		No Response Received.	
Franktown FD	11/20/2025	No Comment.	No action necessary.
Hills At Bayou Gulch HOA (F001)		No Response Received.	
Kelty Farms HOA		No Response Received.	
Legacy Pines HOA		No Response Received.	
Office of Emergency Management	10/28/2025	Received (verbatim response): OEM recommends the developer establish an Emergency Egress Easement between Black Dog Place and Bible Hills Drive. This could be a gated/locked access road to be used only by LE/FIRE agencies in the event of an emergency. EEE roads facilitate rapid evacuation of residents and provide a secondary alternative egress route for area residents, in the event a wildfire cuts off the primary evacuation route.	A secondary access is not required by Engineering, and the proposal meets all County Engineering requirements.

Project Name: Sundown
Project File #: SB2025-019
Date Sent: 10/23/2025 **Date Due:** 11/20/2025

Agency	Date Received	Agency Response	Response Resolution
Rural Water Authority of Douglas County		No Response Received.	
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
Sterling Tree Farm HOA		No Response Received.	
Village Pines Circle HOA		No Response Received.	
Whispering Pines HOA		No Response Received.	
Wildfire Mitigation	11/20/2025	Received (verbatim response): Wildfire Mitigation staff requests that a comprehensive Forest Management Plan be developed and implemented for the approximately 20 acres of forested area on this property. The plan should align with current Colorado State Forest Service (CSFS) standards and best management practices to ensure long-term forest health, reduce hazardous fuel loads, and meaningfully lower wildfire risk prior to development. Coordination with a qualified forester is strongly encouraged to ensure treatment prescriptions, implementation timelines, and maintenance needs meet CSFS guidelines and support sustained mitigation outcomes.	Wildfire Plan completed and approved.
Xcel Energy-Right of Way & Permits	11/17/2025	Received: Following is an excerpt of comments received from Xcel Energy. See full letter for detail. No apparent conflict. Call Xcel for utility locates prior to construction.	No action necessary.

From: James Peabody
Sent: Wednesday, November 26, 2025 11:21 AM
To: Matt Jakubowski; duanew cwc64.com; jt cwc64.com; Lana S.; LENNY V.
Subject: Re: Douglas County eReferral (SB2025-019) Is Ready For Review
Attachments: SUNDOWN.jpg

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

Matt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near ***Sundown Final Plat, Franktown, CO 80116 (Project # SP2025-019).*** The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines/Core Fiber Optics, as we do not have facilities in that area.

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

***** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T long line/Core 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. *****

Thank you,

James Peabody
Clearwater Consulting Group, Inc.
120 9th Ave. South, Suite #140
Nampa, ID 83651
C: (951) 201-1279
E: jamesp@cwc64.com

**** This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. ****

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, November 26, 2025 10:28 AM
To: James Peabody <jamesp@cwc64.com>
Subject: FW: Douglas County eReferral (SB2025-019) Is Ready For Review

Ann

-----Original Message-----
From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Thursday, October 23, 2025 4:46 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2025-019) 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

Project Name: Sundown Final Plat
Project File #: SB2025-019
Project Summary: Applicant is requesting a Final Plat for subdivision of 17 single-family residential lots within the

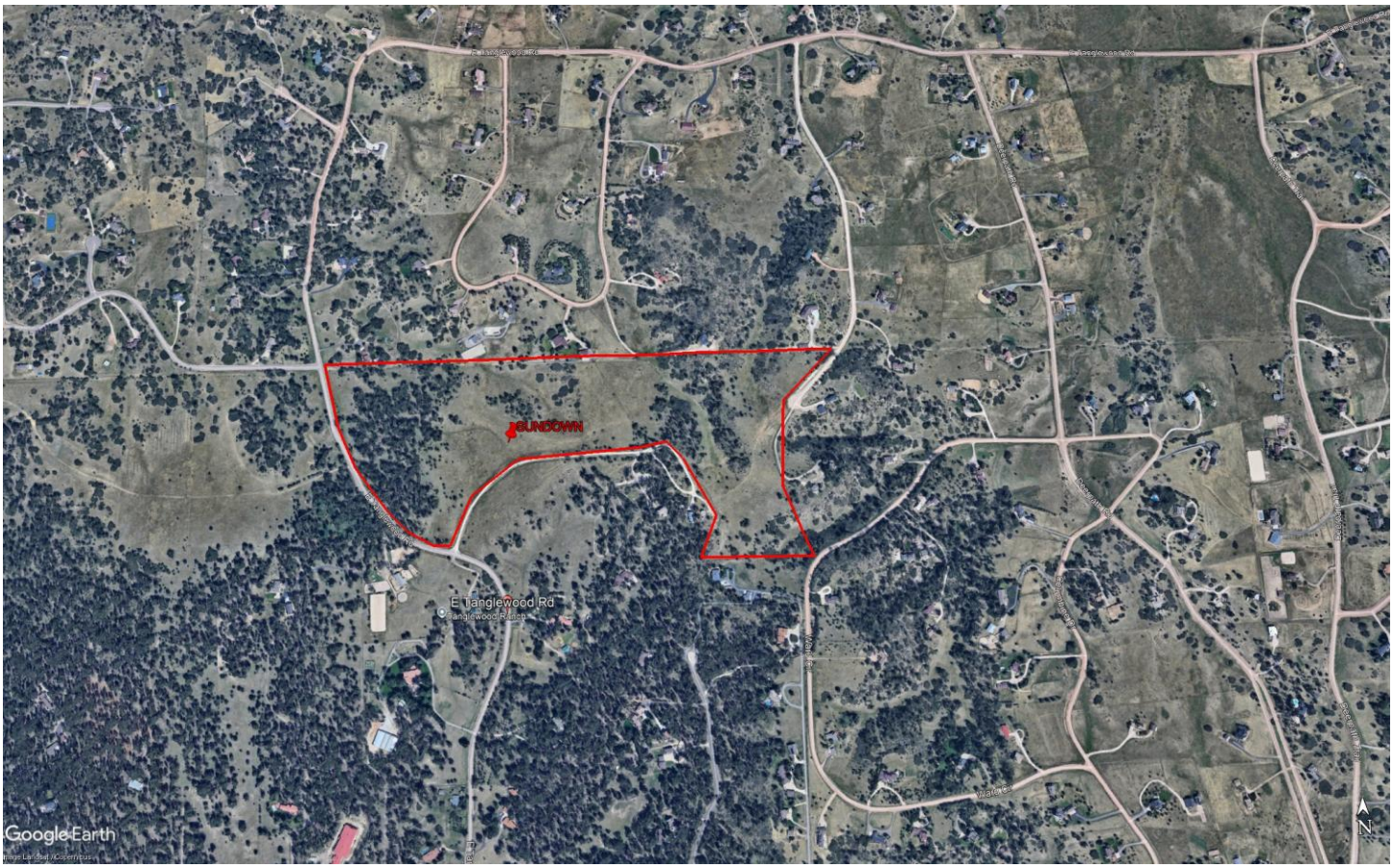
Rural Residential (RR) zone district. Request includes a 3-lot density bonus (20% increase in density) for the provision of 50% open space on the property per Section 508 of the Zoning Resolution. The 71-acre site is located on the east side of Tanglewood Road, approximately at the intersection of Tanglewood Road and Burning Tree Drive. The subject proposal was submitted prior to removal of the Section 508 density bonus requirements. Thus, density bonus regulations continue to apply to this project.

This referral will close on Thursday, November 20, 2025.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104 Phone | 303-660-7460 Email | mjakubow@douglas.co.us


SUNDOWN
E Tanglewood Rd
Tanglewood Ranch
Google Earth

Traffic & Safety
Region 1
2829 W Howard Place, 2nd Floor
Denver, Colorado 80204

COLORADO
Department of Transportation
Region 1

Project Name: Sundown Development

Print Date: 11/17/2025 **Highway**: 86 **Mile Marker**: 9.266

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

Review POC: loefflerssolomonr

Permits Comments:

11.03.2025

-Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F.

-Any signing for this development advertising to the state highway must be on premise and cannot be either partly or wholly in the highway ROW. Signing must comply with state rules governing outdoor advertising per 2 CCR 601-3.--11.03.2025 JV

11-12-25 JT

I could not find a access permit associated with this location. Based on the increase in traffic volumes an access permit will be required.

Residential Engineer Comments:

11/12/2025 JB - If auxiliary lanes are required on SH-86 (at either or both locations), then we would need to see roadway plans with aux. lane lengths, tapers, etc. for review.

Traffic Comments:

GRilling 11/17/2025

1. Tanglewood @ SH86 has been previously reviewed as part of a developer project titled "Oak Bluff". Previous CDOT comments regarding this still apply:

" 05/23/2022 GRilling

A. Roadway crest to the east of Tanglewood Rd on SH 86 is in an unfortunate location for the line of sight at this intersection. There have been 3 crashes in the past 5 years. For comparison, Deerpath Rd to the east only has 1 recorded crash during that time period, and it was under icy conditions. Elevated approach turn crashes should be expected under future conditions with an increase in EB to NB left turning vehicles. Note that this is likely why the county access control plan for the area calls for medianization, rather than the intersection of Tanglewood & SH 86 remaining a full-movement intersection.

B. If it is determined that left-in access is to be allowed despite LoS concerns, a turn lane should be constructed, as suggested in the TIS."

-The developer is on the hook to build aux lanes to mitigate line of sight issues. This is why the Access Control Plan originally called for movement restrictions.

-Coordinate with Oak Bluff on which development is making which improvements.

2. This TIS document seems to be in conformance with the Oak Bluff TIS. It appears reasonable to adjust the Access Control Plan for SH86 as part of the process of that development installing a left turn lane into Tanglewood. CDOT Traffic would not endorse the change to the ACP if the left turn lane is not built.

Other Comments:

11-14-2025 The ACP amendment would need to be completed per the requirements of the ACP with required parties in agreement. How does Douglas County feel about this change?

February 2, 2026

Matt Jakubowski, AICP | Chief Planner
100 Third St.
Castle Rock, CO 80104

No Reservations/No Objection

SUBJECT: APPROVAL TO PROCEED/ ENCROACHMENT
PROJECT NUMBER: P868250
LOCATION: Tanglewood Rd & Burning Tree Dr, Franktown, CO
APN: 2509-062-00-002, 2509-061-00-001

To Whom It May Concern:

Qwest Corporation d/b/a CenturyLink QC ("CenturyLink") is the holder of rights granted by the Quit Claim Deed recorded under Instrument No. 2020061329, Official Public Records of Denver County, Colorado.

CenturyLink has reviewed your request to proceed with improvements as shown on 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. No Reservations. However, if when they have locates done, if there is anything found to conflict that belongs to us, they would need to let us know. Ben.Hoselton@lumen.com

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

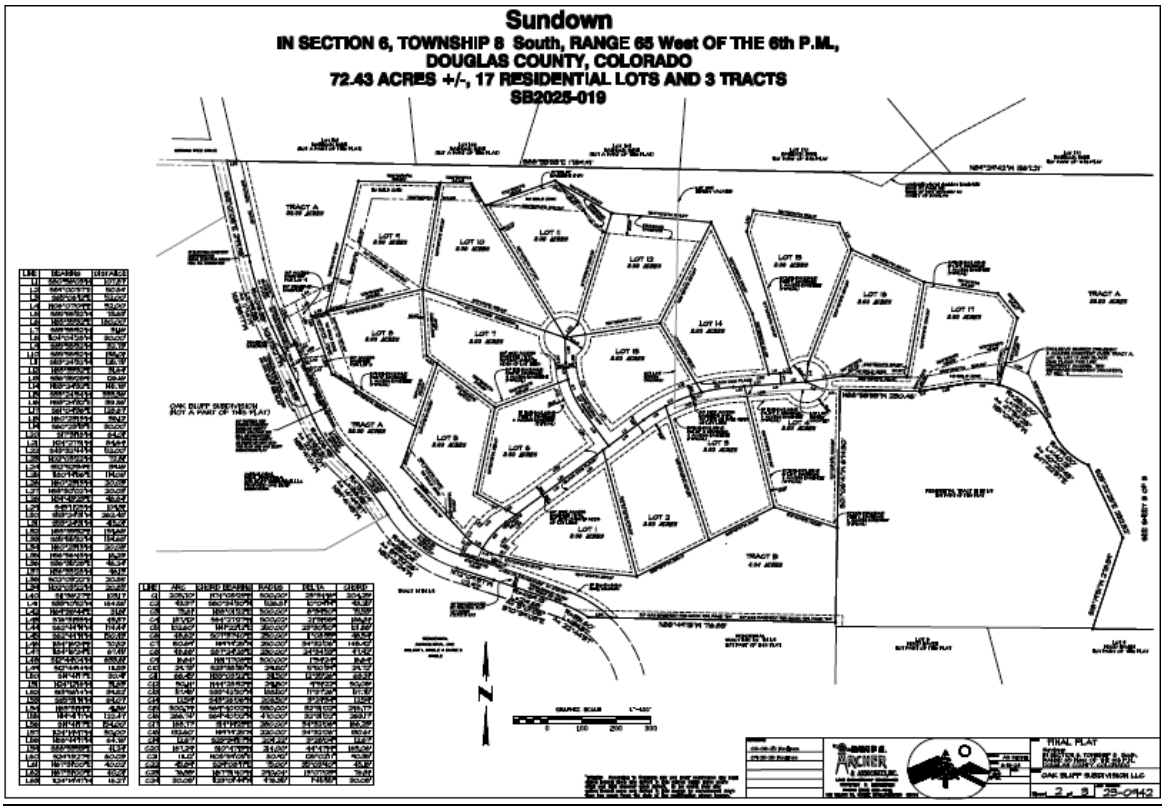
If you have any questions, please contact Pedro Medrano at (210) 571-46377, Pedro.Medrano@Lumen.com, or nre.easement@lumen.com

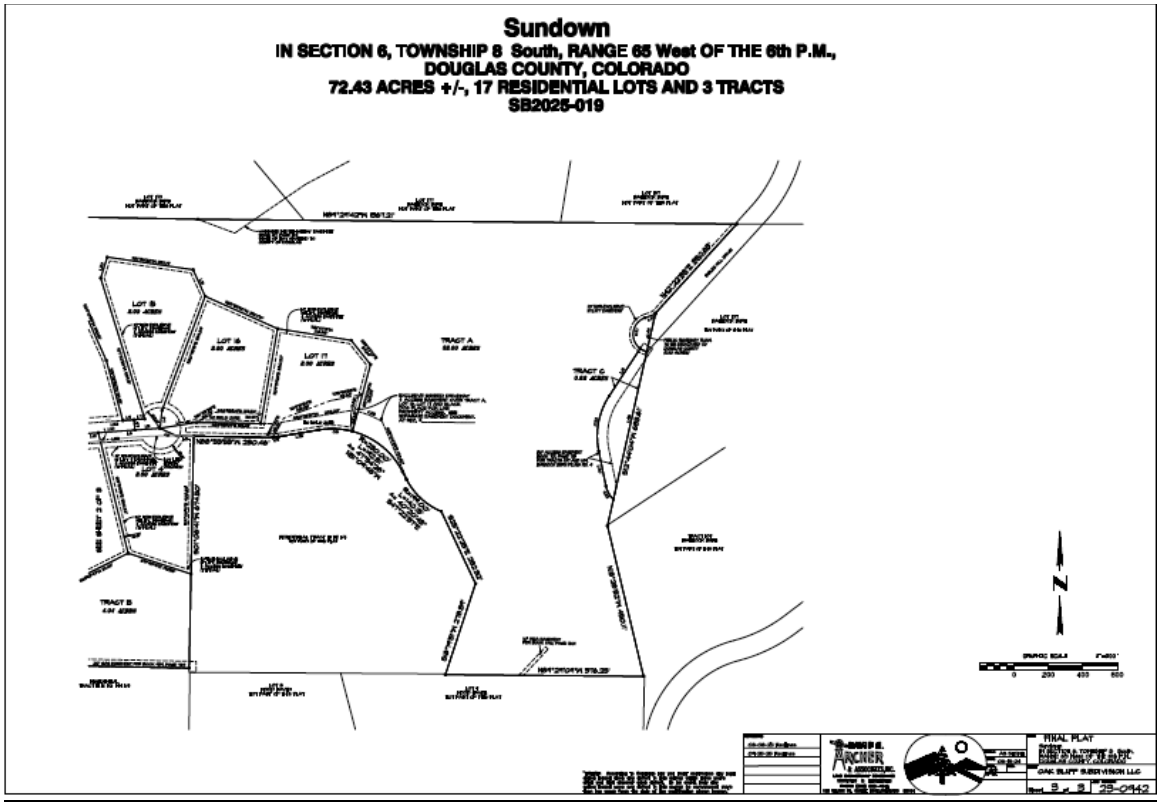
Sincerely yours,

Pedro Medrano

Pedro Medrano
Network Infrastructure Services
Lumen

Exhibit A


Sundown
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M.,
DOUGLAS COUNTY, COLORADO
72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS
SB2025-019
FINAL PLAT
OAK BLUFF SUBDIVISION LLC


Sundown
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M.,
DOUGLAS COUNTY, COLORADO
72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS
SB2025-019
FINAL PLAT
OAK BLUFF SUBDIVISION LLC

From: Hacker - DNR, Ariel
Sent: Wednesday, November 19, 2025 12:36 PM
To: Matt Jakubowski
Subject: Re: Douglas County eReferral (SB2025-019)
Attachments: SB2019-046 Sundown 02.06.2024.pdf

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

Hello,

DWR previously reviewed this subdivision and provided the attached response letter, dated February 6, 2024. This letter also applies to this SB2025-019 - Sundown Final Plat.

If you have any questions, please let me know.

Thank you,

Ariel Hacker
Water Resources Engineer, Division 1
Pronouns: she/her/hers (why pronouns?)
COLORADO
Division of Water Resources
Department of Natural Resources

P 303-866-3581
1313 Sherman St., Suite 818, Denver, CO 80203
ariel.hacker@state.co.us | www.colorado.gov/water

Summer Working Hours:
Monday - Thursday 5:30 am - 3:00 pm,
Friday 7 - 11 am

On Tue, Oct 28, 2025 at 12:50 PM Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us> wrote:

> Hi Ariel,
> Could you please review this referral. This is the second referral on this project. We have previously provided comments on this on 2/6/2024 (see ID26728).
>
> **Ioana Comaniciu, P. E.**
>
> **Water Resource Engineer**
>
> P 303-866-3581 x 8246
>
> 1313 Sherman St., Suite 821 Denver CO 80203

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

---------- Forwarded message ---------
From: <mjakubow@douglas.co.us>
Date: Thu, Oct 23, 2025 at 4:47 PM
Subject: Douglas County eReferral (SB2025-019) Is Ready For Review
To: <ioana.comaniciu@state.co.us>

There is an eReferral for your review. Please use the following link to log on to your account:
https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!fQIJ5t1lGqF6JbViR9CYN220mxWeNXKYIFM7kKb82x1gJa-7RXQG2wGo1gi2v7sbw8z66BDpjTHBEhXFeJc-EdVw$

Project Name: Sundown Final Plat
Project File #: SB2025-019
Project Summary: Applicant is requesting a Final Plat for subdivision of 17 single-family residential lots within the Rural Residential (RR) zone district. Request includes a 3-lot density bonus (20% increase in density) for the provision of 50% open space on the property per Section 508 of the Zoning Resolution. The 71-acre site is located on the east side of Tanglewood Road, approximately at the intersection of Tanglewood Road and Burning Tree Drive. The subject proposal was submitted prior to removal of the Section 508 density bonus requirements. Thus, density bonus regulations continue to apply to this project.

This referral will close on Thursday, November 20, 2025.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

COLORADO
Division of Water Resources
Department of Natural Resources

February 6, 2024

Mathew Jakubowski
Douglas County Planning Department
Transmission via email: mjakubowk@douglas.co.us

RE: Sundown Preliminary Plan
Project File No. SB2019-046
Part of the N ½ of the N ½, Section 6, T8S, R65W, 6th P.M.
Water Division 1, Water District 8

Dear Mr. Jakubowski:

We have reviewed the additional information received January 22, 2024 regarding the above referenced proposal to subdivide 71 acres into 17 single-family residential lots and 3 tracts. Our office previously commented on the subject referral in a letter dated May 27, 2022; this letter supersedes the previous letter.

Water Supply Demand

According to a letter dated December 21, 2023 from Canyon Creek Engineering ("Canyon Letter") the annual water demand for each home-site is 1 acre-foot. In addition, 2 acre-feet will be required for the irrigation of 0.8 acres at the entries and 0.1 acre-feet will be required for the filing of a 30,000 gallon fire water storage tank for use by Franktown Fire Department.

According to a letter from Eric K. Trout dated April 18, 2023 ("Petrock Letter"), the annual water demand for each lot will be 1 acre-foot to be use for in-house use and irrigation. The applicant owns the groundwater rights in Division 1 Water Court case nos. 95CW288 and 22CW3071.

Source of Water Supply

The proposed water source for each residential lot is an individual on lot well to be constructed into the Upper Dawson aquifer to withdraw 1.0 acre-feet per year per lot, which will be operating pursuant to the decreed augmentation plans in case nos. 95CW288 and 22CW3071. However, homeowners for Lots 1-12 will be deeded 0.9 acre-feet per year from the Upper Dawson aquifer pursuant to case no. 22CW3071 and 0.4 acre-feet per year from the Upper Dawson aquifer pursuant to case no. 95CW288 and the homeowners for Lots 13-17 will be deeded 1.3 acre-feet per year from case no. 95CW288. The proposed source of water for the firefighting use is a proposed well in the Lower Dawson aquifer, should the 30,000 gallon tank be filled with well water. The proposed source of water for irrigation of the entry is also an Upper Dawson aquifer well.

The plan for augmentation decreed in case no. 95CW288 for 190.73 acres (of which the subject property is a part) allows for an average diversion of 44.2 acre-feet annually for a maximum of 100 years for in house use, irrigation and stockwatering. The plan for augmentation decreed in case no. 22CW3071 allows for an average diversion of 10.8 acre-feet annually for a maximum of 100 years for use in up to 12 wells on 12 individual lots (0.9 acre-feet per year per lot) for in-

house use in one single family residence, irrigation, including lawn, garden, and trees of up to 12,000 square-feet per lot and fire protection. The proposed uses are allowed by the decree.

According to the Canyon Letter, the Sundown HOA will be dedicated 1.3 acre-feet from the Upper Dawson aquifer for irrigation for case no. 95CW288 and 1.5 acre-feet from the Lower Dawson aquifer for the filling of the 30,000 gallon fire water storage tank for use by Franktown Fire Department.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 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 amount of water available pursuant to case nos. 95CW288 and 22CW3017 is 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.

Applications for on lot well permits, submitted by entities other than the water court Applicant in case nos. 95CW288 and 22CW3017 must include evidence that the Applicant has acquired the right to the portion of the water being requested on the application.

The applicant should be aware that any storm water detention structure proposed for this specific development, must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, in order for the structure to be exempt from 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, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif, to meet the notification requirements.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II)], C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, 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.

If you, or the applicant, have any questions please contact Ailis Thyne at 303-866-3581 x8216.

Sincerely,

Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Referral No. 26728

Sundown

IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019

PLAT NOTES:

1. Sundown shall be subject to the Sundown Homeowner's Association Design Guide and Covenants. A declaration of covenants, conditions and restrictions for Sundown has been recorded by separate document.

2. Tract A, B & C are hereby dedicated to the Sundown Homeowner's Association, their successors and assigns, for ownership and maintenance for open space, drainage, utilities, and trails.

3. Black Dog Place is depicted hereon as a 60-foot a private access easement, for the benefit of Sundown lot owners and the owner of the property at State Parcel 2509-061-00-002 and shall be owned and maintained by the Sundown Homeowner's Association, their successors and assigns for drainage, utilities, access, and emergency access.

4. Marie Elena Way, depicted hereon as a private access easement for the benefit of Sundown lot owners, shall be owned and maintained by the Sundown Homeowner's Association, their successors and assigns for drainage, utilities, access, and emergency access.

5. Drainage easements are hereby granted to Sundown Subdivision LLC, their successors and assigns, and Douglas County for secondary access across Tracts A, B, C Black Dog Place and Marie Elena Way private access easements for the purpose of accessing, maintaining, and repairing storm water management improvements, including but not limited to inlets, pipes, culverts, channels, ditches, hydraulic structures, rip rap, detention basins, forebays, micropools, and water quality facilities (collectively, the "facilities") in the event Sundown Homeowner's Association, its successors and assigns, ("system owner") fails to satisfactorily maintain or repair said facilities. A blanket access easement over the subdivision tracts 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 of and repair of the facilities located in the subdivision, 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 right but not the obligation, to enter said subdivision, after 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 30 days after submission of the bill for the costs incurred, Douglas County shall have the right to enforce such obligation by appropriate legal action. It is the system owner's responsibility to construct, maintain, and repair the facilities in manner consistent with all applicable plans approved or accepted by Douglas County.

6. Non-exclusive 10 foot utility easements, as depicted hereon, are hereby dedicated to Douglas County on behalf of the utility providers with final plat, and are located along the rear and side lot lines for the installation, maintenance, and operation of utilities and drainage facilities, including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines, and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance, and replacement of such lines.

7. CORE will require the following language be added to the plat notes.
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.

8. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery.

9. No build zones are for the purpose of preserving significant stands of vegetation, slopes, and view corridors. No build zones depicted hereon indicate areas in which no above ground structures shall be allowed and grading may be limited.

10. The 40-foot shared driveway and access easement depicted within Lot 16 and Lot 17, hereon, shall provide access to the owner of the property at State Parcel Number 2509-061-00-002 and been recorded by separate document at Reception No._____.

11. Tracts A, B, and C are reserved as permanent open space through a recorded deed restriction. A density increase of 20% (3 lots) is permitted with the provision of a minimum 50% open space. This final plat proposes 50% open space and 17 lots, representing a 20% density bonus. No further subdivision of Tract A, Tract B, and Tract C, for lots shall be permitted.

12. All Denver Basin aquifer water beneath this property is dedicated through a Declaration of Restrictive Covenants recorded in the Douglas County Clerk and Recorder's Office at Reception No. _____.

13. Prior to issuance of any building permits within Sundown Subdivision LLC, lot-specific data regarding soils, geology, and construction must be obtained and reviewed by a qualified geotechnical engineer. Such data shall be presented to the Douglas County Building Department for review. As a result of this data, foundation modifications, subsurface drainage systems, and/or other building design/construction modifications may be required.

14. Right of Way dedication of Tanglewood Road as shown hereon, shall be dedicated to Douglas County.

15. Public ROW for Bibles Hill Drive, as shown hereon to be dedicated to Douglas County.

16. Lots 6 and 13 shall receive access from Marie Elena Way. Lots 1 and 5 shall receive access from Black Dog Place. Lots 8 and 9 shall receive access from Tanglewood Road.

17. Drainage easements. and non-exclusive Utility and Access easements, as shown hereon, are to be owned and maintained by the Sundown Home Owners Association, their successors and assigns for the puposes of accessing, maintaining, constructing, reconstructing, removing, and repair of drainage facilities and related appurtenances thereto.

18. The 30-foot access easements shown hereon to provide access for Lots 8 and 9 from Tanglewood Road shall be owned and maintained by the owners of Lots 8 and 9, their successors, and assigns.

LAND USE SUMMARY TABLE:

LAND	ACREAGE	PURPOSE	OWNERSHIP & MAINTENANCE
Residential Lots (1-17)	34.00		
Tract A	32.00	PERMANENT OPEN SPACE, DRAINAGE, UTILITIES & TRAILS	Sundown Homeowner's Association
Tract B	4.04		Sundown Homeowner's Association
Tract C	0.62		Sundown Homeowner's Association
Total	36.66		
Tanglewood Drive	1.67	COUNTY ROW	Douglas County
Black Dog Place	1.87	PRIVATE ACCESS EASEMENT	Sundown Homeowner's Association
Marie Elena Way	0.62		Sundown Homeowner's Association
Bibles Hill Drive	0.10	COUNTY ROW	Douglas County
TOTAL	72.43		-

LEGAL DESCRIPTION: TRACT A

A tract of land situated in the Northwest 1/4 of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Commencing at the North 1/4 corner of Section 6 and considering the North line of the Northwest 1/4 Section 6 to bear N 88°55'53"W with all bearings contained herein relative thereto;
Thence N 88°55'53"W along said North line a distance of 479.21 feet to the True Point of Beginning;
Thence N 88°55'53"W along said North line a distance of 1310.70 feet to a point on the centerline of an 80 foot easement recorded at Book 636 at Page 142;
Thence Southeasterly along said centerline the following 9 courses;

1. Thence S 13°01'07"E a distance of 300.00 feet to a point of curve;
2. Thence Southeasterly along the arc of a curve to the left a distance of 199.35 feet, said curve has a radius of 1016.35 feet, a central angle of 11°14'18" to a point of tangent;
3. Thence S 24°15'27"E a distance of 295.52 feet to a point of curve;
4. Thence Southeasterly along the arc of a curve to the left a distance of 162.31 feet, said curve has a radius of 406.95 feet, a central angle of 22°51'07" to a point of reverse curve;
5. Thence Southeasterly along the arc of a curve to the right a distance of 188.94 feet, said curve has a radius of 730.31 feet, a central angle of 14°49'25" to a point of reverse curve;
6. Thence Southeasterly along the arc of a curve to the left a distance of 257.09 feet, said curve has a radius of 369.42 feet, a central angle of 39°52'28" to a point of tangent;
7. Thence Southeasterly along the arc of a curve to the right a distance of 219.63 feet, said curve has a radius of 4169.13 feet, a central angle of 3°01'06" to a point of a compound curve;
8. Thence Southeasterly along the arc of a curve to the right a distance of 75.70 feet, said curve has a radius of 311.60 feet, a central angle of 13°55'11" to a point of nontangent;
9. Thence S 88°49'13"E a distance of 716.83 feet to a point on the East line of the Northwest. of Section 6;
   Thence N 1°06'41"E along said East line a distance of 674.50 feet
   point on the South right of way line of a 60 foot easement;
   Westerly along said South right of way line the following 4 courses;

   ce N 88°53'53"W a distance of 34.04 feet to a point of curve;
   ce Westerly along the arc of a curve to the left a distance
   215.18 feet, said curve has a radius of 1470.00 feet, a central angle
   of 8°23'13" to a point of tangent;
3. Thence S 82°42'54"W a distance of 135.66 feet to a point of curve;
4. Thence Westerly along the arc of a curve to the left a distance of 99.75 feet, said curve has a radius of 420.00 feet, a central angle of 13°36'28" to a point of non-tangent;

Thence N 1°04'07"E a distance of 691.60 feet to the Point of Beginning.
Containing 37.42 acres, more or less.

LEGAL DESCRIPTION: TRACT B

A tract of land situated in the North 1/2 of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the North 1/4 corner of Section 6 and considering the North line of the Northwest 1/4 Section 6 to bear N 88.55'53"W with all bearings contained herein relative thereto;
Thence N 88.55'53"W along said North line a distance of 479.21 feet;
Thence S 1.04'07"W a distance of 691.60 to a point on the South right of way line of a 60 foot easement;
Thence Westerly along said South right of way line the following 9 courses;
1. Thence Easterly along the arc of a curve to the right a distance of 99.75 feet, said curve has a radius of 420.00 feet, a central angle of 13.36'28" and a cord that Bears N75.54'40"E a distance of 99.52 to a point of tangent;
2. Thence N 82.42'54"E a distance of 135.66 feet to a point of curve;
3. Thence Easterly along the arc of a curve to the Right a distance of 215.18 feet, said curve has a radius of 1470.00 feet, a central angle of 8.23'13" to a point of tangent;
4. Thence S 88.53'53"E a distance of 264.50 feet to a point of curve;
5. Thence Easterly along the arc of a curve to the left a distance of 16.64 feet, said curve has a radius of 500.00 feet, a central angle of 1.54'26" to a point of tangent;
6. Thence N 80.19'56"E a distance of 119.06 feet to a point of curve;
7. Thence Southeasterly along the arc of a curve to the right a distance of 290.99 feet, said curve has a radius of 230.00 feet, a central angle of 72.29'20" to a point of tangent;
8. Thence S 27.12'34"E a distance of 25.30 feet to a point of curve;
9. Thence Southeasterly along the arc of a curve to the left a distance of 140.13 feet, said curve has a radius of 199.00 feet, a central angle of 40.20'47" to a point of non-tangent;
   Thence S 25.22'25"E a distance of 232.32 feet;
   Thence S 18.19'51"W a distance of 278.59 feet;
   Thence S 89.29'09"E a distance of 576.25 feet;
   Thence N 13.28'32"W a distance of 450.11 feet;
   Thence N 12.44'04"E a distance of 633.61 feet;
   Thence N 42.22'33"Ea distance of 350.63 feet to a point on the North line of the Northeast 1/4 of section
6: Thence N 89.29'42"W along said North line a distance of 1567.21 feet to the Point of Beginning.
Containing 35.01 acres, more or less.

PLANNING COMMISSION

The preliminary plan File# SB2019-046 for this final plat was reviewed by the Planning Commission on September 9, 2024.

_____
Director of Community Development, Date
on behalf of the Planning Commission

APPLICANT:

Sundown Subdivision LLC
609 West Littleton Boulevard #206
Littleton Co 80120

ENGINEER / SURVEYOR:

David E. Archer & Associates
105 Wilcox Street
Castle Rock, CO 80109

VICINITY MAP

SCALE = 1"=1000'

DENSITY STATEMENT FOR DENSITY BONUS:

The density bonus of 3 units has been allocated to the subdivision for a total of 17 lots. Futher subdivision for additional lots is not permitted by zoning.

HOA ACCEPTANCE CERTIFICATE:

The dedication of _____are hereby accepted for ownership and maintenance by the Sundown Homeonwer's Association.

By: _____ for The Sundown Home Owners Association.

Title: _____

STATE OF COLORADO)
COUNTY OF _____) ss.

Acknowledged before me this _____ day of _____, 20___ by

_____ as _____.

My commision expires: _____

Witness my hand and official seal

_____
Notary Public

TITLE VERIFICATION:

We, Land Title Guarantee Company, do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes, and encumbrances:

Except for those matters shown in Land Title Guarantee Company Title Policy No. PIB70845488.28640801, with an effective date of June 20, 2025 at 5:00 p.m.

Land Title Guarantee Company

By: _____ _____

Title: _____

STATE OF COLORADO)
COUNTY OF _____) ss.

Acknowledged before me this _____ day of _____, 20___ by

_____ as _____.

My commision expires: _____

Witness my hand and official seal

_____
Notary Public

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into lots, tracts, streets and easements as shown hereon under the name and subdivision of Sundown. The utility easements shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. The dedications of right-of-way, utility easements, and drainage and blanket access easement are accepted as shown hereon under the name and subdivision of Sundown are dedicated and conveyed to Douglas County, CO, in fee simple absolute, with marketable title, for public uses and purposes.

OWNER:

Sundown Subdivision LLC, a Colorado Limited Liability Company

By: _____

Title: _____

STATE OF COLORADO)
COUNTY OF _____) ss.

Acknowledged before me this _____ day of _____, 20___ by

_____ as _____ of Sundown Subdivision LLC, a Colorado limited liability company.

My commision expires: _____

Witness my hand and official seal

_____
Notary Public

SURVEYOR'S CERTIFICATE:

I, Darrell Eugene Roberts, 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 during June, 2018, I have reviewed all data associated with this survey and it is acceptable as being under my responsible charge 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___

_____
Darrell Eugene Roberts,
Colorado registered Professional Land Surveyor #36057

BOARD OF COUNTY COMMISSIONERS:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20___, subject to any conditions specified hereon. The dedications of right-of-way, utility easements, and drainage and blanket access easement are accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit or sewage disposal permit will be issued.

_____
Chair, Board of Douglas County Commissioners

REVISIONS
08-08-25 Redlines
04-25-25 Redlines

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE AS SHOWN
DATE 08-13-24
DR'N. dmh CKD.
APVD.

TITLE FINAL PLAT
Sundown
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO
CLIENT
Sundown Subdivision LLC

Sheet 1 of 3 | JOB NUMBER 23-0942

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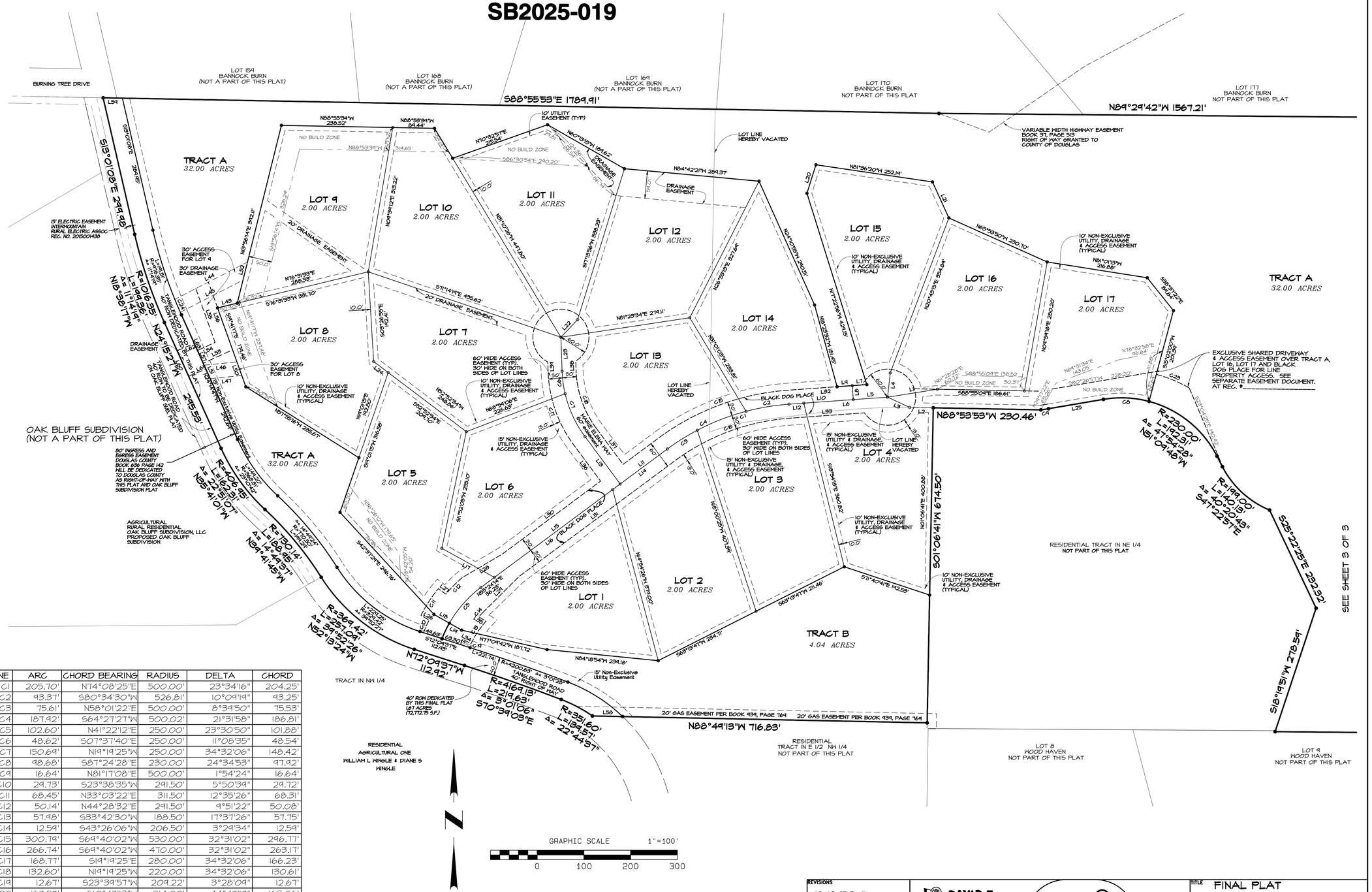
Sundown

IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019



LINE	BEARING	DISTANCE
L1	S80°56'03"W	107.87'
L2	S89°00'57"E	50.54'
L3	S65°06'12"E	52.00'
L4	N06°01'09"E	52.00'
L5	S85°55'32"W	73.63'
L6	N85°55'32"E	180.00'
L7	S85°55'32"W	31.16'
L8	N04°04'28"W	30.00'
L9	S85°55'32"W	32.13'
L10	S85°55'32"W	138.01'
L11	S53°24'32"W	125.75'
L12	N85°55'32"E	31.64'
L13	S36°35'28"E	126.16'
L14	N53°24'32"E	145.78'
L15	S53°24'34"W	335.36'
L16	N53°24'32"E	351.56'
L17	S61°04'36"E	128.67'
L18	N60°23'13"W	38.12'
L19	S60°23'13"E	30.00'
L20	S17°31'18"W	64.01'
L21	N24°27'51"W	84.64'
L22	S43°32'44"W	52.00'
L23	N02°03'22"W	72.81'
L24	S52°52'34"E	39.16'
L25	N80°19'56"E	119.06'
L26	N60°23'13"W	20.03'
L27	N53°30'02"W	20.03'
L28	N59°43'23"E	98.84'
L29	S45°11'25"W	109.31'
L30	S53°24'31"W	262.48'
L31	S53°24'31"W	415.01'
L32	N85°55'32"E	159.68'
L33	S85°55'32"W	159.68'
L34	N60°23'13"W	20.08'
L35	N56°56'43"W	18.23'
L36	S36°35'28"E	96.24'
L37	N36°35'28"W	96.15'
L38	S02°03'22"E	20.85'
L39	N02°03'22"W	20.85'
L40	S11°36'27"E	103.17'
L41	S33°10'52"W	164.56'
L42	N69°38'44"E	31.81'
L43	S76°31'33"W	43.37'
L44	S62°49'19"W	174.44'
L45	S62°44'19"W	150.93'
L46	N84°16'24"E	70.52'
L47	N84°16'24"E	67.95'
L48	S12°44'04"W	633.61'
L49	S12°44'14"W	111.83'
L50	S19°41'17"E	30.91'
L51	N24°12'16"W	31.63'
L52	S13°56'14"W	34.82'
L53	S65°31'19"W	69.07'
L54	N65°31'19"E	41.36'
L55	N19°41'17"W	122.47'
L56	S19°41'17"E	154.00'
L57	N24°14'47"W	30.00'
L58	N88°49'17"W	64.76'
L59	S88°55'53"E	41.24'
L60	S24°15'27"E	60.03'
L61	N67°31'00"E	40.02'
L62	N67°31'00"E	40.01'
L63	N24°14'47"W	16.27'

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	205.70'	N74°08'25"E	500.00'	23°34'16"	204.25'
C2	93.37'	S80°34'30"W	526.81'	10°09'19"	93.25'
C3	75.61'	N58°01'22"E	500.00'	8°34'50"	75.53'
C4	187.92'	S64°27'27"W	500.02'	21°31'58"	186.81'
C5	102.60'	N41°22'12"E	250.00'	23°30'50"	101.88'
C6	48.62'	S07°37'40"E	250.00'	11°08'35"	48.54'
C7	150.69'	N19°19'25"W	250.00'	34°32'06"	148.42'
C8	98.68'	S87°24'28"E	230.00'	24°34'53"	97.92'
C9	16.64'	N81°17'08"E	500.00'	1°54'24"	16.64'
C10	29.73'	S23°38'35"W	291.50'	5°50'39"	29.72'
C11	68.45'	N33°03'22"E	311.50'	12°35'26"	68.31'
C12	50.14'	N44°28'32"E	291.50'	9°51'22"	50.08'
C13	57.98'	S33°42'30"W	188.50'	17°37'26"	57.75'
C14	12.54'	S43°26'06"W	206.50'	3°29'34"	12.54'
C15	300.79'	S64°40'02"W	530.00'	32°31'02"	296.77'
C16	266.74'	S64°40'02"W	470.00'	32°31'02"	263.17'
C17	168.77'	S19°19'25"E	280.00'	34°32'06"	166.23'
C18	132.60'	N19°19'25"W	220.00'	34°32'06"	130.61'
C19	12.67'	S23°34'57"W	204.22'	3°28'09"	12.67'
C20	167.29'	S10°47'13"W	214.00'	44°47'19"	163.06'
C21	111.12'	N08°54'05"E	50.42'	125°02'11"	90.35'
C22	45.84'	S29°08'17"E	75.00'	35°03'40"	45.18'
C23	76.53'	N67°31'40"W	290.04'	15°07'03"	76.31'
C24	30.08'	N23°01'44"W	976.35'	1°45'55"	30.08'

"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."

REVISIONS
08-08-25 Redlines
09-25-25 Redlines

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE AS SHOWN
DATE 8-13-24
DR'N. dmh | CK'D.
APV'D.

TITLE FINAL PLAT
Sundown
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

CLIENT OAK BLUFF SUBDIVISION LLC

Sheet 2 of 3 | JOB NUMBER 23-0942

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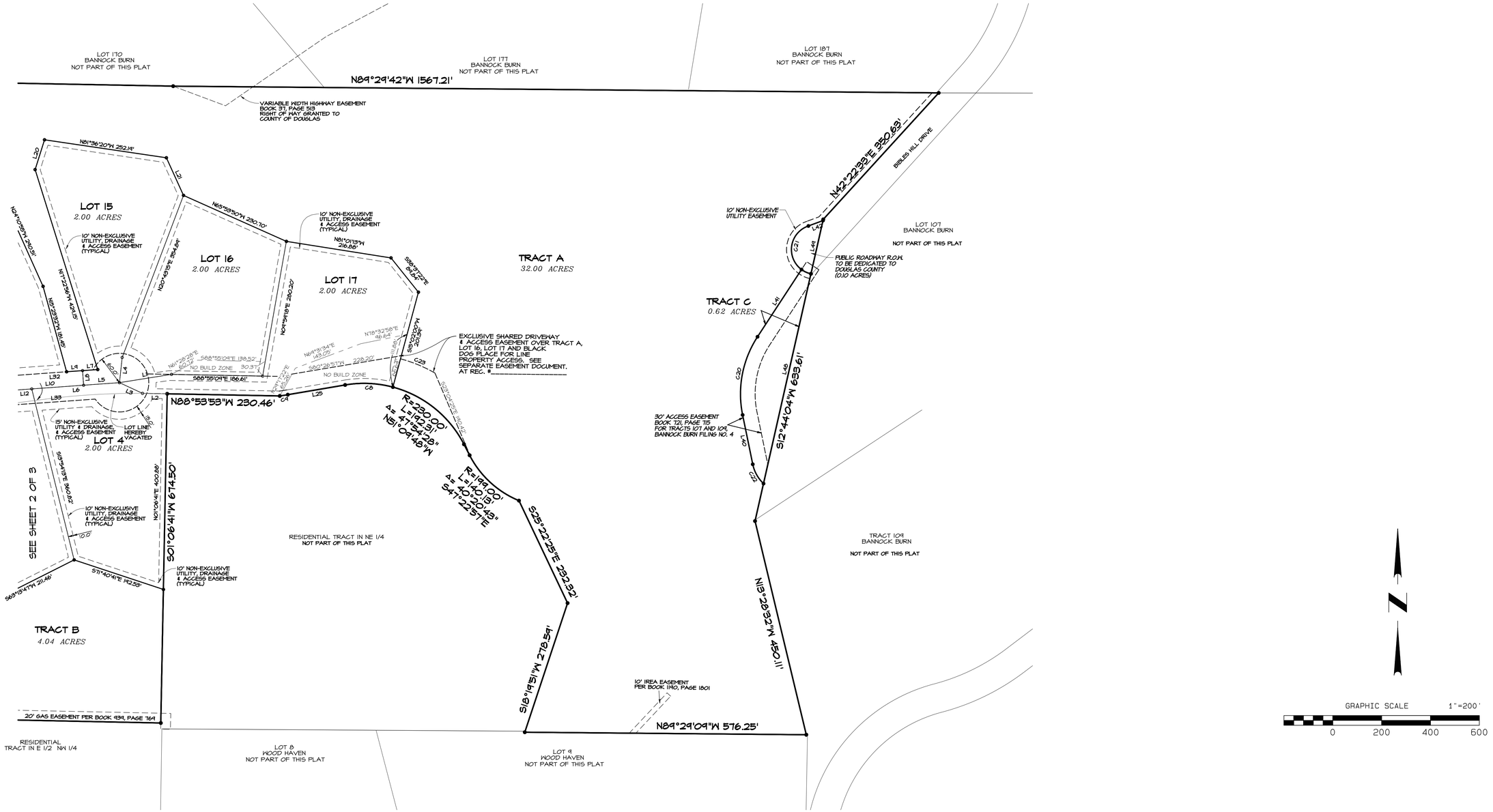
Sundown

IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019



"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."

REVISIONS
08-08-25 Redlines
09-25-25 Redlines

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LAND DEVELOPMENT CONSULTING
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PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE AS SHOWN
DATE 08-13-24
DR'N. dmh CK'D.
APV'D.

TITLE FINAL PLAT
Sundown
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

CLIENT OAK BLUFF SUBDIVISION LLC

Sheet 3 of 3

JOB NUMBER 23-0942

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Fri Sep 26 11:06:36 2025

REFERRAL RESPONSE REQUEST – FINAL PLAT

Date sent: October 23, 2025

Comments due by: **November 20, 2025**
Fax: 303.660.9550

Project Name:	Sundown Final Plat
Project File #:	SB2025-019
Project Summary:	Applicant is requesting a Final Plat for subdivision of 17 single-family residential lots within the Rural Residential (RR) zone district. Request includes a 3-lot density bonus (20% increase in density) for the provision of 50% open space on the property per Section 508 of the Zoning Resolution. The 71-acre site is located on the east side of Tanglewood Road, approximately at the intersection of Tanglewood Road and Burning Tree Drive. The subject proposal was submitted prior to removal of the Section 508 density bonus requirements. Thus, density bonus regulations continue to apply to this project.

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

☐ No Comment

☒ Please be advised of the following concerns:

Engineering comments are forthcoming. In the meantime, please submit the construction plans for the deceleration lane at Tanglewood and Hwy 86.

☐ See letter attached for detail.

Agency: PW - Engineering	**Phone #:** (303) 660-7490
Your Name: Jacob Gabel	**Your Signature:**
(please print)	**Date:** 11/21/2025

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,

Matthew Jakubowski, AICP, Chief Planner
Enclosure

MEMORANDUM

To: Alan Westfall, Franktown Development Company, LLC

CC: Matt Jakubowski, AICP, Chief Planner
Phil Geising, PE, Canyon Creek Engineering

From: Jacob Gabel, Development Review Engineer

Date: 12/26/2025

RE: Sundown Final Plat: SB2025-019: DV2025-276

Initial Submittal:	11-4-2025
1st Engineering response letter:	12-26-2025

The Douglas County Department of Public Works Engineering has reviewed the Sundown Final Plat Project and has the following comments:

Subdivision Improvements Agreement (SIA-Private)

1. Please submit an SIA-Private with its associated Cost Estimate according to Chapter 14 of the Douglas County Roadway Design and Construction Standards (DCRDCS).
    a. Please do not include mobilization or earthwork as part of the Cost Estimate.

Plat

2. Sheet 1: For Notes 10 and 12, it would be better dedicate easements and covenants now as part of this plat.
    a. In Note #17, please replace the period after "Drainage easements" with a comma.
    b. Please update the HOA Acceptance to state what is being accepted by the HOA.
3. Sheet 2: See Comment 2 above regarding the easement.
    a. Please be aware that the drainage easement across Lot 9 could change as it needs to fully encompass the swale that drains to the pond in Tract A.

Construction Drawings

4. Please be aware that each sheet will need to be stamped and signed by the PE.
5. Please add a demolition sheet showing the removal of the existing driveway that connects at Tanglewood Rd.
6. Sheet 1: Please call out the travel lane width in the road cross section.
7. Sheets 2, 8-9: These sheets reference other sheets, but the sheet number was not included, please amend.
8. Sheets 2-4: Please call out where the curb and gutter is catch or spill.
9. Sheets 2-3: Please amend the curb return radii to be 25' rather than 23'.
    a. Please amend the cul-de-sac radii to be 65'.
10. Sheet 2: Please be aware that the minimum K value is 37, please amend for the vertical curve near 1+25.

11. Sheet 3: Please add an intersection detail sheet showing percent slope arrows and spot elevations.
12. Sheets 4 and 18: Please amend the placement of the gate posts so that the width of the gate is a minimum of 2' wider than the width of the road.
13. Sheet 4: Please be aware that the minimum width of the travel lane with a median is 20' from FL-FL, please amend.
14. Sheets 5, 7-8, 10, and 13: Can flows be accounted for on-site of the Oak Bluff Subdivision to avoid a storm sewer crossing Tanglewood Rd?
15. Sheets 5-6: Because the natural drainageway between Lots 7 and 10 and across Lot 9 is conveying developed flows rather than historical flow, please provide a sheet of the grading of the natural drainageway, and a profile and cross sections of the natural drainageway. Please be aware that due to the chance that a house may be built on the back of Lot 9 (north side), please design the culvert that would cross the drainageway now that will convey the 100-yr developed flows.
    a. Please remove the riprap rundown and replace it with a pipe that bypasses flows to the corner of Lots 7 and 10.
        i. I would recommend, instead of the above, it may be more worthwhile to pipe the flows from the inlet between Lots 7 and 10 to the eastern inlet/pipe/forebay system requested under the access to Lot 9. With this, then the culvert under the natural drainageway will only need to pass the 10-yr flows and overtop the 100-yr flows.
16. Sheet 5: Please show all proposed drainage easements sans the blanket easement.
17. Sheets 6-8: Please show at least the 100-yr HGLs and call out the flows within the pipes.
    a. Will riprap or low flow tail basins be needed at the outlets of the culverts?
18. Sheet 6: Please provide a cross section of the proposed swale on the ease side of the cul-de-sac.
19. Sheet 7: If the storm pipe is to remain, this is not the County's preference, please call out the diameter and material of the pipe and show the distance below the swale.
20. Sheets 8-9: Please show percent slope arrows on the proposed slopes.
    a. Please show the longitudinal slope of the proposed swale in the profile.
    b. Please be aware the proposed swale will need to be armored.
    c. Please provide a cross section of the proposed slope.
21. Sheet 8: The profile states to see other sheets for the culverts, though no sheet is referenced, is this necessary and are there other sheets for them?
    a. See Comment #23 below, the culvert nearest to the ponds may need to be an inlet/pipe/forebay system.
22. Sheets 10-11 and 13-15: Please call out the flows and the flow velocities within the pipes.
    a. Please show the matchlines and call out the associated sheet numbers.
23. Sheet 10 and 12: Please call out Sheet 13 for the pope that runs to the pond.
24. Sheets 12-13: Please amend the riprap rundowns to be inlet/pipe/forebay systems.
25. Sheet 12: Please provide access to the bottom of the pond per Section 13.7.1 of the Douglas County Storm Drainage Design and Technical Criteria Manual (DCSDDTCM).
    a. Per Comment # 23 above, please remove the forebay from up against the outlet structure and upstream of each trickle channel.
26. Sheet 13: Is it safe to assume that the left side of the Pond A Storm from Oak Bluff Subdivision is the pipe that crosses under Tanglewood Rd?
    a. For the Storm 3 – Pond A Outlet, where is the steep slope shown on the upstream portion of the profile?
    b. Please show and call out the trickle channel on the profile.

27. Sheet 16: Please be aware that we will need individual details for each outlet structure, i.e. individual profiles, plan views, and cross sections of the outlet structure; see Mile High Flood District (MHFD) Volume 3, Chapter 4, T6 Fact sheet for reference. We are not open to the Outlet Structure Chart.
    a. Please provide individual cross sections of the (front view) of the orifice plate for each outlet structure; see Mile High Flood District (MHFD) Volume 3, Chapter 4, T6 Fact sheet for reference. We are not open to the Outlet Structure Chart.
    b. Please provide individual plan views and profiles for each forebays.
        i. Please also provide the calculations for the sizing of the forebays.
    c. Please provide a cross section for the proposed trickle channel.
    d. Please provide an emergency spillway profile and cross section; see Section 13 of the DCSDDTCM for reference.
    e. Please call out the neoprene gasket for the orifice plate on any associated details.
    f. Please amend the design of the pipe at the back of the outlet structure so that it is at the invert of the structure.
28. Sheet 19: Please show the median in association with the gate configuration.
29. Sheet 20: Please add the following notes with a Header that states:
    a. Signage Notes:
        i. 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 TRAFFFIC CONTROL DEVICES (MUTCD), the COLORADO SUPPLEMENTAL MUTCD, and the DOUGLAS COUNTY SIGNAGE AND STRIPING SUPPLEMENT.
        ii. All street names shown are for information only. For accepted street names, refer to the recorded final plat for this subdivision.
    b. Please omit the trail crossing signage near Lot 15 as there is not a crossing.
    c. Please amend street name signs so that they are composed of a combination of lower-case letters with initial upper-case letters. (typ)
    d. Please add a street name sign for Tanglewood Rd to include the Douglas County logo at the Black Dog Pl/Tanglewood Intersection
    e. Please change the W1-7 Arrow sign to be 48”X24” rather than the shown 60”X30”.
    f. Please omit the stop bar at the exit from Black Dog Pl onto Tanglewood Rd.
    g. Please amend the Douglas County Acceptance Block to state, “These construction drawings have been reviewed by Douglas County for Signage only.

GESC:

30. Please call out initial/interim/final on each sheet accordingly.
31. Please show all existing and proposed easements.
32. Please stamp and sign each sheet except the notes and details sheets.
33. Please update in accordance with the above comments.
34. Sheet 1: Please call out the benchmark that was used.
    a. Please amend the 2nd GESC Engineer Certification Note to state, “as amended” at the end to the sentence.
    b. Please remove the Engineering Certification that starts with, “The construction plans included…”
35. Sheets 2-7: It appears that the limits of construction (LOC) are inverted from the areas of disturbance.
    a. Please call out the property lines in the legend and have them be shown on the plans as a line type with “PL” and dashes.

b. Please call out easements in the legend and dhow them on the plans.
c. Please call out the dimensions on all proposed BMPs per the GESC Manual and Opinion of Probable Cost (OPC).

36. Sheets 2 and 4: It appears that the sediment basins (SB) are missing in either the initial or interim phases. Please see Section 3 of the GESC Manual and add the SBs with the needed design information.
37. Sheets 2-3: Please reconsider the design of the silt fence (SF) as it should be shown on contour, downstream of disturbed areas.
    a. Are there any stockpile areas proposed? If so please show them, state a max heigh, and show the appropriate BMPs for them.
38. Sheet 2: Please remove any interim/final phase items (i.e. trickle channel, riprap, etc.).
    a. It appears that the Stabilized Staging Area (SSA) is missing its hatch, please amend.
    b. Please call out the area of the SSA in square yards.
39. Sheet 3: It appears that lot lines were included on this sheet but not the previous, please either remove the lots on this sheet or add them to the previous.
40. Sheets 4 and 6: Please show the existing driveway to be removed.
    a. Please show the proposed berms on Lots 16-17 per the Phase III Drainage Report (P3DR).
41. Sheets 4-5: Please label the proposed contours.
42. Sheet 4: Please show the proposed culverts.
    a. Please be aware that the SCL in the proposed swale on the west side of the subdivision should be reinforced rock berm (RRB) if the drainage basin is less than 20 acres or check dams (CD) if the drainage basin is 20 or more acres.

GESC Report:

43. Please submit a GESC Report.

GESC OPC

44. Please submit an OPC.

Phase III Drainage Report

45. It appears that cross sections and calculations were not provided for the proposed swales (the west side of subdivision, natural channels (see below for more), and the east side of Marie Elena Way). Please provide these and design according to MHFD Volume 1, Chapter 8; please be sure to call out the flows in cfs to be able to compare to the MHFD charts. The provided chart on Page 51 is not applicable as the proposed side slopes for the existing and proposed channels appear to be 3 and the bottom widths of the channels vary per channel.
46. Page 7: The paragraph about Basin A-5 discusses open cuts, where are these?
47. Pages 9, 26-27, and 52: Please see Chapter 13 of the DCSDDTCM for the 1-hr rainfall depth for Zone I and amend accordingly.
48. Page 27 and 29: Please show all the imperviousness calculations for each basin.
49. Page 27: In double checking the calculations, I generally got higher flows as a whole, what lengths were used for the sheet flows and travel flows?
50. Pages 32, 34, and 38: Per the proposed road criteria and per the DCRDCS, please amend the input info as follows:
    a. H_{curb} and $d_{max,\ minor}$ = 5”, T_{crown} and $T_{max,\ minor}$ = 12’, $T_{max,\ major}$ = 24’, $d_{max,\ minor}$ = 12”.
51. Page: 36: It appears that the slope is .003 ft/ft per the CDs, please verify and amend per the requested cross section in Comment #18 above.
52. Pages 40-48: Are these the 100-yr or 5-yr flows? I would assume 100-yr?

53. Pages 52-66: The pond calculations will be reevaluated once the above comments have been reevaluated.
54. Pages 68-69: Please add the basin call outs and design points to the legend.
55. Page 69: Please show contour labels and flow arrows on the proposed contours, especially at the ponds.
    a. It appears that an area west of Basins A-1 and A-7 (southwest and west portion of Pond A) was not included in either basin, please amend.
    b. The callout for the proposed area inlet is pointing to the wrong spot, please amend.

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

December 3rd, 2025

Matt Jakubowski
100 Third St.
Castle Rock, CO 80104

RE: SB2025-019

Dear Mr. Jakubowski,

Thank you for the opportunity to review and comment on the referenced Sundown Final Plat project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD approves the proposed method of sewage disposal.

Please feel free to contact me at 720-643-2490 or cthompson@douglas.co.us if you have any questions about our comments.

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

620 Wilcox Street
Castle Rock, Colorado 80104

December 4, 2025

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

RE: Subdivision - Sundown Final Plat (SB2025-019)

Dear Mr. Jakubowski,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting to subdivide 72.43 acres into 17 residential lots, ~36 acres of open space, trails, drainage, and utilities, and ~4 acres of public right-of-way and private access easements. The property is generally located north of Highway 86 off Tanglewood Drive.

On behalf of Douglas County School District, we have a couple comments regarding this application. DCSD has calculated the amount of school site land dedication required for students generated by the proposal. A total of 17 students are expected from the development requiring a total land dedication requirement of 0.402-acres. Since this amount of land dedication is smaller than DCSD's minimum site requirements DCSD requests cash-in-lieu of land dedication.

CASH-IN-LIEU CALCULATION
STUDENT GENERATION

PROJECT NAME: SUNDOWN PRELIMINARY PLAN, FINAL PLAT				
DU/	ACRES		DENSITY	
17	34		0.50	
			Generation	Number
STUDENT GENERATION RATES	No. of DU's		Rate	of Students
ELEMENTARY	17	X	0.54	9
MIDDLE SCHOOL	17	X	0.15	3
HIGH SCHOOL	17	X	0.31	5
			TOTAL	17
				Required
			School	Land
	Number		Acreage	Dedication
SCHOOL LAND DEDICATION	of Students		Per Student	Acreage
ELEMENTARY	9	X	0.018	0.162
MIDDLE SCHOOL	3	X	0.030	0.090
HIGH SCHOOL	5	X	0.030	0.150
			TOTAL	0.402

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

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

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
office: 303.387.0417
mobile: 720.428.1170

Douglas County School District
Learn Today, Lead Tomorrow
620 Wilcox Street
Castle Rock, Colorado 80104

January 14, 2026

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

RE: Subdivision - Sundown Final Plat (SB2025-019)

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CASH-IN-LIEU CALCULATION
STUDENT GENERATION

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17	34		0.50	
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				Required
			School	Land
	Number		Acreage	Dedication
SCHOOL LAND DEDICATION	of Students		Per Student	Acreage
ELEMENTARY	9	X	0.018	0.162
MIDDLE SCHOOL	3	X	0.030	0.090
HIGH SCHOOL	5	X	0.030	0.150
			TOTAL	0.402

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, the applicant has submitted a proposal for the cash-in-lieu fee based on an appraisal of the property. The submitted appraisal was conducted by THK Associates and values the property in its current state at $1,550,000 and at $6,085,000 with all required public improvements in place. This equates to a value of $84,012 per acre. This brings the total required cash-in-lieu of land dedication fee to $33,772.

DCSD would ask that the cash-in-lieu fee be paid directly to DCSD, in one lump sum, upon final plat approval. Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
office: 303.387.0417
mobile: 720.428.1170

Right of Way & Permits

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

November 17, 2025

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

Attn: Matt Jakubowski

Re: Sundown Final Plat, Case # SB2025-019

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

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

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

CANYON CREEK ENGINEERING

CIVIL
PLANNING
STRUCTURAL

January 13, 2026

Matt Jakubowski, AICP, Chief Planner

Planning Services Division, Douglas County Community Development and Planning

Re: Referral Agency Response Report, project SB2019-046 Sundown Final Plat.

Dear Mr. Jackubowski,

This letter is in response to the comments from your letter dated 12-12-25. Below are responses to agencies which still have outstanding comments.

Cherry Creek Basin Water Quality Authority:

Detention ponds with water quality basins and will be constructed according to Douglas County Engineering requirements.

Colorado Department of Transportation:

A submittal for the left turn lane for eastbound Highway 86 traffic has been turned into Douglas County for application to CDOT. An amendment to the ACP is also needed, which the county supports.

Colorado Division of Water Resources:

A stormwater management plan will be submitted to the county during the permitting process for the site work.

CORE Electric Cooperative:

Note added to plat as requested.

Douglas County Health Department:

OWTS will comply with Health Department regulations.

Douglas County Parks and Trails:

Cash in lieu will be provided for this project's dedication requirements.

Douglas County School District:

Cash in lieu will be provided.

Engineering Services:

Revisions on plans per comments are forthcoming. The request was made to eliminate the drainage easement across Tanglewood Road. The owner does not want to build a pond on the west side of Tanglewood Road and prefers to incorporate the eastern side of Oak Bluff into the pond at Sundown. The easement is necessary to convey storm water.

Office of Emergency Management:

The hilltop with native vegetation is a feature of the open space. Cul-de-sac lengths comply with Douglas County requirements.

We are pursuing a CDOT permit for the left turn lane and will work with Douglas County Engineering to refine the construction documents for Sundown.

Thanks for your review,

Phil Giesing

December 21, 2023 **WATER PLAN for 95CW288 and 2022CW3071 decrees**

Oak Bluff and Sundown Subdivisions Water Plan, approximately 179 acres

Oak Bluff subdivision consists of 21 Rural Residential home sites roughly 4.5 to 5 acres on 106acres. Sundown subdivision consists of 17 homesites, approximately 2 acres each, on 73 acres. Combined these subdivisions are approximately 179acres. These sites are located east of Franktown near the southwest corner of Burning Tree Drive and Tanglewood Road. The site lies in the NE quarter of Section 1, Township 8S, Range 66W and in the NW quarter of Section 6, Township 8S, Range 65W of the 6th P.M. The Rural Residential single family home sites will be served by individual well and septic systems. There are no wells currently on the property.

Source of Water

A water supply letter by Hayes Poznanovic Korver, LLC. dated 4-18-23 defines the amounts of water available under two decreed cases see attachment A. The water decreed in Case No. 95CW288 for Parcel A(190.73acres) and in Case No. 2022CW3071 used to serve the lot owners and the Home Owner's Association (HOA). Upper Dawson water will have groundwater reserved by the HOA's for augmentation.

Aquifer	Decreed volumes in Case No. 1995CW288	**Prorated amount for 179acres**
Upper Dawson	44.2 acre feet (NNT)	41.5 af (NNT)
Lower Dawson	24.0 acre feet (NT)	22.5 af (NT)
Denver	64.8 acre feet (NT)	60.8 af (NT)
Arapahoe	89.2 acre feet (NT)	83.7 af (NT)
Laramie-Fox Hills	55.8 acre feet (NT)	52.4 af (NT)

Aquifer	Decreed volumes in Case No. 2022CW3071
Upper Dawson	11.15acre feet (NNT)*decreed augmentation plan, 10.8 af (NNT)

Water Demand

As per the water demand standards in Douglas County Zoning Resolution Section 18A, the home sites will require 1 acre foot of water per year, and irrigated areas will require 2.5 acre feet per acre. In addition, a 30,000 gallon water tank will be constructed and filled on Tract A, 0.1 acre foot of water demand is dedicated for use to fill the 30,000 gallon fire water storage tank as necessary (proposed for Lower Dawson well). Augmentation water for the Upper Dawson aquifer withdraws will also be reserved in the Laramie-Fox Hills aquifer and dedicated to the Oak Bluff and Sundown Home Owner's Associations.

38 Rural Residential home sites (1acre foot, Douglas County requirement)	38.0 acre feet
.8 acre irrigated area at 2 entries	2.0 acre feet
Fire water storage and use	0.1 acre feet
Total demand from development	40.1 acre feet

Water Allocation Plan
OAK BLUFF and SUNDOWN

Upper Dawson Aquifer Total Available: 41.5+10.8 = 52.3 acre feet per year(100year supply)
Although the expected use is 1 acre foot per year (100year supply), all 38 lots will be allocated 1.3 acre feet as follows: Lots 1 through 12 in Sundown will be allocated 0.9af from Case No. 2022CW3071 for a total of 10.8af. Lots 1 through 12 Sundown will also be allocated 0.4af from Case No. 95CW288 for a total of 4.8af.
The remaining allocations are from Case No. 95CW288; Lots 13 through 17, Sundown and Lots 1 through 21, Oak Bluff will be allocated 1.3acre feet per year. The Oak Bluff HOA will be allocated 1.6 acre feet for irrigation. The Sundown Home Owner's Association will be allocated 1.3 acre feet for irrigation or other uses allowed in the decree. The total 52.3 acre feet will be augmented with water from the Laramie-Fox Hills aquifer, if necessary, augmentation water will be reserved by the respective HOA's.

Lower Dawson Aquifer Total: 22.5 acre feet
All 38 lots will be allocated 0.5 acre feet each (19 acre feet) in the Lower Dawson Aquifer for future use, the Oak Bluff Home Owners Association will be allocated 2 acre feet and Sundown HOA allocated 1.5 acre feet for a total of 22.5 acre feet. The Oak Bluff Home Owners Association may access the Lower Dawson Aquifer for filling of the 30,000gal. fire suppression water tank, if other methods of filling the tank are not chosen.

Denver Aquifer Total: 60.8 acre feet
All 38 residential lots will be allocated 1.6 acre feet per lot for a total of 60.8 acre feet.

Arapahoe Aquifer Total: 83.7 acre feet
All 38 residential lots will be allocated 2.1 acre feet per lot (79.8 acre feet).
The Oak Bluff Home Owners Association will be allocated 2.2 acre feet and Sundown HOA will be allocated 1.7 acre feet. Total allocation of Arapahoe aquifer 83.7 acre feet per year (100yr supply).

Laramie-Fox Hills Aquifer Total: 52.4 acre feet
The Oak Bluff Home Owners Association will be allocated 27.5af + 1.6af = 29.1 acre feet.
The Sundown Home Owner's Association will be allocated 22.3af + 1 af = 23.3 acre feet.
To be reserved by the HOA's for future augmentation.

These amounts in each aquifer will be conveyed at time of lot purchase and will remain attached to the lot and/or the respective Oak Bluff or Sundown Home Owners Associations. The property will have restrictive covenants to enforce this water plan and dedicate the water to the land owners and Home Owners Associations with the restriction the water cannot be conveyed or sold.

Attachment A	Water Supply Letter	
Attachment B	Water decrees	
Attachment C	Vicinity Map	Prepared by: Phil Giesing P.E.27384

HAYES POZNANOVIC KORVER LLC
ATTORNEYS AT LAW

700 17TH STREET, SUITE 1800
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980 FACSIMILE (303) 825-1983

April 18, 2023

Douglas County Community & Development Services
100 Third St, #220
Castle Rock, CO 80104

Re: Oakbluff Minor Development
Sundown Minor Development

To Whom it May Concern:

The following provides an overview of the proposed water supplies that will serve up to thirty-eight (38) residential lots, on a total of 177.323 acres, generally located in the N1/2 of the NE1/4 of Section 1, Township 8 South, Range 66 West of the 6th P. M., and the N1/2 of the NW1/4, and the NW1/4 of the NW1/4 of Section 6, Township 8 South, Range 65 West of the 6th P.M., in Douglas County ("Subject Property"). This letter is based on amounts of groundwater decreed and the augmentation plan approved in Case Nos. 1995CW288 and 2022CW3071, District Court, Water Division 1. The groundwater appears to be owned by the Applicant. This letter provides no opinion on the actual physical supply of groundwater available and is not a title opinion. Each lot will each be served by an individual well.

Each subdivision will have the following number of single-family units:

- Oak Bluff – 21 lots
- Sundown – 17 Lots

Each subdivision will use individual wells into the Upper Dawson Aquifer.

Decreed Annual Volumes

The following volumes are available and approved for use, reuse, and successively use and, after use, leased, sold, or otherwise disposed of for the municipal, domestic, industrial, commercial, irrigation, stock watering, recreational, fish and wildlife, and any other beneficial purpose, to be used on or off the land. Said water will be produced for immediate application to said uses, for storage and subsequent application to said uses, for exchange purposes, for replacement of depletions resulting from the use of water from other sources, and for augmentation purposes both on and off the Subject Property. The groundwater in the Lower Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers is nontributary ("NT") as defined in C.R.S. §§ 37-82-101(2) and 37-92-102(l)(b), and the groundwater in the Upper Dawson is not-nontributary ("NNT") as described in C.R.S. §§ 37-90-103(10.7) and 37-90-137(9)(c.5).

Decreed Volumes in Case No. 1995CW288:

Aquifer	Annual Amount (100 Years)
Upper Dawson (NNT)*	44.2 acre-feet
Lower Dawson (NT)	24.0 acre-feet
Denver (NT)	64.8 acre-feet
Arapahoe (NT)	89.2 acre-feet
Laramie-Fox Hills (NT)	55.8 acre-feet

* 12 acre-feet was reserved for future exempt wells, a portion of which was decreed in Case No. 22CW3071.

Decreed Volumes in Case No. 2022CW3071:

Aquifer	Annual Amount (100 Years)
Upper Dawson (NNT)	11.15 acre-feet

Augmentation Plans

Case No. 1995CW288:

The 1995CW288 Decree approved and augmentation plan for the use of up to 44.2 acre-feet per year of NNT Upper Dawson Aquifer groundwater for 100 years for in-house, stock watering, and irrigation uses.

Case No. 2022CW3071:

The 2022CW3071 Decree approved an augmentation plan for the use of up to 10.8 acre-feet per year NNT Upper Dawson Aquifer groundwater for 100 years for in-house, irrigation, and fire protection uses.

Water Supply Sufficiency

The amount of groundwater in the NNT Upper Dawson Aquifer underlying the Subject Property allowed to be withdraw under the augmentation plans is sufficient to provide in-house and irrigation use on the Subject Property for up to 38 residential wells, each withdrawing up to 1.3 acre-feet per year for 100 years.

If you have any questions or comments, please feel free to call.

Sincerely,

HAYES POZNANOVIC KORVER LLC

Eric K Trout

Eric K. Trout

DISTRICT COURT, WATER DIVISION 1, COLORADO Weld County Courthouse P.O. Box 2038 Greeley, CO 80632	DATE FILED: October 27, 2022 3:36 PM CASE NUMBER: 2022CW3071 **▲ COURT USE ONLY ▲**
APPLICATION FOR UNDERGROUND WATER RIGHTS AND PLAN FOR AUGMENTATION OF OAK BLUFF SUBDIVISION, LLC. and SUNDOWN SUBDIVISION, LLC., Applicants, IN DOUGLAS COUNTY	Case Number: 2022CW3071
FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, AND JUDGMENT AND DECREE	

A claim for a plan for augmentation was filed in this case on May 26, 2022. All matters contained in the application having been reviewed, such testimony having been taken and evidence presented as was necessary, and being otherwise fully advised in the premises, it is hereby the Findings of Fact, Conclusions of Law, Ruling of the Referee, and Judgment and Decree, as follows:

FINDINGS OF FACT

1. Name and address of Applicants:

   Oak Bluff Subdivision, LLC., a Colorado limited liability company
   Sundown Subdivision, LLC., a Colorado limited liability company
   609 W Littleton Blvd, Suite 206
   Littleton, CO 80120

2. Statements of Opposition: No statements of opposition were filed and the time for filing of such statements has expired.

3. Subject Matter Jurisdiction: Timely and adequate notice of the application was published as required by statute, and the Court has jurisdiction over the subject matter of this proceeding and over the parties affected hereby, whether they have appeared or not.

4. Consultation: The Water Referee consulted with the Division Engineer, as required by C.R.S. § 37-92-302(4), on the application, on August 8, 2022, and the Division Engineer filed its summary of consultation on August 31, 2022. The amounts herein are consistent with and conform to the values and amounts referenced in the State Engineer's Determinations of Facts dated August 9, 2022.

GROUNDWATER RIGHTS

5. Subject Property: Approximately 177.323 acres on 4 contiguous parcels generally located in the N1/2 of the NE1/4 of Section 1, Township 8 South, Range 66 West of the 6th P.M., and the N1/2 of the NW1/4, and the NW1/4 of the NE1/4,
6. of Section 6, Township 8 South, Range 65 West of the 6th, P.M., Douglas County, State of Colorado, as shown on Exhibit A ("Subject Property").

7. Prior Decree Information: The groundwater underlying the Subject Property was decreed in Case No. 1995CW288, District Court, Water Division 1 on July 25, 1996, (the "95CW288 Decree"). The groundwater was conveyed to the Applicants via the quitclaim deeds recorded at Reception Nos. 2020061315, 2020061316, 2020061328, 2020061329 on July 13, 2020, at the Douglas County Clerk and Recorder's Office.

8. Annual Amount: Upper Dawson Aquifer groundwater was reserved for exempt uses under Parcel A in the 95CW288 Decree. The Subject Property is a part of Parcel A. This decree adjudicates a portion of the reserved Upper Dawson Aquifer groundwater. The volume below is based on a 100-year aquifer life:

Aquifer	Annual Amount (acre-feet)	Total Amount (acre-feet)
Upper Dawson (NNT)	11.15	1,115

7. 95CW288 Decreed Uses: The water withdrawn from the subject aquifers will be used, reused, and successively used and, after use, leased, sold or otherwise disposed of for the municipal, domestic, industrial, commercial, irrigation, stock watering, recreational, fish and wildlife, and any other beneficial purpose, to be used on or off the land. Said water will be produced for immediate application to said uses, for storage and subsequent application to said uses, for exchange purposes, for replacement of depletions resulting from the use of water from other sources, and for augmentation purposes.

8. Decreed Uses: Domestic, including in-house use, commercial, irrigation, stockwatering, fire protection, and augmentation purposes, including storage, both on and off the Subject Property.

PLAN FOR AUGMENTATION

9. Plan for Augmentation:

   9.1 Groundwater to be Augmented: 10.8 acre-feet per year for 100 years of not-nontributary Upper Dawson Aquifer groundwater.

   9.2 Water to be Used for Augmentation: Return flows associated with use of the not-nontributary Upper Dawson Aquifer and return flows or direct discharge of nontributary groundwater.

9.3 The Upper Dawson Aquifer groundwater will be used on up to twelve (12) lots, in up to twelve (12) individual wells (0.9 acre-feet per well), for in-house use in one single-family residence (0.3 acre-feet per year per well, 3.6 acre-feet per year total), irrigation, including lawn, garden, and trees of up to 12,000 square-feet per lot (0.6 acre-feet per well, 7.2 acre-feet per year), and fire protection, through one or more wells on the Subject Property. Conservatively, water use in single-family dwellings will equal at least 0.2 acre-feet of water annually for in-house uses, and the use of non-evaporative septic systems typically results in consumption of approximately 10% of such use, resulting in return flows of at least 0.18 acre-feet per year from each single-family residence, and 2.16 acre-feet per year at full build-out. Various components of this plan for augmentation are predicated on these estimations, and Applicants shall be required to use a non-evaporative septic system to treat and dispose of water used for in-house use.

9.4 Replacement During Pumping: During pumping of the Upper Dawson Aquifer groundwater, Applicants will replace actual depletions to the affected stream system pursuant to C.R.S. § 37-90-137(9)(c.5). In the 100th year, the total depletion is 12.49% of the amount withdrawn or 1.35 acre-feet total. Return flow from in-house use of the Upper Dawson Aquifer water for the residences is at least 0.18 acre-feet per year, and 2.16 acre-feet per year at full build-out, as described above, and such return flow is sufficient to replace actual depletions for pumping of the entire 10.8 acre-feet per year for 100 years. Return flows accrue to the South Platte River system via Cherry Creek. Because return flows from all uses are estimated rather than measured, Applicants agree that such return flows shall be used only to replace depletions under this plan for augmentation and will not be sold, leased, traded, or assigned in whole or in part for any other purpose. If for any reason, sufficient return flows are not available to replace the actual depletions shown on **Exhibit B**, the Applicants, or successors in interest, are required to pump water directly into the stream in the amount that has not been replaced by return flows. If such water is withdrawn from the Upper Dawson Aquifer well(s) operated under the augmentation plan the amount of water being pumped from the well(s) for other purposes must be reduced so that the allowed annual withdrawal from the well(s) is not exceeded. Such replacement must be made prior to the irrigation season for the following year.

9.5 Post-pumping Depletion Augmentation: Assuming maximum pumping of 10.8 acre-feet per year for 100 years from the Upper Dawson Aquifer, the maximum total depletion to the affected stream systems is approximately 13.92% of the annual amount withdrawn or 1.50 acre-feet in the 130th year. Applicants will reserve 10.8 acre-feet per year, 1,080 acre-feet total, of the nontributary Laramie-Fox Hills Aquifer groundwater decreed in the 95CW288 Decree, owned by Applicants, for use in this plan, but reserves the right to substitute the use of other nontributary groundwater, including return flows, either underlying the Subject Property, or from another location which is legally available for such purpose, for replacement of post-pumping depletions at such time that post-pumping

depletions may begin. The Court retains continuing jurisdiction in this matter to determine if the supply is adequate.

9.6 Applicants will begin making post pumping replacements when (1) the Applicants or successors in interest have acknowledged in writing that all withdrawals for beneficial use of the Upper Dawson Aquifer groundwater has permanently ceased, or (2) for a period of 10 consecutive years that no Upper Dawson Aquifer groundwater has been withdrawn. Until such time as the post pumping depletions begin the Applicant must continue to replace during pumping depletions to the stream using return flows, by pumping water directly to the stream to replace such depletions or using another replacement source approved by the Division Engineer. At the time that post pumping depletions begin as described in this paragraph, Applicant or successors in interest will be required to construct a well and pump groundwater to replace post-pumping depletions, subject to the terms and conditions of Paragraph 8.5. This condition constitutes a covenant running with the land.

9.7 Applicants will replace post-pumping depletions for the shortest of the following periods: (1) The period provided by C.R.S. § 37-90-137(9)(c.5), or (2) the expressed period specified by the Colorado Legislature, should it specify one and providing the Applicant obtain Water Court approval for such modification, or (3) the period determined by the State Engineer, should they choose to set such a period and have jurisdiction to do so, or (4) the period established through rulings of the Colorado Supreme Court on relevant cases, or (5) until Applicant petition the Water Court and the State Engineer's Office and prove that they have complied with any statutory requirement.

10. Failure of Applicants and/or successors in interest to comply with the terms of the decree may result in an order of the Division Engineer's office to curtail or eliminate pumping of the well. This decree shall be recorded in the real property records of Elbert County so that a title examination of the property, or any part thereof, shall reveal to all future purchasers the existence of this decree.

11. Administration of Plan for Augmentation:

11.1 Applicants shall report to the Division Engineer for Water Division 1 upon request, a summary of the amount of water pumped by each Denver Basin well, the annual depletion, the amount of replacement water provided by each replacement source, the net impact on the stream and any other information required by the Division Engineer to properly administer the decree on an accounting form acceptable to the Division Engineer.

11.2 All withdrawals which are the subject of this decree will be metered.

11.3 Pursuant to C.R.S. § 37-92-305(8), the State Engineer shall curtail all out-of-priority diversions, the depletions from which are not so replaced as to prevent injury to vested water rights.

11.4 The Applicants, or successors in interest, at the direction of the Division Engineer shall make post-pumping replacements to the South Platte River stream system via Cherry Creek, or its tributaries, pursuant to the amounts referenced on the depletion curve attached on **Exhibit B**.

12. Retained Jurisdiction for Plan for Augmentation:

12.1 Pursuant to C.R.S. § 37-92-304(6), the Court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The Court also has jurisdiction for the purposes of determining compliance with the terms of the augmentation plan.

12.2 Any party seeking to invoke the retained jurisdiction of the Court shall file a verified petition with the Court. The petition to invoke retained jurisdiction or to modify this decree shall set forth with particularity the factual basis and the requested decretal language to effect the petition. The party lodging the petition shall have the burden of going forward to establish prima facie facts alleged in the petition. If the Court finds those facts to be established, Applicants shall thereupon have the burden of proof to show: (1) that any modification sought by Applicants will avoid injury to other appropriators, or (2) that any modification sought by Objector is not required to avoid injury to other appropriators, or (3) that any term or condition proposed by Applicants in response to the objector's petition does avoid injury to other appropriators.

12.3 The Court retains jurisdiction for the purpose of determining whether the continued reservation of the nontributary water for use on the Subject Property is required. After notice to the State Engineer's Office, if Applicants can demonstrate to the Court that post-pumping depletions need no longer be replaced, the Court may remove the requirement that the nontributary water must be reserved.

CONCLUSIONS OF LAW

13. Full and adequate notice of the application was given, and the Court has jurisdiction over the subject matter and over the parties whether they have appeared or not.

14. Applicants have complied with all requirements and met all standards and burdens of proof, including but not limited to C.R.S. §§ 37-90-137(9)(c.5), 37-92-103(9), 37-92-302, 37-92-304(6), 37-92-305(3), (4), (6), (8), to adjudicate the plan for augmentation and are

entitled to a decree confirming and approving the plan for augmentation as described in the Findings of Fact.

15. The Water Court has jurisdiction over this proceeding pursuant to C.R.S. § 37-90-137(6). This Court concludes as a matter of law that the application herein is one contemplated by law pursuant to C.R.S. § 37-90-137(4). The application for a decree confirming Applicants' right to withdraw and use groundwater decreed herein from the Upper Dawson Aquifer should be granted pursuant to C.R.S. §§ 37-90-137(4) and (9)(c.5), subject to the provisions of this decree. The withdrawal of up to 10.8 acre-feet per year and 1,080 acre-feet total of the Upper Dawson Aquifer groundwater, and in accordance with the terms of this decree and the 95CW288 Decree, will not injuriously affect the owner of or persons entitled to use water under a vested water right or a decreed conditional water right. The remaining amount of Upper Dawson Aquifer groundwater decreed in Case No. 95CW288 and herein will not be withdrawn and used until it is included in a separate plan for augmentation.

JUDGMENT AND DECREE

16. The Findings of Fact and Conclusions of Law set forth above are hereby incorporated into the terms of this Ruling and Decree as if the same were fully set forth herein.

17. Applicants and/or successors may withdraw the subject groundwater herein through wells to be permitted by the State Engineer's Office located anywhere on the Subject Property in the average annual amounts and at the estimated average rates of flow specified herein, subject to the limitations herein and the retained jurisdiction by this Court.

18. Applicants may withdraw an average annual amount of 10.8 acre-feet per year and not more than 1,080 acre-feet total of the Upper Dawson Aquifer groundwater under the plan for augmentation decreed herein pursuant to § 37-90-137(9)(c.5), C.R.S.

19. The groundwater rights described in the Findings of Fact are hereby approved, confirmed and adjudicated, including and subject to the terms and conditions specified herein and in the 95CW288 Decree. No owners of or persons entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the pumping of Applicants' groundwater resources as decreed herein.

20. Pursuant to C.R.S. § 37-92-305(5), the replacement water herein shall be of a quality so as to meet the requirements for which the water of the senior appropriator has normally used.

21. The plan for augmentation as described in the Findings of Fact is hereby approved, confirmed, and adjudicated, including and subject to the terms and conditions specified herein.

22. No owners of or person entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the operation of the plan for augmentation as decreed herein.

23. Retained Jurisdiction:

23.1 The Court retains jurisdiction as necessary to adjust the average annual amounts of groundwater available under the Subject Property to conform to actual local aquifer characteristics as determined from adequate information obtained from wells, pursuant to C.R.S. § 37-92-305(11). Within 60 days after completion of any well decreed herein or any test hole(s), Applicants or any successor in interest to these water rights shall serve copies of such log(s) upon the State Engineer.

23.2 At such time as adequate data is available, any person, including the State Engineer, may invoke the Court's retained jurisdiction to make a Final Determination of Water Right. Within four months of notice that the retained jurisdiction for such purpose has been invoked, the State Engineer shall use the information available to him to make a final determination of water rights findings. The State Engineer shall submit such finding to the Water Court and the Applicants.

23.3 If no protest to such finding is made within 60 days, the Final Determination of Water Rights shall be incorporated into the decree by the Water Court. In the event of a protest, or in the event the State Engineer makes no determination within four months, such final determination shall be made by the Water Court after notice and hearing.

23.4 Except as otherwise provided in Paragraphs 23.1-23.3, above, pursuant to C.R.S. § 37-92-304(6), the plan for augmentation decreed herein shall be subject to the reconsideration of this Court on the question of material injury to vested water rights of other, for a period of five (5) years. Any person, within such period, may petition the Court to invoke its retained jurisdiction. Any person seeking to invoke the Court's retained jurisdiction shall file a verified petition with the Court setting forth with particularity the factual basis for requesting that the Court reconsider injury to petitioner' s vested water rights associated with the operation of this decree, together with proposed decretal language to effect the petition. The party filing the petition shall have the burden of proof of going forward to establish a prima facie case based on the facts alleged in the petition. If the Court finds those facts are established, Applicants shall thereupon have the burden of proof to show: (i) that the petitioner is not injured, or (ii) that any modification sought by the petitioner is not required to avoid injury to the petitioner, or (iii) that any term or condition proposed by Applicants in response to the petition does avoid injury to the petitioner. The Division of Water Resources as a petitioner shall be entitled to assert injury to the vested water rights of others. If no such petition is filed within such period and the retained jurisdiction period is not extended by the

Court in accordance with the provisions of the statute, this matter shall become final under its own terms.

Continuing Jurisdiction: Pursuant to C.R.S. § 37-92-304(6), the Court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration by the water judge on the question of injury to the vested rights of others for such period after the entry of such decision as is necessary or desirable to preclude or remedy any such injury.

24. The groundwater rights decreed herein are vested property rights appurtenant to the Subject Property and shall remain appurtenant unless expressly severed by conveyance to someone other than the property owner. If any deed for the Subject Property is silent to the conveyance of the water rights decreed herein, it is assumed that the water rights have been conveyed as an appurtenance to the Subject Property, unless all or part of the water rights have been previously severed.

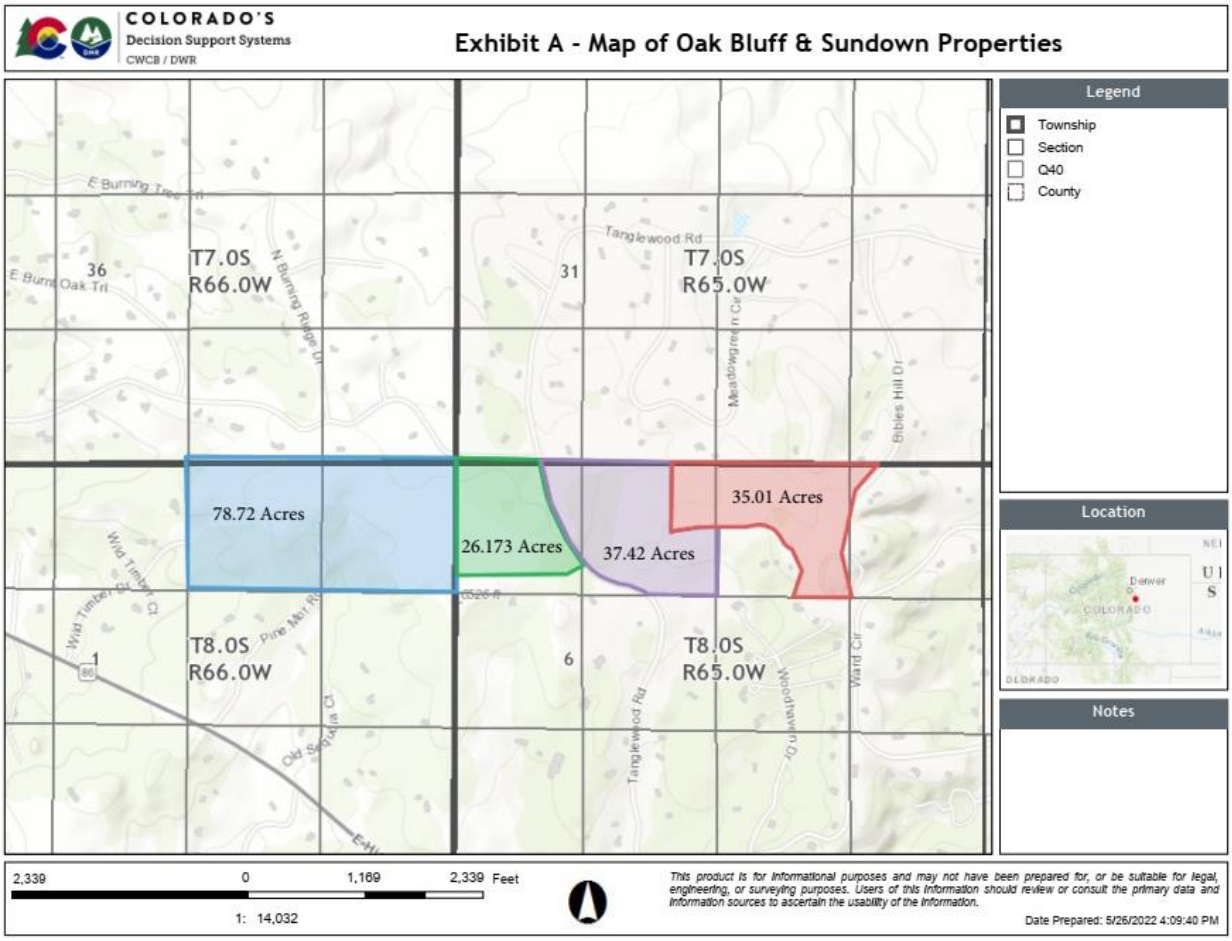
Date: October 5, 2022

John S. Cowan
Water Referee
Water Division One

The Court finds that no protest was filed in this matter. The foregoing is confirmed and is made the judgment and decree of this Court.

Date: October 27, 2022

_____
Shannon Lyons
Alternate Water Judge
Water Division One



Oak Bluff Subdivision, et al.
22CW3071

EXHIBIT A

Oak Bluff & Sundown Properties – Legal Descriptions

78.72 Acres – Oak Bluff Subdivision – Legal Description

N1/2 NE1/4, Section 1, Township 8 South, Range 66 West of the 6th P.M.

26.173 Acres – Oak Bluff Subdivision – Legal Description

A part of the W1/2 of Section 6, Township 8 South, Range 65 West of the 6th P.M., being more particularly described as follows: Commencing at the NW corner of said Section 6, said point being the point of beginning; thence South 88 degrees 47 minutes 54 seconds West and along the North line of the NW¼ of said Section 6, a distance of 814.21 feet to a point on the centerline of an 80.00 foot wide ingress and egress easement; thence Southerly distance of 299.99 feet to a point of curve; 2. Along a curve to the left have a delta of 11 degrees 14 minutes 18 seconds, a radius of 1,016.35 feet, a distance of 199.35 feet measured along the arc to a point of tangent; 3. South 24 degrees 07 minutes 28 seconds East, a distance of 295.52 feet to a point of curve; 4. Along a curve to the left having a delta of 22 degrees 51 minutes 10 seconds, a radius of 406.95 feet, a distance of 162.31 feet measured along the arc to a point of reverse curve; 5. Along a curve to the right having a delta of 14 degrees 49 minutes 25 seconds, a radius of 730.30 feet, a distance of 188.94 feet measured along the arc to a point of reverse curve; thence South 61 degrees 02 minutes 29 seconds West, a distance of 209.52 feet; thence South 89 degrees 40 minutes 30 seconds West, a distance of 1,088.84 feet to a point on the West line of the NW1/4 of said Section 6; thence North 00 degrees 19 minutes 25 seconds West, a distance of 1,152.05 feet to the point of beginning. Basis of bearing is the West center line of the NW1/4 of said Section 6, being considered to bear North 00 degrees 19 minutes 25 second West.

37.42 Acres – Sundown Subdivision – Legal Description

A tract of land situated in the Northwest ¼ of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Commencing at the North 1/4 corner of Section 6 and considering the North line of the Northwest ¼ Section 6 to bear N 88°55'53"W with all bearings contained herein relative thereto;
Thence N 88°55'53"W along said North line a distance of 479.21 feet to the True Point of Beginning; Thence N 88°55'53"W along said North line a distance of 1310.70 feet to a point on the centerline of an 80 foot easement recorded at Book 636 at Page 142; Thence Southeasterly along said centerline the following 9 courses;

1. Thence S 13°01'07"E a distance of 300.00 feet to a point of curve;
2. Thence Southeasterly along the arc of a curve to the left a distance of 199.35 feet, said curve has a radius of 1016.35 feet, a central angle of 11 °14'18" to a point of tangent;
3. Thence S 24°15'27"E a distance of 295.52 feet to a point of curve;
4. Thence Southeasterly along the arc of a curve to the left a distance of 162.31 feet, said curve has a radius of 406.95 feet, a central angle of 22°51 '07" to a point of reverse curve;
5. Thence Southeasterly along the arc of a curve to the right a distance of 188.94 feet, said curve has a radius of 730.31 feet, a central angle of 14°49'25" to a point of reverse curve;
6. Thence Southeasterly along the arc of a curve to the left ° a distance of 257.09 feet, said curve has a radius of 369.42 feet, a central angle of 39 52'28" to a point of tangent;
7. Thence S 72°09'37"E a distance of 112.92 feet to a point of curve;
8. Thence Southeasterly along the arc of a curve to the right a distance of 219.63 feet, said curve has a radius of 4169.13 feet, a central angle of 3°01 '06" to a point of a compound curve;
9. Thence Southeasterly along the arc of a curve to the right a distance of 75.70 feet, said curve has a radius of 311.60 feet, a central angle of 13°55'11" to a point of nontangent;

Thence S 88°49'13"E a distance of 716.83 feet to a point on the East line of the Northwest¼ of Section 6;
Thence N 1 °06'41"E along said East line a distance of 674.50 feet to a point on the South right of way line of a 60 foot easement;
Thence Westerly along said South right of way line the following 4 courses;

1. Thence N 88°53'53"W a distance of 34.04 feet to a point of curve;
2. Thence Westerly along the arc of a curve to the left a distance of 215.18 feet, said curve has a radius of 1470.00 feet, a central angle of 8°23'13" to a point of tangent;
3. Thence S 82°42'54"W a distance of 135.66 feet to a point of curve;
4. Thence Westerly along the arc of a curve to the left a distance of 99.75 feet, said curve has a radius of 420.00 feet, a central angle of 13°36'28" to a point of nontangent;

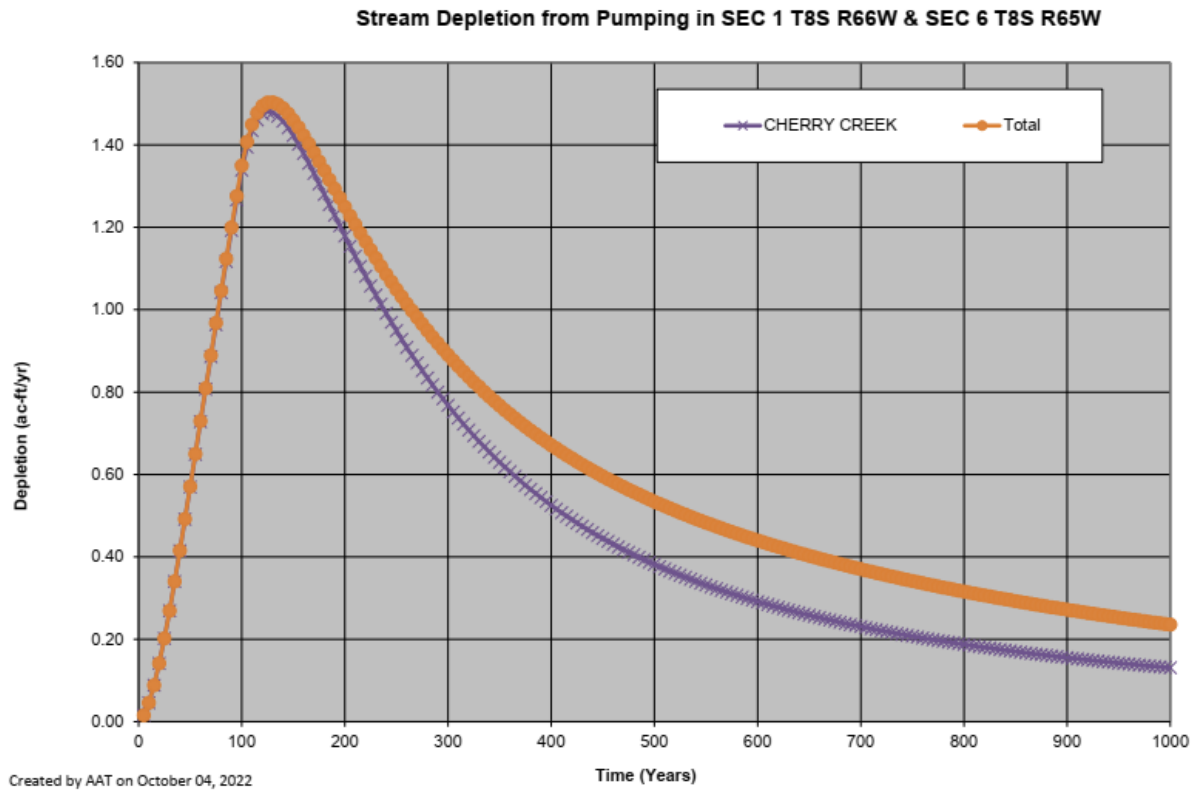
Thence N 1 °04'07"E a distance of 691.60 feet to the Point of Beginning.

35.01 Acres – Sundown Subdivision – Legal Description

A tract of land situated in the North 1/2 of Section, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the North 1/4 corner of Section 6 and considering the North line of the Northwest ¼ Section 6 to bear N 88°55'53"W with all bearings contained herein relative thereto;
Thence N 88°55'53"W along said North line a distance of 479.21 feet;
Thence S 1°04'07"W a distance of 691.60 to a point on the Suth right of way line of a 60 foot easement;
Thence Westerly along said South right of way line the following 9 courses;

1. Thence Easterly along the arc of a curve to the right a distance of 99.75 feet, said curve has a radius of 420.00 feet, a central angle of 13°36'28" and a cord that Bears N 75°54'40"E a distance of 99.52 to a point of tangent;
2. Thence N 82°42'54"E a distance of 135.66 feet to a point of curve;
3. Thence Easterly along the arc of a curve to the Right a distance of 215.18 feet, said curve has a radius of 1470.00 feet, a central angle of 8°23'13" to a point of tangent;
4. Thence S 88°53'53"E a distance of 264.50 feet to a point of curve;
5. Thence Easterly along the arc of a curve to the left a distance of 16.64 feet, said curve has a radius of 500.00 feet, a central angle of 1 °54'26" to a point of tangent;
6. Thence N 80°19'56"E a distance of 119.06 feet to a point of curve;
7. Thence Southeasterly along the arc of a curve to the right a distance of 290.99 feet, said curve has a radius of 230.00 feet, a central angle of 72°29'20" to a point of tangent;
8. Thence S 27°12'34"E a distance of 25.30 feet to a point of curve;
9. Thence Southeasterly along the arc of a curve to the left a distance of 140.13 feet, said curve has a radius of 199.00 feet, a central angle of 40° 20'47" to a point of nontangent;

Thence S 25°22'25"E a distance of 232.32 feet;
Thence S 18°19'51"W a distance of 278.59 feet;
Thence S 89°29'09"E a distance of 576.25 feet;
Thence N 13°28'32"W a distance of 450.11 feet;
Thence N 12°44'04"E a distance of 633.61 feet;
Thence N 42°22'33"Ea distance of 350.63 feet to a point on the North line of the Northeast¼ of section 6;Thence N 89°29'42"W along said North line a distance of 1567.21 feet to the Point of Beginning.



Oak Bluff Subdivision, et al.
22CW3071

EXHIBIT B

CENTRAL FILES

DISTRICT COURT, WATER DIVISION 1, COLORADO

RECEIVED
AUG 01 1996
WATER RESOURCES
STATE ENGINEER
COLO.

FILED IN
DISTRICT COURT
JUN 26 '96
WELD COUNTY, COLO.

Case No. 95CW288

FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, JUDGMENT AND DECREE

CONCERNING THE APPLICATIONS FOR WATER RIGHTS OF CARROLL LAND COMPANY, INC. AND THE ESTATE OF WALLACE E. CARROLL,

IN DOUGLAS COUNTY.

This claim for for nontributary and not nontributary groundwater and approval of plan for augmentation, having been filed on December 29, 1995, and all matters contained in the application having been reviewed, and testimony having been taken where such testimony is necessary, and such corrections made as are indicated by the evidence presented herein, the following is hereby the Ruling of the Referee as follows:

FINDINGS OF FACT

1. Name, address and telephone number of Applicants:

Carroll Land Company, Inc. and the Estate of Wallace E. Carroll
c/o 6300 South Syracuse Way, Suite 300
Englewood, Colorado 80111
(303) 773-2800

2. No statements of opposition were filed and the time for filing of such statements has expired.

3. Subject matter jurisdiction: Timely and adequate notice of the application was published as required by statute, and the Court has jurisdiction over the subject matter of this proceeding and over the parties affected hereby, whether they have appeared or not.

APPROVAL OF GROUNDWATER RIGHTS

4. Aquifers and location of ground water: Applicants seek a decree for rights to all ground water recoverable from the not nontributary Upper Dawson and nontributary Lower Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers underlying two noncontiguous parcels of land. Parcel A is comprised of approximately 190.73 acres of land, located in parts of Section 1, T8S, R66W and Section 6, T8S, R65W, both of the 6th P.M., as more particularly described on Attachment A hereto. Parcel B is comprised of approximately 82.20 acres of land, located in parts of Section 2, T8S, R66W of the 6th P.M., as more particularly described and shown on Attachment B hereto. Both Parcels A and B ate shown on Attachment C hereto and are hereafter referred to as the "Subject Property". The Subject Property is not located within the boundaries of a designated ground water basin.

5. Well locations, pumping rates and annual amounts: The ground water may be withdrawn at rates of flow necessary to efficiently withdraw the amounts decreed herein so long as the permitted rates are not exceeded. The ground water underlying Parcel A will be withdrawn through any number of wells necessary, to be located at any location on Parcel A, and the ground water underlying Parcel B will be withdrawn through any number of wells necessary, to be located at any location on Parcel B, so long as the wells are located within 200 feet of their respective permitted locations. Applicants hereby waive any 600 foot spacing rule. Applicants may withdraw Upper Dawson groundwater decreed herein as associated with Parcel A through existing well Permit No. 103741, which will is completed into the Upper Dawson aquifer as described in the Determination of Facts for the Upper Dawson dated February 9, 1996. Applicants will apply for a new well permit for the existing well to change the well from an exempt to a fee well to withdraw the Upper Dawson groundwater decreed herein. The estimated annual amounts available for withdrawal underlying Parcels A and B are as follows:

PARCEL A

Aquifer	Saturated Thickness	Amount
Upper Dawson	150 feet	44.2 acre-feet(NNT)*
Lower Dawson	63 feet	24.0 acre-feet(NT)

Denver	200 feet	64.8 acre-feet(NT)
Arapahoe	275 feet	89.2 acre-feet(NT)
Laramie-Fox Hills	195 feet	55.8 acre-feet(NT)

*Amount reduced for Permit No. 103741 pursuant to the Determination of Facts for this aquifer, and reduced by 12 acre-feet per year for uses which are legally available pursuant to Section 37-92-602, C.R.S., on four 47.68 acre tracts of land. The amount of excluded groundwater for use through these exempt wells is approximately 1200 acre-feet from the total amount of groundwater available in the Upper Dawson aquifer underlying Parcel A, or 6.29 acre-feet per surface acre.

PARCEL B

Aquifer	Saturated Thickness	Amount
Upper Dawson	98 feet	10.1 acre-feet(NNT)*
Lower Dawson	46 feet	7.6 acre-feet(NT)
Denver	250 feet	35.0 acre-feet(NT)
Arapahoe	270 feet	37.8 acre-feet(NT)
Laramie-Fox Hills	190 feet	23.4 acre-feet(NT)

*Amount reduced by 6 acre-feet per year for uses which are legally available pursuant to Section 37-92-602, C.R.S., on two 41.14 acre tracts of land. The amount of excluded groundwater for use through these exempt wells is approximately 600 acre-feet from the total amount of groundwater available in the Upper Dawson aquifer underlying Parcel B, or 7.29 acre-feet per surface acre.

The amounts conform with the values and amounts referenced in the State Engineer's Determination of Facts dated February 9, 1996.

6. Proposed Use: The water withdrawn from the subject aquifers will be used, reused, successively used, and after use leased, sold, or otherwise disposed of for the following beneficial purposes: municipal, domestic, industrial, commercial, irrigation, stock watering, recreational, fish and wildlife, and any other beneficial purpose, both on and off the Subject Property. Said water will be produced for immediate application to said uses, for storage and subsequent application to said uses, for exchange purposes, for replacement of depletions resulting from the use of water from other sources, and for augmentation purposes.

7. Final average annual amounts of withdrawal:

A. Final determination of the applicable average saturated sand thicknesses and resulting average annual amounts available to Applicants will be made pursuant to the retained jurisdiction of this Court, as described in paragraph 25 below. The court shall use the acre-foot

amounts in paragraph 5 herein in the interim period, until a final determination of water rights is made.

B. The allowed annual amount of ground water which may be withdrawn through the wells specified above and any additional wells, pursuant to 37-90-137(10), C.R.S., may exceed the average annual amount of withdrawal decreed herein for that aquifer, as long as the total volume of water withdrawn through such wells and any additional wells therefor subsequent to the date of this decree does not exceed the product of the number of years since the date of the issuance of any well permits or the date of this decree, whichever is earliest in time, multiplied by the average annual amount of withdrawal decreed herein for that aquifer, as specified above or as determined pursuant to the retained jurisdiction of the Court. However, amounts set forth in well permits will not be exceeded.

8. Source of ground water and limitations on consumption:

A. The ground water to be withdrawn from the Lower Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers is "nontributary groundwater" as defined in 37-90-103(10.5), C.R.S., and in the Denver Basin Rules, the withdrawal of which will not, within 100 years, deplete the flow of a natural stream, including a natural stream as defined in 37-82-101(2) and 37-92-102(1)(b), C.R.S., at an annual rate greater than 1/10 of 1% of the annual rate of withdrawal. The ground water to be withdrawn from the Upper Dawson aquifer is "not nontributary" as defined in 37-90-137(9)(c), C.R.S. and such water may be withdrawn pursuant to the plan for augmentation approved herein.

B. Applicants may not consume more than 98% of the annual quantity of water withdrawn from the nontributary Lower Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers. The relinquishment of 2% of the annual amount of water withdrawn to the stream system, as required by the Denver Basin Rules effective January 1, 1986, may be satisfied by any method selected by the Applicants and accepted as satisfactory to the State Engineer, so long as Applicants can demonstrate that an amount equal to 2% of such withdrawals (by volume) have been relinquished to the stream system.

C. There is unappropriated groundwater available for withdrawal from the subject aquifers beneath the Subject Property, and the vested water rights of others will not be materially injured by such withdrawals as described herein. Withdrawals hereunder are allowed on the basis of an aquifer life of 100 years, assuming no substantial artificial recharge within 100 years. No material injury to vested water rights of others will result from the issuance of permits for wells which will withdraw nontributary groundwater or the exercise of the rights and limitations specified in this decree.

9. Additional wells and well fields:

A. Applicants may construct additional and replacement wells in order to maintain levels of production, to meet water supply demands or to recover the entire amount of groundwater in the subject aquifers underlying the Subject Property. As additional wells are planned, applications shall be filed in accordance with 37-90-137(10), C.R.S. However, water underlying Parcels A and B will only be withdrawn through wells located on each specific parcel.

B. Two or more wells constructed into a given aquifer on a specific parcel shall be considered a well field. In effecting production of water from such well field, Applicants may produce the entire amount which may be produced from any given aquifer through any combination of wells within the well field.

C. In considering applications for permits for wells or additional wells to withdraw the groundwater which is the subject of this decree, the State Engineer shall be bound by this decree and shall issue said permits in accordance with provisions of 37-90-137(10), C.R.S., subject to paragraph 5 herein.

D. In the event that the allowed average annual amounts decreed herein are adjusted pursuant to the retained jurisdiction of the Court, Applicants shall obtain permits to reflect such adjusted average annual amounts prior to withdrawing the adjusted amounts. Subsequent permits for any wells herein shall likewise reflect any such adjustment of the average annual amounts decreed herein.

E. The water in the Upper Dawson aquifer is not nontributary and up to 54.3 acre-feet per year and no more than 54.3 acre-feet total may be withdrawn pursuant to the augmentation plan decreed herein.

APPROVAL OF PLAN FOR AUGMENTATION

10. Approval of plan for augmentation:

A. Water to be augmented: Up to 44.2 acre-feet per year and 10.1 acre-feet per year of not nontributary Upper Dawson aquifer, underlying Parcels A and B, respectively.

B. Water to be used for augmentation: Return flows associated with use of the not nontributary Upper Dawson ground water and return flows or direct discharge of not nontributary or nontributary ground water decreed herein.

C. Development and Consumptive Use: The Upper Dawson aquifer groundwater may be used on the Subject Property for inhouse, stockwatering, and irrigation uses. Approximately 90% of the amount used for inhouse use and approximately 20% of water used for irrigation will return to the stream systems. All water used for stockwatering is considered to be consumed. Sewage treatment of inhouse use will be provided by non-evaporative septic systems.

D. Replacement during pumping: During pumping of the Upper Dawson ground water, Applicants will replace depletions to Cherry Creek in an amount of water equal to the actual depletions pursuant to §37-90-137(9)(c). In the 100th year, the total depletion to the stream system from withdrawals from the Upper Dawson aquifer on the Subject Property is approximately 14.472% of the amount withdrawn on an annual basis (7.86 acre-feet). Return flows from inhouse use and irrigation use accrues to Cherry Creek and those return flows are sufficient to replace actual depletions caused by pumping of up to 54.3 acre-feet per year from the Upper Dawson aquifer while the wells are being pumped. However, if there is not enough inhouse use or land being irrigated to supply the necessary return flows, Applicants may be required to directly discharge the not nontributary groundwater underlying the Subject Property to Cherry Creek. Because return flows from all uses are estimated rather than measured, Applicants agree that such return flows shall be used only to replace depletions under this plan for augmentation, and will not be sold, traded or assigned in whole or in part for any other purpose.

E. Postpumping Depletion Augmentation: Assuming maximum pumping of 54.3 acre-feet per year from the Upper Dawson aquifer for one hundred years, the maximum depletion based on a total withdrawal of 5430 acre-feet under this plan for augmentation is 15.869% (8.616 acre-feet) which occurs to Cherry Creek in the 119th year. It is Applicants' position that depletions which occur after pumping ceases are not injurious. The Office of the State Engineer does not agree with this position. Nevertheless, in order to reach settlement with the Office of the State Engineer, Applicants will reserve 4420 acre-feet and 1010 acre-feet of nontributary Laramie-Fox Hills water underlying Parcels A and B, respectively, decreed herein for use in this plan. The Court retains continuing jurisdiction in this matter to determine if the supply is adequate.

F. Applicants shall replace post-pumping depletions for the shortest of the following periods: the period provided by C.R.S. 37-90-137(9)(c); the expressed period specified by the Colorado Legislature, should it specify one and providing the Applicants obtain water court approval for such modification; the period determined by the State Engineer, should he choose to set such a period and have jurisdiction to do so; the period established through rulings of the Colorado Supreme Court on relevant cases, or until Applicants petition the water court and after notice to the State Engineer and any parties in the case and proves that he has complied with any statutory requirement.

11. Applicants shall pay the cost imposed by operation of this augmentation plan. Failure of either the Applicants or successors in interest to the Subject Property to comply with the terms of the decree may result in an order of the Division Engineer's office to curtail or eliminate pumping of the Upper Dawson groundwater. This decree shall be recorded in the real property records of Douglas County so that a title examination of the property, or any part thereof, shall reveal to all future purchasers the existence of this decree.

12. Administration of plan for augmentation:

A. Applicants shall report annually to the Division Engineer for Water Division 1 and the appropriate Water Commissioner the monthly metered withdrawals of each well, on an accounting form acceptable to the Division Engineer.

B. All withdrawals which are the subject of this decree will be metered.

C. Pursuant to 37-92-305(8), C.R.S., the State Engineer shall curtail all out-of-priority diversions, the depletions from which are not so replaced as to prevent injury to vested water rights.

D. The Applicants at the direction of the Division Engineer, shall make post pumping replacements to the Cherry Creek stream system pursuant to the amounts referenced on the depletion curve attached hereto on Attachment D.

13. Retained jurisdiction for plan for augmentation:

A. Pursuant to 37-92-304(6), C.R.S. the Court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The Court also has jurisdiction for the purposes of determining compliance with the terms of the augmentation plan.

B. Any person seeking to invoke the retained jurisdiction of the Court shall file a verified petition with the Court. The petition to invoke retained jurisdiction or to modify the Decree shall set forth with particularity the factual basis upon which the requested decretal language to effect the petition. The party lodging the petition shall have the burden of going forward to establish prima facia facts alleged in the petition. If the court finds those facts to be established, Applicants shall thereupon have the burden of proof to show: (1) that any modification sought by Applicants will avoid injury to other appropriators, or (2) that any modification sought by Objector is not required to avoid injury to other appropriators or (3) that any term or condition proposed by Applicants in response to the Objectors' petition does avoid injury to other appropriators.

C. The Court retains jurisdiction for the purpose of determining whether the continued reservation of the nontributary water for use on the property is required. If

Applicants can demonstrate to the Court or by agreement with Objector that post-pumping depletions need no longer be replaced, the court may remove the requirement that the Laramie-Fox Hills nontributary water described above must be reserved.

CONCLUSIONS OF LAW

14. The Water Court has jurisdiction over this proceeding pursuant to 37-90-137(6), C.R.S. This Court concludes as a matter of law that the application herein is one contemplated by law. Section 37-90-137(4), C.R.S. The application for a decree confirming Applicant's right to withdraw and use all unappropriated ground water from the nontributary aquifers beneath the property as described herein pursuant to 37-90-137(4), C.R.S., should be granted, subject to the provisions of this decree. The application for a decree confirming Applicant's right to withdraw and use all ground water from the Upper Dawson aquifer should be granted pursuant to 37-90-137(4) and (9)(c), C.R.S., subject to the provisions of this decree. The withdrawal of up to 54.3 acre-feet annually of the Upper Dawson aquifer water in accordance with the terms of this decree will not result in material injury to vested water rights of others. Applicants shall apply for a new well permit for the existing well Permit No. 103741 to allow that well to withdraw Upper Dawson aquifer groundwater decreed herein.

15. This plan for augmentation satisfies the requirements of 37-90-137(9)(c), C.R.S. for replacement of actual depletions to the affected stream systems for withdrawals of up to 54.3 acre-feet per year and no more than 5430 acre-feet total from the Upper Dawson aquifer.

16. The rights to ground water determined herein shall not be administered in accordance with priority of appropriation. Such rights are not "conditional water rights" as defined by 37-92-103(6), C.R.S., requiring findings of reasonable diligence are not applicable to the ground water rights determined herein. The determination of ground water rights herein need not include a date of initiation of the withdrawal project. See 37-92-305(11), C.R.S

JUDGMENT AND DECREE

The Findings of Fact and Conclusions of Law set forth above are hereby incorporated into the terms of this Ruling and Decree as if the same were fully set forth herein.

17. Full and adequate notice of the application was given and the Court has jurisdiction over the subject matter, and over the parties whether they have appeared or not.

18. For purposes of jurisdiction in this case, § 37-92-302(2), C.R.S., does not require that the application be supplemented with a well permit or evidence of its denial.

19. The Applicants may withdraw the subject ground water herein through wells to be located anywhere on the property, in the average annual amounts and at the estimated average rates of flow specified herein, subject to paragraph 5 above, and the retained jurisdiction by this Court.

20. Applicants may withdraw up to 54.3 acre-feet per year and no more than 5430 acre-feet total of not nontributary ground water from the Upper Dawson aquifer under the plan for augmentation decreed herein pursuant to § 37-90-137(9)(c), C.R.S.

21. Applicants has complied with all requirements and met all standards and burdens of proof, including but not limited to §§37-90-137(9)(c), 37-92-103(9), 37-92-302, 37-92-304(6), 37-92-305(1), (2), (3), (4), (6), (8) and (9), C.R.S., to adjudicate their plan for augmentation, and is therefore entitled to a decree confirming and approving their plan for augmentation as described in the findings of fact.

22. Pursuant to section 37-92-305(5), C.R.S., the replacement water herein shall be of a quality so as to meet the requirements for which the water of the senior appropriator has normally used.

23. The proposed plan for augmentation as described in the findings of fact, is hereby approved, confirmed and adjudicated, including and subject to the terms and conditions specified herein.

24. No owners of, or person entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the operation of the plan for augmentation as decreed herein.

25. Retained Jurisdiction:

A. The Court retains jurisdiction as necessary to adjust the average annual amounts of groundwater available under the property to conform to actual local aquifer characteristics as determined from adequate information obtained from wells, pursuant to § 37-92-305(11), C.R.S. Within 60 days after completion of any well decreed herein, or any test hole(s), Applicants or any successor in interest to these water rights shall serve copies of any geophysical or other log(s) obtained from such well or test hole(s) upon the State Engineer.

B. At such time as adequate data is available, any person including the State Engineer may invoke the Court's retained jurisdiction to make a finding and determination of water rights availability. Within four months of notice that the retained jurisdiction for such purpose has been invoked, the State Engineer shall use the information available to him to make a final finding and determination of water rights availability. The State Engineer shall submit such finding to the Water Court and to the Applicants.

C. If no protest to such finding is made within 60 days, the Final Determination of Water Rights shall be incorporated into the decree by the Water Court. In the event of a protest, or in the event the State Engineer makes no determination within four months, such final determination shall be made by the Water Court after notice and hearing.

26. Continuing Jurisdiction.

A. Pursuant to § 37-92-304(6), C.R.S. the court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The court also retains continuing jurisdiction for the purposes of determining compliance with the terms of the augmentation plan, or for the purpose of amending this decree to provide for a different type of wastewater treatment.

Dated this 25 day of June, 1996.

Raymond S. Liesman
Water Referee
Water Division 1

THE COURT DOTH FIND THAT NO PROTEST WAS FILED IN THIS MATTER, THEREFOR THE FOREGOING RULING IS CONFIRMED AND APPROVED, AND IS HEREBY MADE THE JUDGMENT AND DECREE OF THIS COURT.

Dated: July 25, 1996

Jonathan W. Hays
Water Judge
Water Division 1

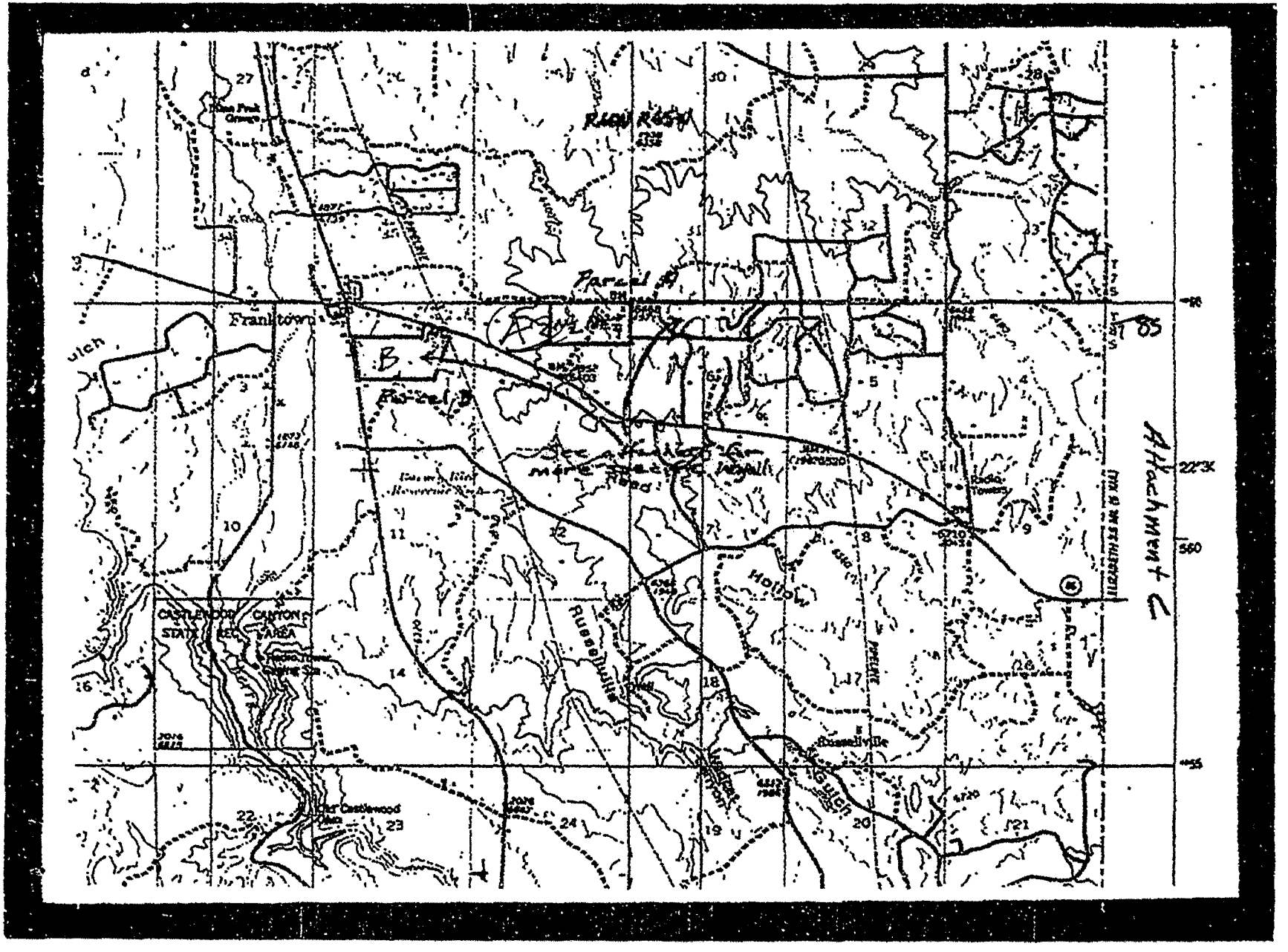

Attachment C
Parcel A
Parcel B
Franktown
Rich Rest
Russellville
Castlewood Canyon State Rec. Area
Dr Castlewood
Roseville
Hollow
Parcel
Rd
Creek
Gulch
Canyon
Area
Rec.
State

EXHIBIT B

DISTRICT COURT, WATER DIVISION 1, COLORADO Court Address: P.O. Box 2038 Greeley, Colorado 80632	DATE FILED: December 2, 2015 11:01 AM CASE NUMBER: 2015CW3059
CONCERNING THE APPLICATION FOR WATER RIGHTS OF: CARROLL LAND COMPANY AND FRANKTOWN DEVELOPMENT COMPANY, Applicants, IN DOUGLAS COUNTY.	Δ COURT USE ONLY Δ Case Number: 2015CW3059

FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, AND JUDGMENT AND DECREE OF THE WATER COURT

A claim for approval of change of water right was filed in this case on May 29, 2015. All matters contained in the application having been reviewed, testimony having been taken where such testimony is necessary, and such corrections made as are indicated by the evidence presented herein, the following is hereby the Ruling of the Referee:

FINDINGS OF FACT

1. Name and address of Applicant:

   Carroll Land Company and Franktown Development Company
   7505 Village Square Drive, #200
   Castle Pines, CO 80108

2. Opposers: No statements of opposition have been filed, and the time for filing of such statements has expired.

3. Subject matter jurisdiction: Timely and adequate notice of the application was published as required by statute, and the Court has jurisdiction over the subject matter of this proceeding and over the parties affected hereby, whether they have appeared or not.

4. Decree information: Case No. 95CW288, Water Division 1, decreed on July 25, 1996. The property which is the subject of the decree is approximately 273 acres located in parts of Sections 1 and 2, T8S, R66W, and Section 6, T8S, R65W of the 6th P.M., as shown on Attachment A (Subject Property).

5. Decreed change: In Case No. 95CW288, an augmentation plan was approved for the use of 54.3 acre-feet per year of not nontributary Upper Dawson aquifer groundwater for in-house, stock watering and irrigation uses. The decree also requires that an equal amount of nontributary

Laramie-Fox Hills aquifer groundwater be reserved for future use in the plan. By this change the augmentation plan is revised to reduce the annual amount of Upper Dawson aquifer groundwater which may be withdrawn pursuant to the plan for augmentation decreed in Case No. 95CW288 to 18.7 acre-feet per year. Also pursuant to this change, the amount of nontributary aquifer groundwater reserved for use in the augmentation plan is reduced to 18.7 acre-feet per year and 1870 acre-feet total.

6. No other parts of the decree in Case No. 95CW288 are changed herein.

CONCLUSIONS OF LAW

7. This Court has jurisdiction over the subject matter of these proceedings and over all who may be affected thereby, whether they have chosen to appear or not pursuant to Section 37-92-302, 37-92-304, and 37-92-305, C.R.S.

8. Timely and adequate notice of the pendency of this action was given in the manner provided by law.

9. The change of water rights decreed herein is, as a matter of law, permissible and comes within the definitions authorized by statute.

10. The terms and conditions as set forth in this decree are adequate to prevent injury to the owners of, or persons entitled to use, water under a vested water right or a decreed conditional water right pursuant to Section 37-92-305, C.R.S

11. Pursuant to Section 37-92-304(6), C.R.S., the Court retains continuing jurisdiction over the plan for augmentation as decreed in Case No. 95CW288 for reconsideration of the question of whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The Court also retains continuing jurisdiction for the purpose of determining compliance with the terms of the augmentation plan associated with the water herein.

JUDGMENT AND DECREE

12. The foregoing Findings of Fact and Conclusions of Law are fully incorporated herein.

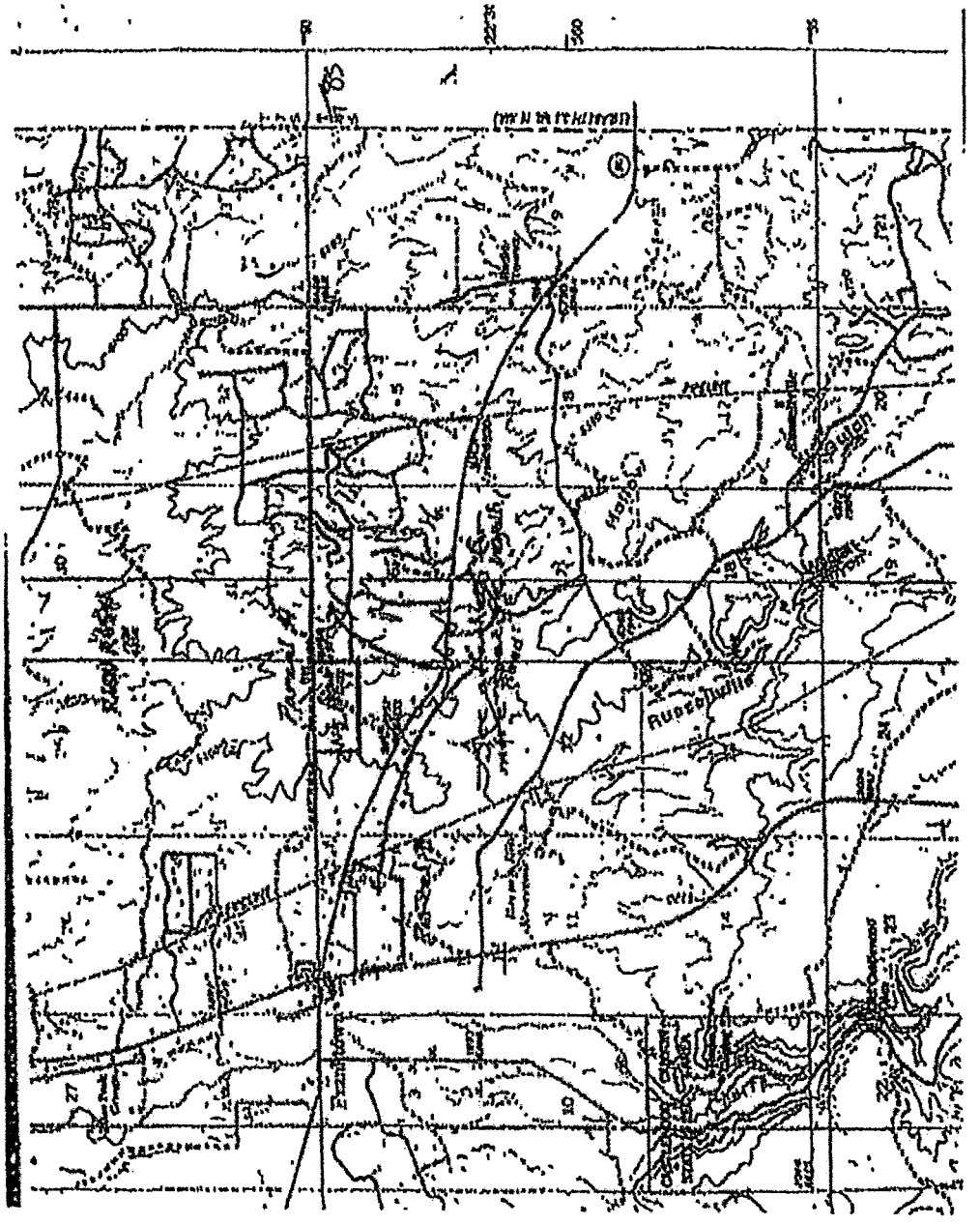
Date: November 9, 2015

John S. Cowan
Water Referee
Water Division 1

The court finds that no protest was filed in this matter. The foregoing ruling is confirmed and approved, and is made the judgment and decree of this Court.

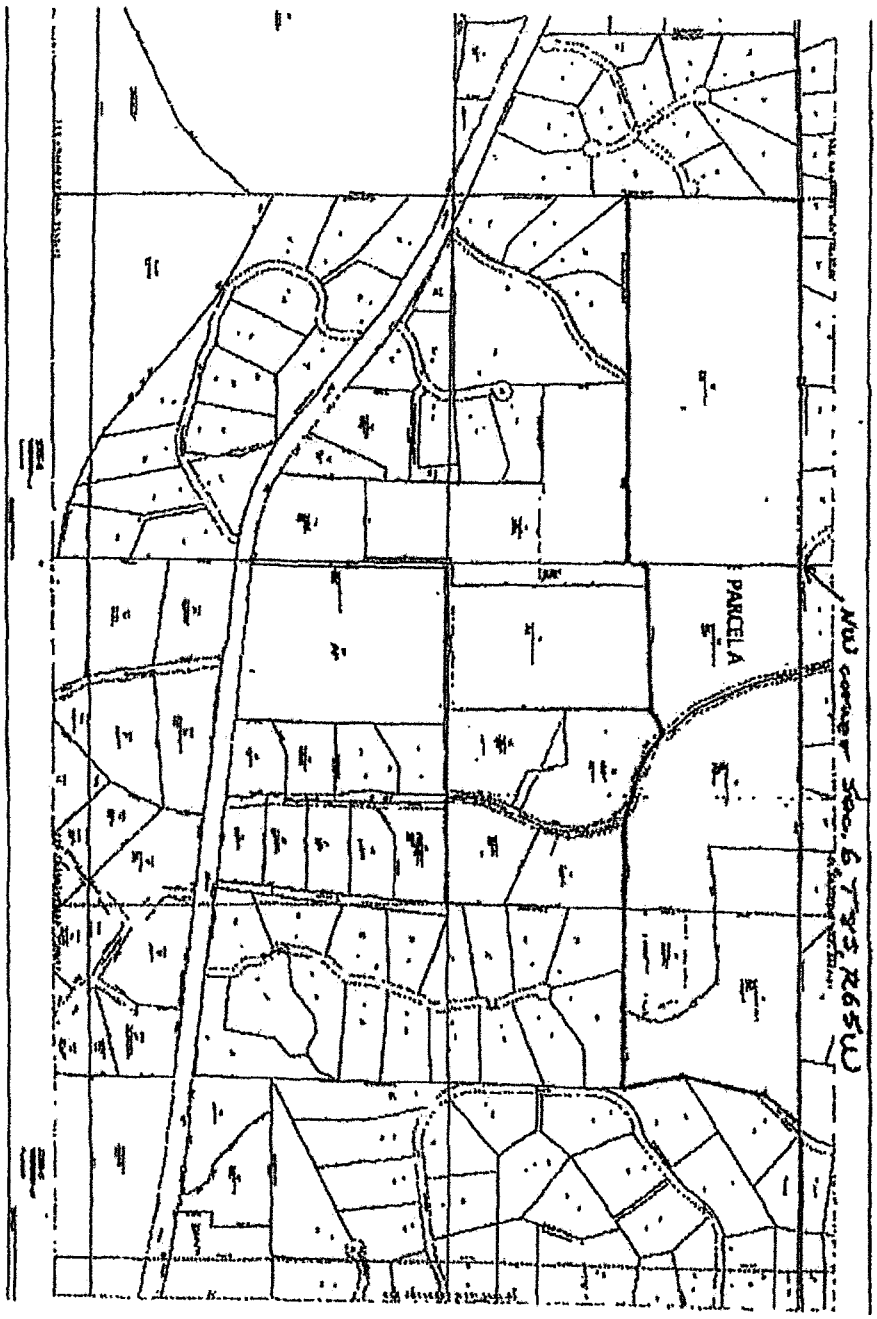
Date: December 2, 2015.

James F. Hartmann
Water Judge, Water Division 1



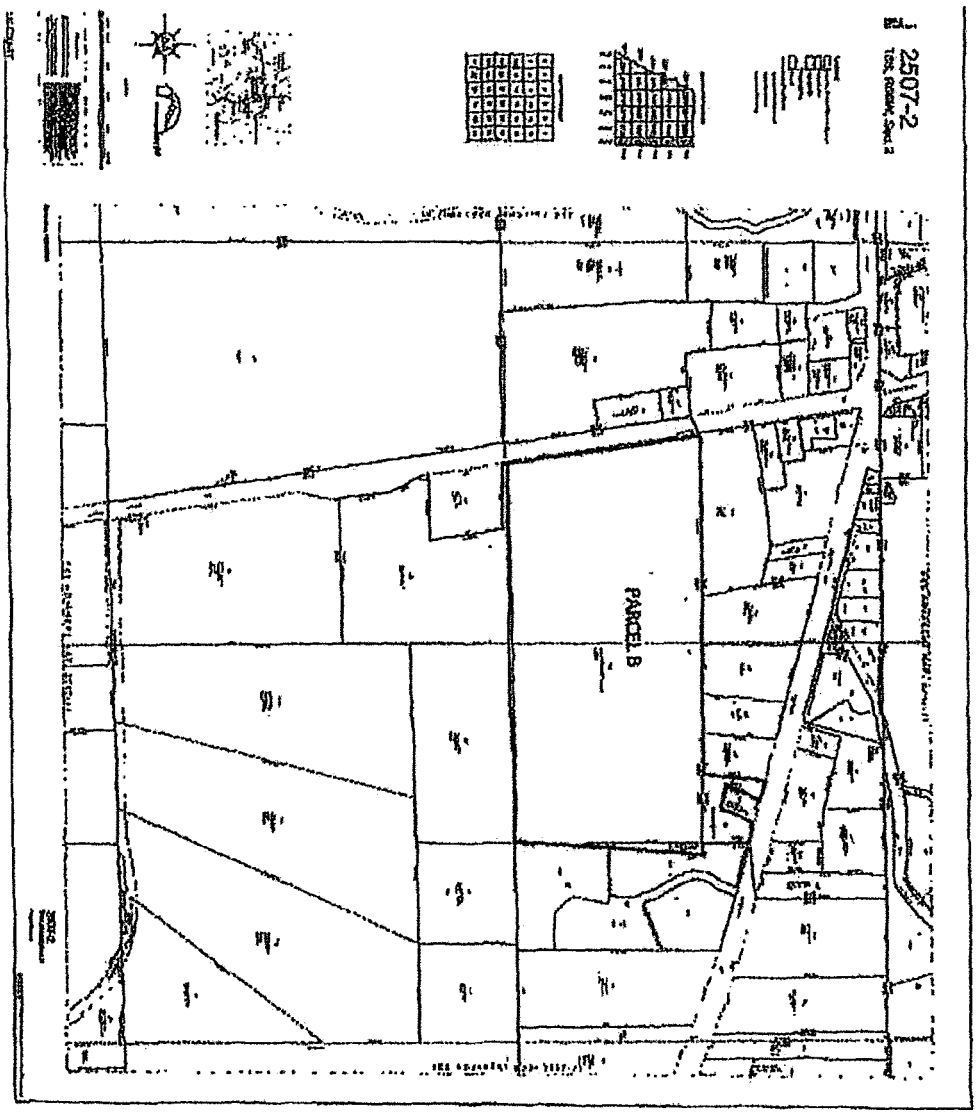
Carroll Land Company, et al.
15CW3059

ATTACHMENT A-1



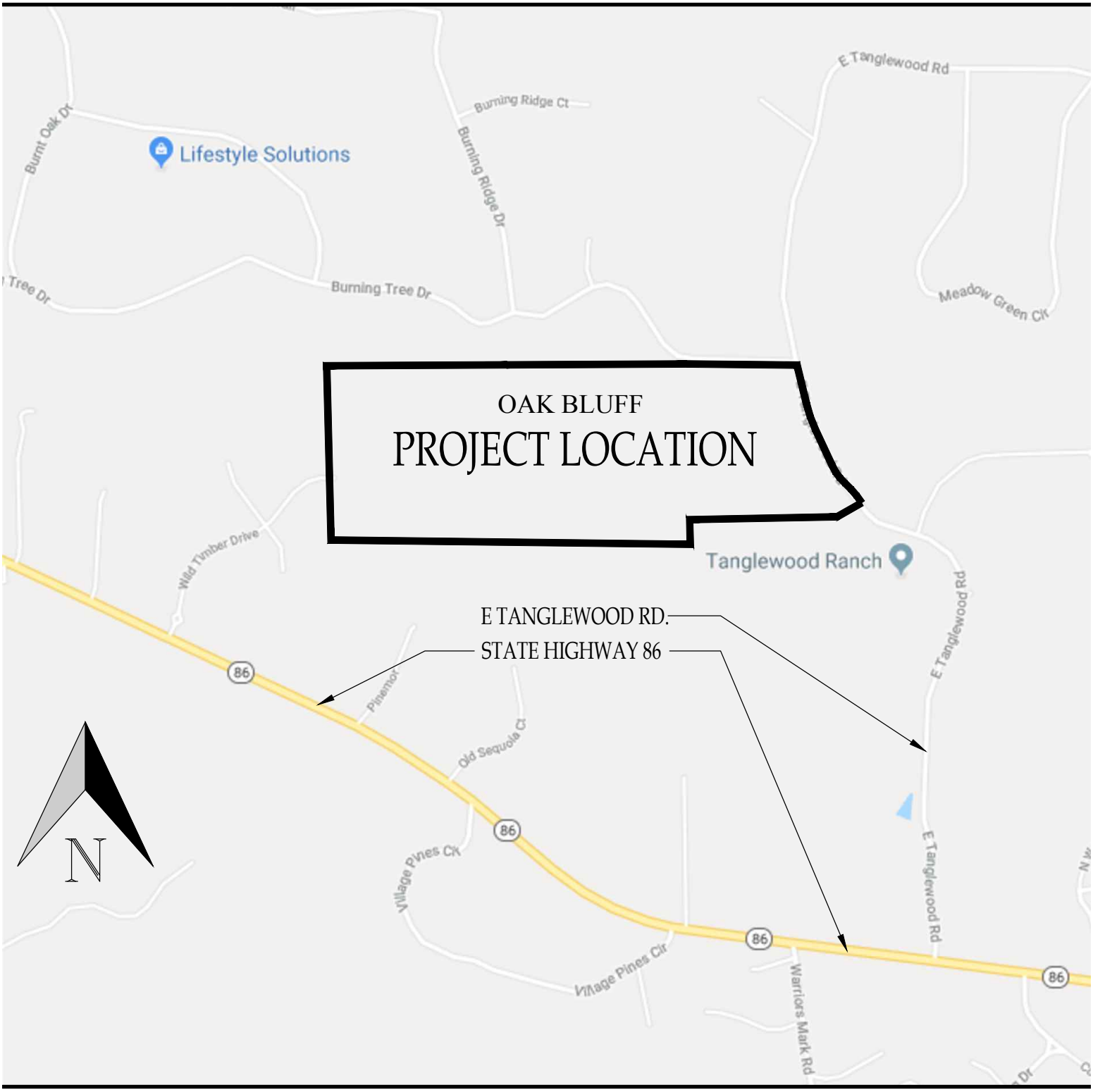
Carroll Land Company, et al.
15CW3059

ATTACHMENT A-2



Carroll Land Company, et al.
1SCW3059

ATTACHMENT A-3



VICINITY MAP

SCALE: 1" = 1000'-0"

SECTIONS-1&6 TOWNSHIP-8 S

RANGES-65&66 W

From:	Jill Welle
To:	Matt Jakubowski
Cc:	phil@canyoncreekengineering.com
Subject:	Approved Wildfire Mitigation Plan for Oak Bluffs and Sundown
Date:	Friday, May 10, 2024 9:38:39 AM
Attachments:	Concurrence Letter WW 5-10-2024.pdf FMPOBS22224-1-1REV.docx

Matt and Phil,
Here is a copy of the approved wildfire mitigation plan and concurrence letter from the consulting forester.

JILL

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

William R Williams, CF
969 Carr Street
Lakewood, Colorado 80214-5018
303-205-1915
303-478-1054

May 7, 2024

To whom it may concern:

I have reviewed the fire mitigation plan prepared by Colten Hardy (High Prairie Tree and Turf) for the proposed Sundown and Oak Bluff subdivisions in Douglas County.

The plan describes the vegetation on the site, describes the fire risk, and proposes vegetation management treatments. The treatment prescriptions are valid for the vegetation conditions present.

Contact me if you have any questions.

William R Williams

Digitally signed by William R Williams
DN: cn=William R Williams, o=none, ou, email=mbw9245@comcast.net, c=US
Date: 2024.05.09 12:36:33 -06'00'

William R. Williams
Society of American Foresters Certified Forester #977
303-205-1915
303-478-1054 (c)
Mbw9245@comcast.net

Fire Mitigation Plan

Prepared Exclusively for:

Sundown and Oak Bluff Subdivision's

Alan Westfall

303-725-1466

609 W LITTLETON BLVD STE 206

LITTLETON, CO 801202352

February 22, 2024

Prepared by:

Colten Hardy

High Prairie Tree and Turf

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Proposed Plat Location -

Sundown and Oak Bluff proposed plats are geographically located at

N39.39034726480338, W104.7158051022866

Oak Bluff Subdivision Proposed Plat- located in the Northeast one-quarter of Section 1, Township 8 South, Range 66 West of the 6th P.M. and in the Northwest one-quarter of Section 6, Township 8 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado. Oak Bluff Subdivision totals 105.06 acres with two tracts and 21 residential lots.

Sundown Subdivision Proposed Plat- located in the North one-half of Section 6, Township 8 South, Range 65 West of the 6th P.M., County of Douglas, State of Colorado. Sundown Subdivision is a proposed 71.27 acres with 21 residential lots and 3 tracts on the East side of E. Tanglewood Rd.

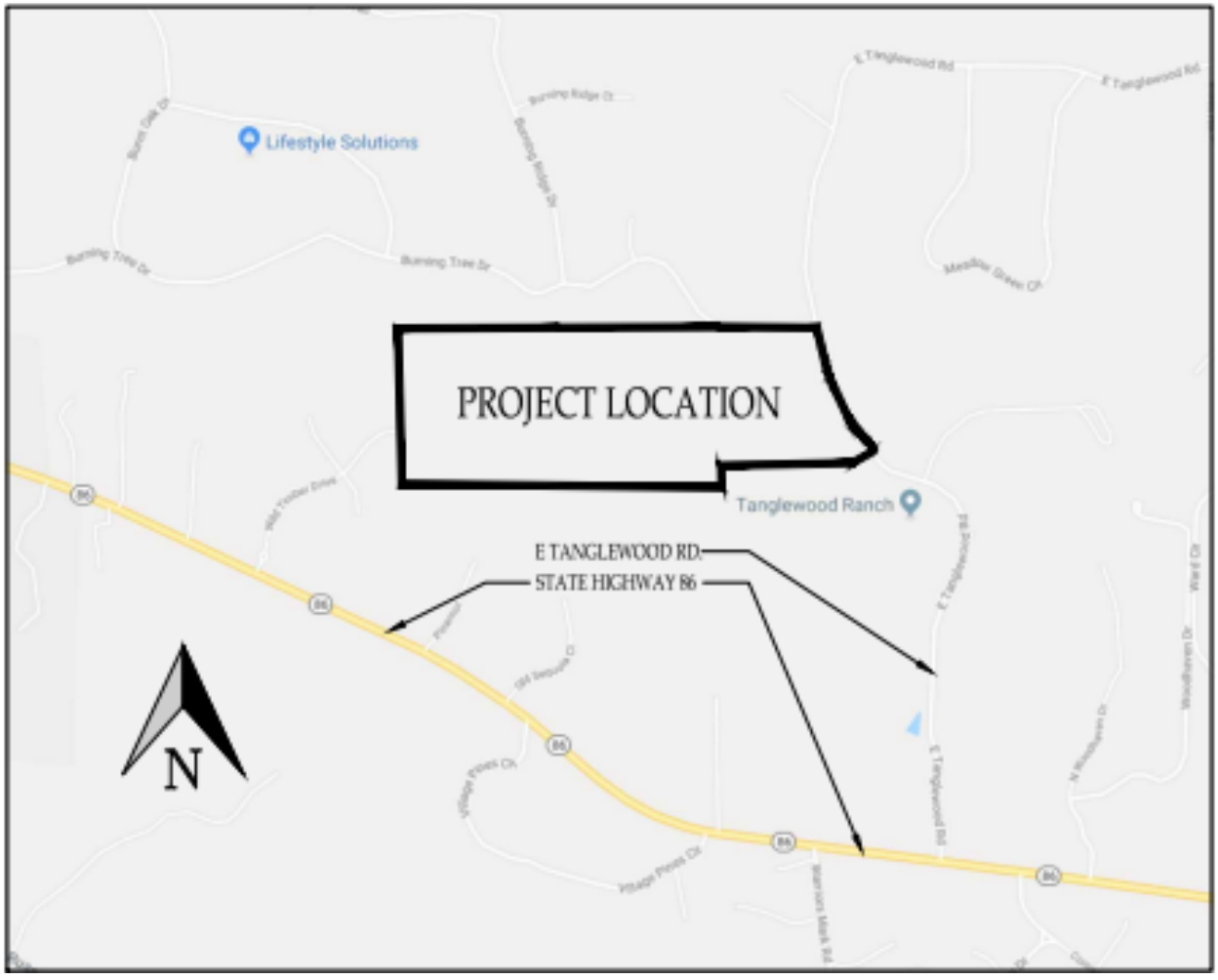


Figure 1 Oak Bluff vicinity map.

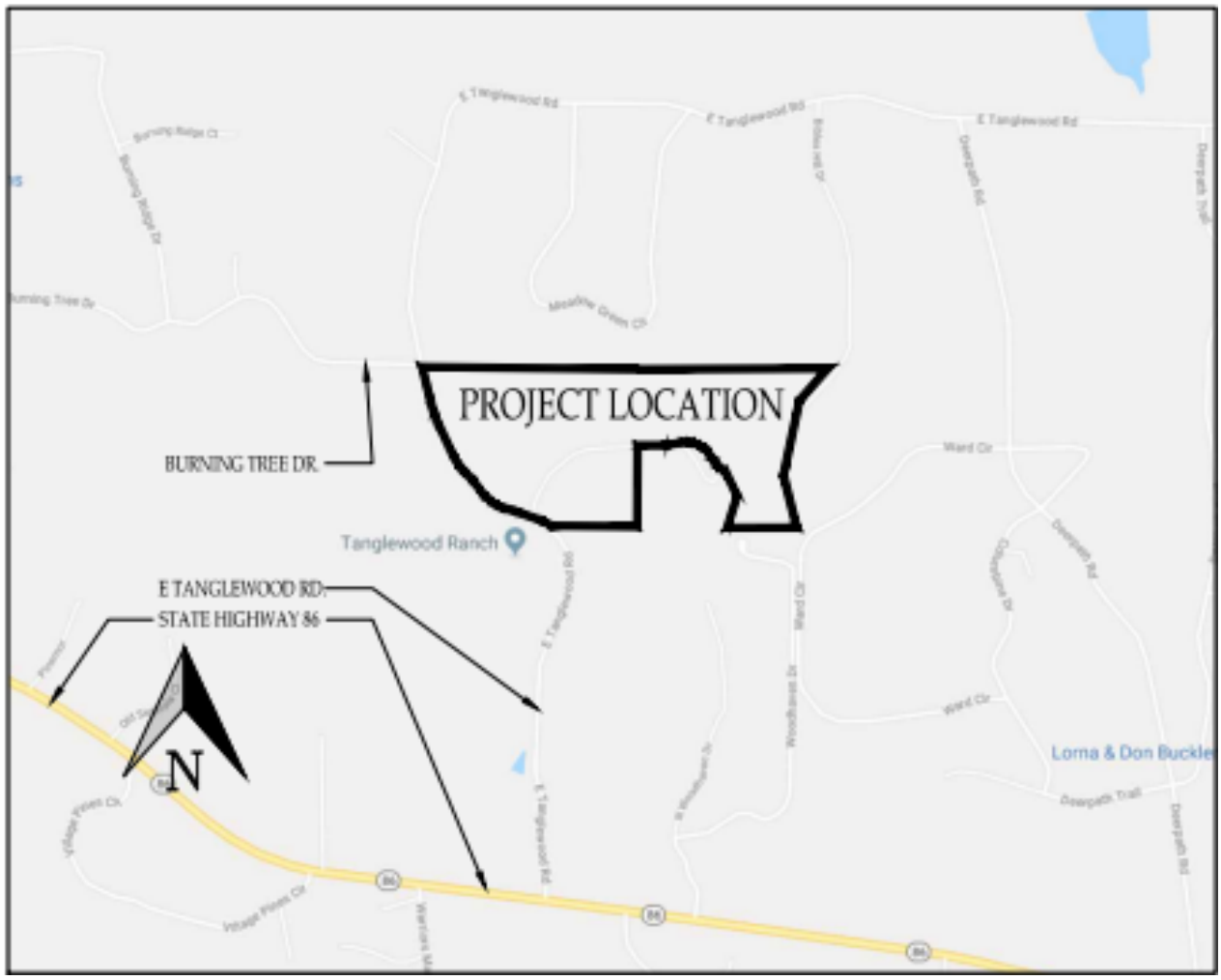


Figure 2 Sundown vicinity map.

E. Tanglewood Rd is a modified Douglas County rural local type III two lane road running North from Highway 86, 1.5 miles East of Franktown Colorado. E. Tanglewood bisects the proposed Oak Bluff and Sundown Subdivisions offering access to both via improved entrances. The entrances to both subdivisions will be offset North and South to allow better traffic sequencing for current residents and future residents. Entrances will be improved with culverts and routing for stormwater runoff. Ingress and egress easements to Tracts on Sundown Subdivision will also be accessed, when necessary, via E. Tanglewood Rd. Individual Lots 8 and 9 on Sundown Subdivision will be accessed direct via E. Tanglewood Rd.

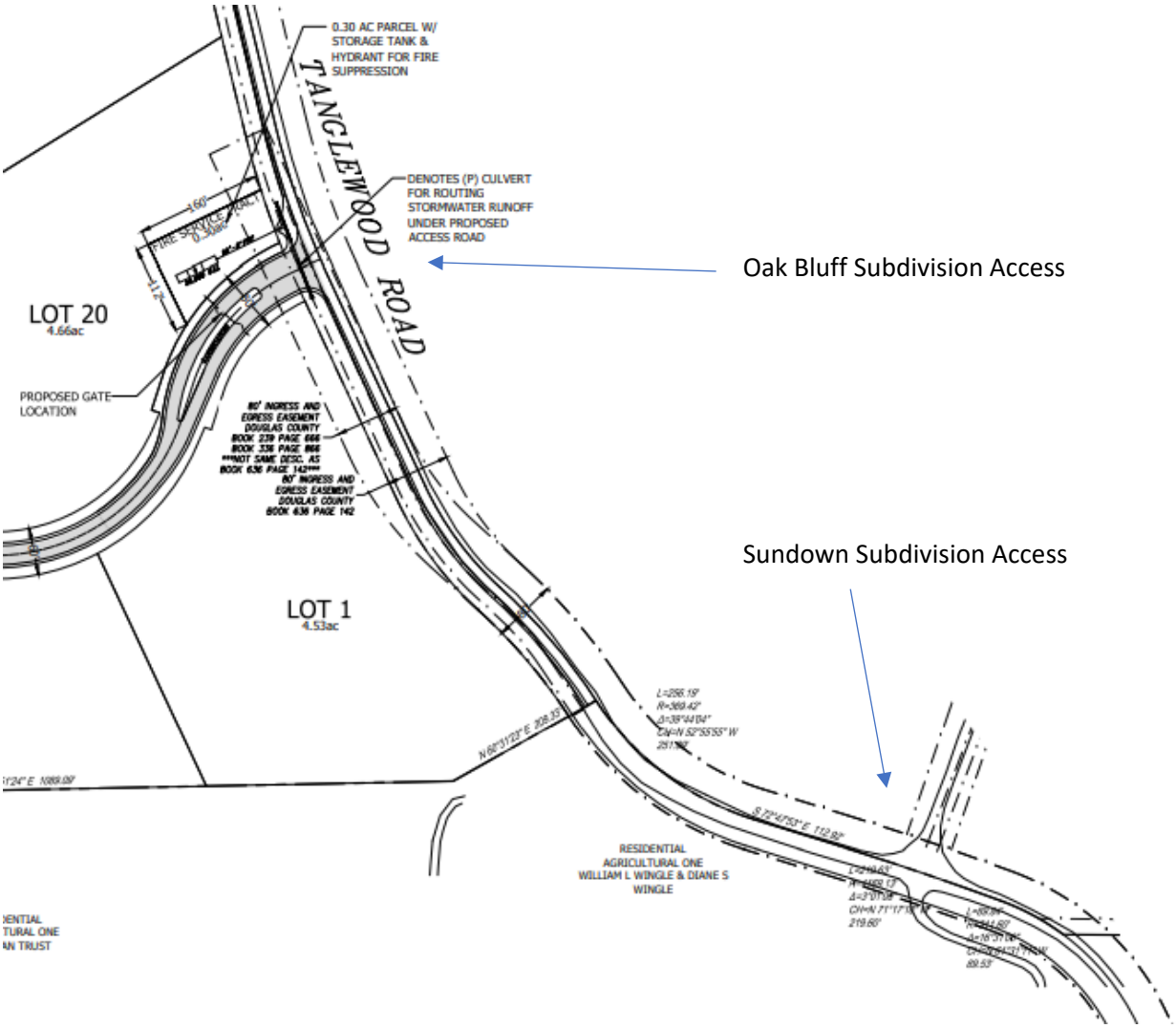


Figure 3 Improved access and traffic offset visual.

From E. Tanglewood Rd, Sundown Subdivision begins to rise softly in elevation as the property runs East. Mid growth and varying younger age class ponderosa pines border E. Tanglewood Rd. mingling with the grasslands of the upper flats further East within Sundown Subdivision. Young clumps of Gambel oak intersperse with the younger suppressed pines making a healthy but thick privacy and sound barrier along the road front. As the rise crests approximately 1,000ft to the East, Northeast of Tanglewood, the pines density thins drastically, and juvenile pine groves begin to reach skyward. The property continues East, where grass flats intermix with small clumps of widely spread, mature pines and small tufts of oak and mountain mahogany. There are three distinct groves of pines and shrubbery interspersed throughout the grasslands to the East. A small rock vein shows signs of erosion over the years, flowing North to an old, natural cattle pond. A small privately maintained dirt easement traverses to the East,

accessing a single-family property tucked in to the pines. This easement will be improved with the proposed plat.

Oak Bluff Subdivision runs West of E. Tanglewood Rd. Contrasting Sundown, Oak Bluff pines along the roadway are mature and stout, fusing with oak trees reaching over 25ft in height and over 10” in diameter. Much of this growth can be attributed to the protection of the mature pines and the water collection along the roadside. This dense pocket of mature old growth begins to give way to the younger age classes as the property rolls and elevates a quarter mile to the West. Juvenile pines provide shade along an old two-track access road that curves towards the middle grasslands of the property. Here, similar to Sundown, grass pastures interface with clumps of healthy oak brush and stands of pines. Approximately ¾ of Oak Bluff Subdivision is densely treed with mostly healthy pines and oak. The midpoint of the property is the highest, sloping softly to the East and West providing untouched views of the Rocky Mountains to the West.

Figure 4 Satellite view of proposed plats showing grasslands and forest interface with 10ft topography lines.

Proposed Layout of Plats

Sundown Subdivision will be accessed from the Southwest by a single, improved access point. The access will terminate in a single cul-de-sac with an offshoot cul-de-sac road at the halfway point, going North. Lots 8 and 9 enter direct from E. Tanglewood Rd. with the remaining lots accessed via cul-de-sac or proposed roadway. Secondary egress points in emergency situations could be accessed on the Northeast of the property. Exiting the subdivision, a South turn will take residents to State Highway 86 and a North turn will allow residents to exit to Franktown proper via Burning Tree or around to the Northwest and out to Flintwood Rd. All 17 lots will be 2 acres. Three improved ponds will be arrayed around the property in catch points to enhance runoff and erosion suppression.

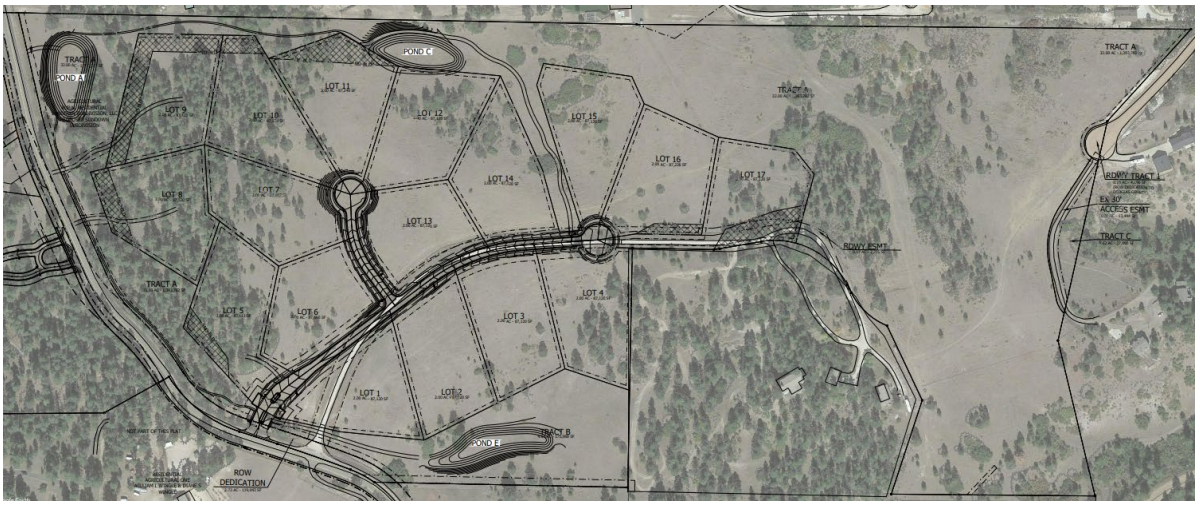


Figure 5 Sundown Subdivision proposed layout.

Oak Bluff Subdivision is proposed to have 21 lots across its 105 acres, with lots ranging from 4.53-5.83 acres. The proposed subdivision will be accessed from the central portion of the far East edge of the property with a single, long access road terminating in a cul-de-sac. There will be a secondary, gated ingress/egress at the North of the property as depicted in Figure 6. All of the lots except Lot 21 can be serviced through this gated access. To accompany the large lot sizes, some of the lots will be accessed via flag driveways. There will be 5 ponds across Oak Bluff, situated primarily along the property lines to prevent excessive runoff to neighboring properties. These ponds will help reduce overall density, crown separation and continuity between properties.

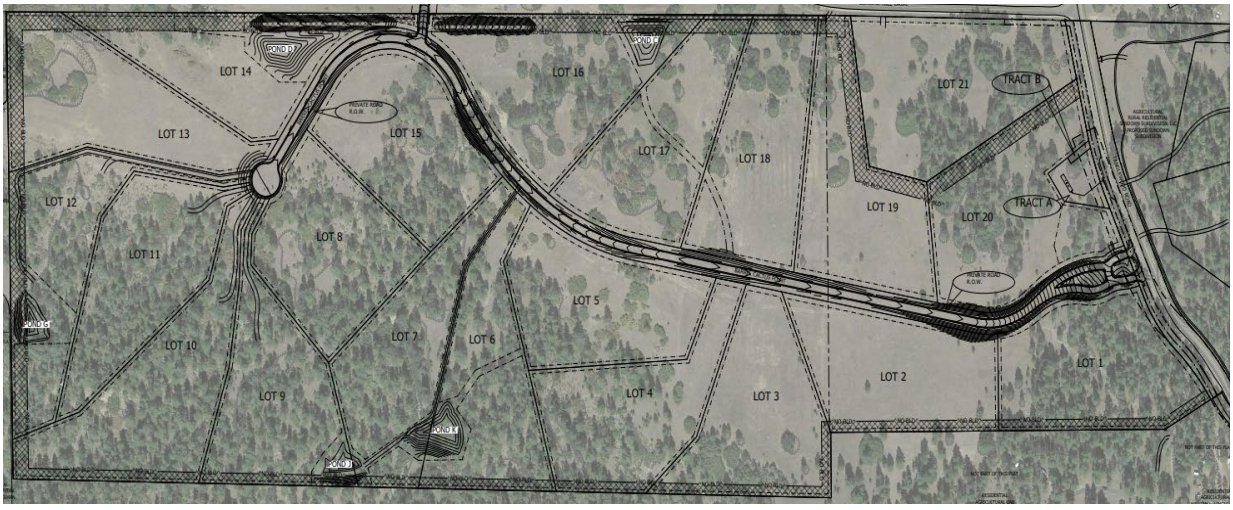


Figure 6 Oak Bluff Subdivision proposed layout.

Flora and Fauna Across the Proposed Plats

The properties, though slightly different in age classes and topography, share many similarities with the surrounding area. Both properties are populated with healthy Gambel oak, ponderosa pine, mountain mahogany, snow berry and common native grasses and forbs. This area experiences anywhere from 7-18.5" of total precipitation in a standard year, though that can change drastically with reduced or heavy snowfall. The Franktown region has experienced a prolonged drought over the last 15-years with slight reprieves in 2014, 2015 and 2023. Though rainfall has increased in some years, this area can experience torrential downpours so heavy that flash floods occur, running all water downstream and leaving the area relatively dry minus water catch areas. Because of the low precipitation averages, we find species capable of withstanding long dry summers, harsh, cold winters, and overall light moisture. These areas are where high desert plants such as ponderosa pine and Gambel oak persist, counting for the majority of flora in the proposed plats. Deer, elk, coyotes, the occasional turkey, and a multitude of rabbits call the area home, common for this region. Mule deer are the primary large mammal of the area with the occasional elk moving through. The mule deer bucks prefer to stick to the mahogany where they can keep an eye over their domain while the does prefer to relax in the shade of the oak and pine forests. A large herd of elk exists to the South of the proposed plats but typically do not inhabit the property, though several elk have been seen moving through at various times. The occasional black bear and mountain lion have been reported in the Burning Tree area.

Figure 7 Mule deer doe in forested portion, Oak Bluff.

The two plats share a total of 176.33 acres. Approximately 67 acres of the combined plats are native grasslands previously used for pasturing cattle with native grasses such as bluestem, wheatgrass, vetch, and brome especially in the forested areas and near areas of water holding.

These native grasses mix with small stands of juvenile pine and largely separated clumps of oak and mahogany.

Figure 8 Grasslands at fore with oak shrublands and forest in background.

Of the remaining acreage, 20 acres can be classified as oak shrubland. Here, especially in the Northwest of Oak Bluff and to the far East at Sundown, clumps of healthy oak mingle with dispersed pines and soft, rolling ridges adorned with fair quantities of mountain mahogany. The deer and elk in the area especially enjoy these areas, with Mule deer does and bucks often found rested amidst the mahogany on high points watching for predators and chewing cud. The oak in these areas is younger and more robust compared to that found in the pine forests. Here, the oak is dense, with supporting stems tightly wound amongst each other and little to no anthracnose or

Figure 9 Oak shrublands and juvenile pines on Sundown property.

other disease working through. Most of this oak is clumped with separation apart from its neighbors, making fuel density relatively low, outside of the clumps. These areas can be easily enhanced via mechanical mastication and light handwork to greatly reduce the overall fire threat while maintaining the integrity of the area and soils and safeguarding the privacy buffer the oak provides.

Dense middle aged pine forest with thick undergrowth of oak and mahogany makes up the remaining 87 acres of the combined properties. This pine forest has a diverse age group as you find mature, 180 year and older specimens sprinkled through the overstory, with younger up and coming age classes spread all throughout. In areas where sunlight penetrates the overstory you find juvenile pines stretching for the sky. Because of this dense overstory, many of the younger pines spread throughout are healthy overall, but suppressed and malformed, too thickly growing and pulling resources from other, more structurally sound, and properly spaced mature pines. Much of the oak and juvenile pine in this forest will need to be removed to allow greater crown separation, reduction of ladder fuels and proper spacing for future growth. On the Eastern edge of Oak Bluff, along E. Tanglewood, large diameter oak trees can be found, protected by the stalwart pines. This oak in areas is reaching 25 feet and taller, a spectacle for the domain. Great care should be given in the areas where this oak thrives, elevating it to match its pine brethren and removing surrounding ladder fuels for future protection and growth. Of mention, in Sundown subdivision, a lone Douglas fir stands watch amidst the surrounding pines.

Figure 10 Douglas fir at far left with pines, oak, and mahogany at Sundown.

Figure 11 Forested area with oak understory in pines, Sundown.

Fire Risk Assessment

Wildfire risk has grown exponentially throughout Colorado with growth, drought and associated tree mortality, climate change and human factors. The Colorado State Forest Service has made available an atlas that shows the possibility and severity of fires throughout the state. Via the CSFS fire atlas, the proposed plats are visible as fire danger hot spots. Being aware of this risk aids developers, homeowners, and planners in creating plans to reduce overall risk within the wildland-residential interface.

Utilizing the Colorado Wildfire Risk Viewer, a risk assessment was compiled and summarized based on the two proposed plats. The Annual Burn Probability of the proposed plats sits between Moderate and High when calculated via the stochastic wildfire simulation approach. Though the burn probability is currently high, the overall risk is rated low to moderate due to current density of housing, area assets and environmental asset impact if a fire occurred. As development progresses, risk will greatly increase as building density and urban assets increase as seen in the areas just North of the proposed plats with the highest risk wildland urban interface rating. Fire intensity in the area would be High, with flames reaching lengths of 30ft or more. Short range spotting would be expected with medium range spotting possible. Especially if driven by prevailing winds from the Southwest, a fire could quickly bloom and leap due to the associated ground fuels, fuel load and topography leading to preheating and dehumidifying of the fuels. Without mitigation and reduction of fuel load and risk factor, it would be recommended to

not utilize direct attack methods such as manpower and ground mobile apparatus but rather to utilize aerial assets at identified firebreaks as seen in Figures 22 and 23.

Figure 12 Burn probability map.

The Burn Probability map displays an annual burn percentage chance based on the modelling of over 3.2 million simulated burn points via Technosylva's wildfire analyst. (www.WildfireAnaylst.com) Black arrows were added to show the continuous fuel loads and potential fire running from South to North, rising with the terrain towards the proposed plats.

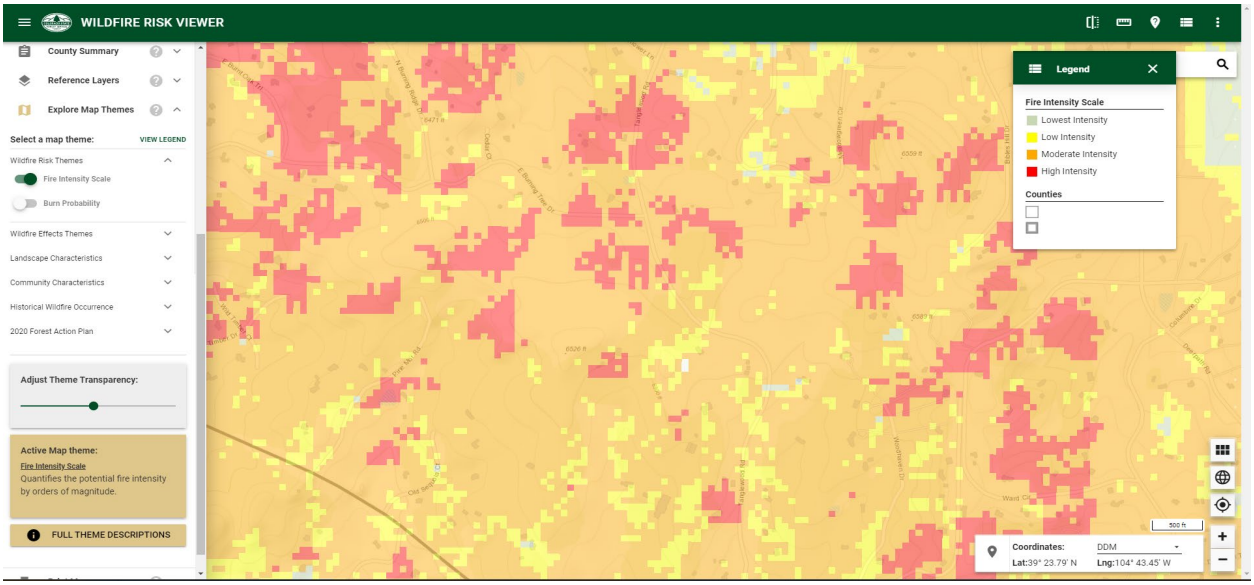


Figure 13 Class 3 and 4 fire intensity around proposed plats.

Figure 13 indicates the likely intensity and severity of a fire in the proposed plats based on fire activity and fuels. The fire behavior output is a combination of three inputs: fuel load,

weather and topography, and the spread factor; whether the fire influence is back, flank or head. The intensity is then averaged over the simulations ran for various weather conditions and compiled with weather conditions creating the largest variables within the averages. Though each simulation runs differently, the average on the proposed plats still consists of medium to high fire intensity with flames up to 30ft in length, short and medium range spotting and significant potential for danger to lives and assets.

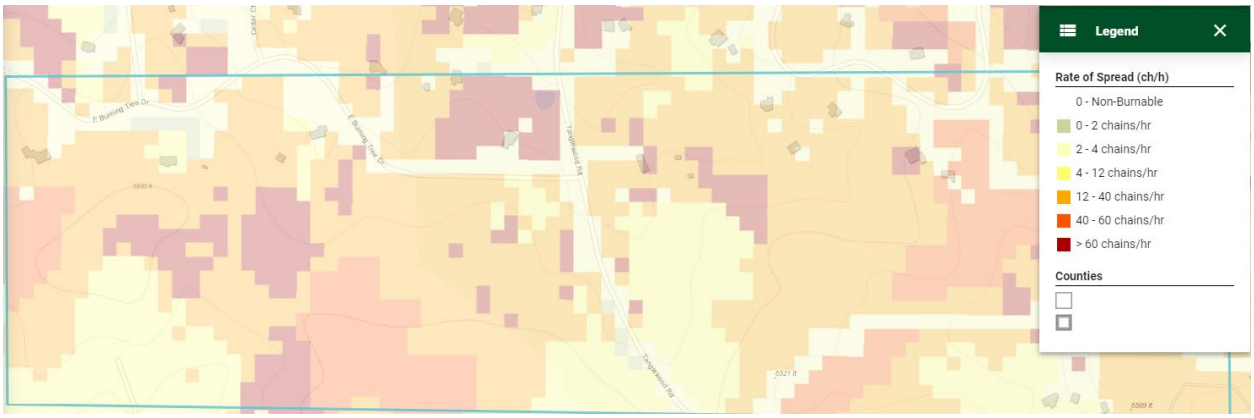


Figure 14 Rate of Spread in chains per hour. One "chain" equals 66ft. Map opaque to view roads and location.

Rate of spread, like intensity, is driven by fuels, topography, and weather. Dry, hot days with low humidity lead to the highest spikes in rate of spread calculated by the simulation. Adding cooler temperatures, higher humidity, or a combination of both can drastically reduce the RoS in the proposed plats. The rate of spread map indicates how fast fire would spread in the different fuel types of the proposed plats. In fuel loads composed of timber litter (TLML1) where fires burn in the surface and ground fuels with higher intensity due to over maturity and understory density, we see short range spotting, crowning, and torching of individual trees with a higher rate of spread. However, if a fire were to break into the different fuel loads of the grasslands and oak GS2/SH7 fuels, we see a relatively fast rate of spread but a much higher chance and distance of spotting with possibilities of spotting embers driven upwards of 3,000ft.

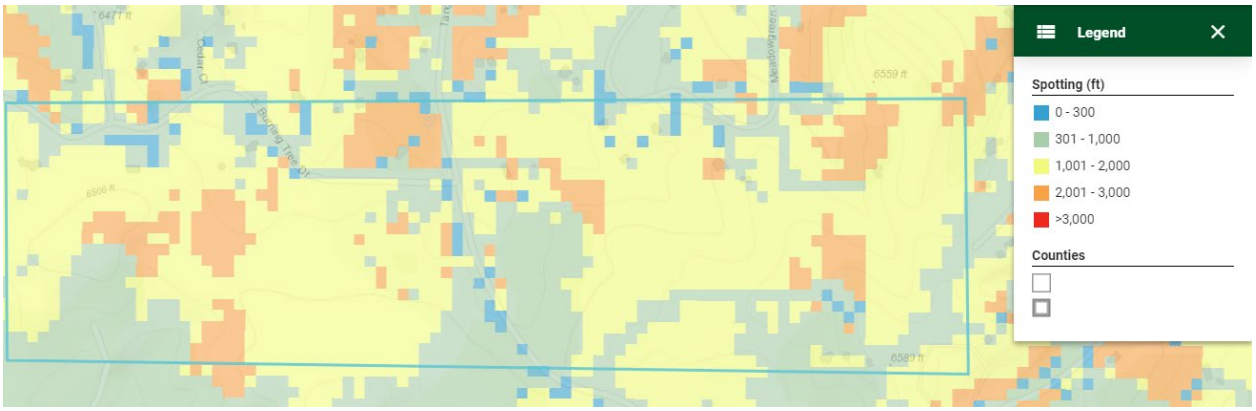


Figure 15 Spotting distance.

Fuel Loads

Fuel loads are the total amount of combustible material in a defined space and quantified by heat units or weight in combustible materials. With the advent of new technologies, scientists and foresters can utilize satellite imagery and lidar in combination with boots on the ground to identify fuel types in given areas. The proposed plats, Oak Bluff and Sundown, are primarily composed of four different fuel types:

1) TLML1, timber litter ML

Fuel loads modelled within the proposed plats include a new and updated TLML1 timber litter fuel model derived from averages created using the Wildfire Analysis tool and released in 2023. The TLML1 timber litter model was updated using newly available satellite and lidar resources that more accurately reflected the canopy density and understory fuel loads of given areas and compared to recent fires. TLML1 is characterized by mature forests, in this case pine, with dense understory vertical development and horizontal continuity. Part of the characteristic making TLML1 stand out from other timber litter loads is the inclusion of dead-down 3” or larger limb wood over dense pine duff. TLML1 fuels spread fast with shorter spotting distances. Fuels burn through the ground layer and understory, with crowning and torching of individual trees. These fuels are most dangerous in exceptionally dry, hot and windy years when understory fuels and dense ground litter are dry.

Figure 16 TLML 1 on Oak Bluff site.

2) GR2, low load dry climate grass

Annual and perennial dry grasses interspersed with light mahogany and yucca consistent with the Franktown climate make up the bulk of the GR2 fuel load present on the proposed plats. GR fuel loads, especially in the Franktown climate, are dynamic due to the shifting of fuel loads from live to dead, and the associated changing moisture content. This moisture content's effect on rate of spread and fire intensity is drastic. In GR2 the population of shrubs is low and does not impact the fire probability or behavior. The primary carrier of fire in this fuel load is a grass fuel bed averaging 1-3ft in depth, with fine dead fuel possible but not continuous, as the grass bed may be. This area is prone to fast spreading fires and medium range spotting of 1,000-2,000ft with shorter flame lengths of 6-8ft. Maintaining these areas with mowing in the future through homeowner or HOA input will help reduce fire probability and risk.

Figure 17 GR2 fuels with small pines on Sundown.

3) SH7, very high load dry climate shrub

Very heavy shrub loads driven by thick, dense oak, mahogany and accompanying litter make up the majority of SH7. Fires in SH7 spread through the shrubs and shrub litter themselves at a depth of 4-6ft, carrying throughout continuous fuels and feeding on dropped twigs, leaf beds, dried grasses, and forbs. The spread rate is very high, over 60 chains per hour, with spotting distances of 2,000-3,000ft. Fire type is passive with flame lengths very high. These heavy, dense, dry fuels and litter require significant reduction to reduce threat. Clumping oak and mahogany in these areas in mosaic groups with proper spacing is critical to reducing fire spread and extreme fire behavior.

4) GS2, moderate load dry climate grass-shrub

GS2 fuel models follow the lines of GR2 when referring to grass types but with a heavier, denser mix of shrubs. Shrub fuels are typically in the 1-3ft vertical development range surrounded by moderate, continuous grass fuel beds. The grass and shrubs carry fires in these

fuel models together, with a moderate flame length and high rate of spread. Extinction moisture in these fuel loads is low.

Figure 18 Dense portions of GS2 looking into SH7.

Future Goals

The priority goal for the future health of the proposed plats is to integrate scientifically backed mitigation techniques to drastically reduce fire danger in the area. Furthermore, due to the unique nature of the side-by-side proposed plats, to further enhance the safety of both subdivisions and the locale by integrating strategically placed fuel breaks and scientifically driven fuel reduction across both properties in accordance with DCZR Section 17. Fuels management and disruption of continuity will work together with forest management and associated practices to further develop the health of the forest with an eye towards integrating houses, safely, into the existing forest. These goals are achievable through practices used commonly nationwide in mitigation techniques including hand pruning, mechanical mastication, tree removals and fuels clumping and reduction. Because these proposed plats will be interfacing with existing unmitigated areas of neighboring homeowners, extra care should be taken to increase the robustness of fuel breaks along property borders and integrate existing topographical fuel breaks and planned infrastructure such as the proposed ponds into the planned reduction of fuels. Nearby homesites surrounding the proposed plats often have dense fuels well within established Home Ignition Zone's, creating worries when considering the effects of a wildfire. (See Living With Fire: https://www.livingwithfire.com/get-prepared/how-to-improve-my-defensible-space/) The purpose of this Fire Mitigation Plan is to create guidelines, a future plan and a prescription to follow within the proposed plats in order to reduce the associated risks and severity of fire to help with protection of assets and in order to make the fire mitigation maintenance of the proposed plats less demanding for future home owners. Reducing overall clump continuity and basal density, lessening ground fuels and density of fuel beds,

incorporating strategic fuel and fire breaks and building with awareness of the HIZ will all work towards reducing risk and severity of fires.

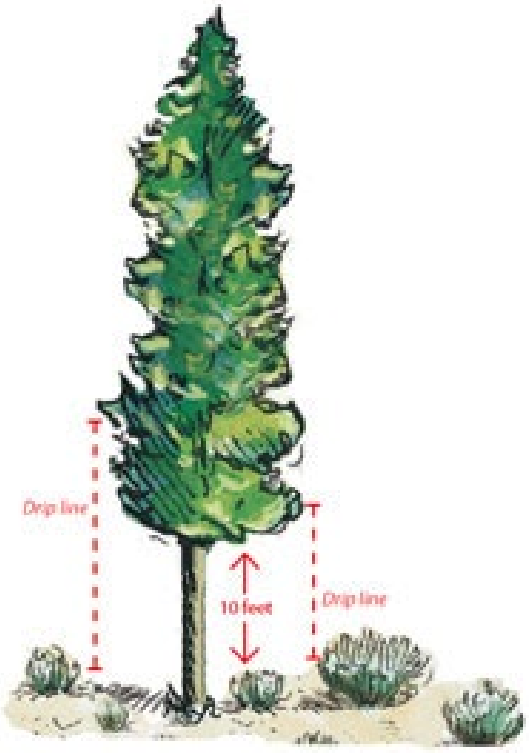


Figure 19 Showing drip line ground fuel reduction and elevation of limbs for a shaded fuel break.

Secondary to reducing overall fuels and continuity, maintaining an aesthetically pleasing visual with sight lines of the beautiful Rocky's and preserving existing privacy for the neighbors and new lot owners will be of concern. By utilizing shaded fuel breaks tied in to existing grasslands and topographical barriers, the proposed plats can integrate healthy forest and oak in to sight line buffers that both protect the integrity of the privacy of the lots and afford extra protection from fire risk. Creating a property that exemplifies the heart of semi-rural living while incorporating science backed fuels reduction will allow Oak Bluff and Sundown to seamlessly integrate into the existing home-forest interface.

Tertiary goals for Sundown and Oak Bluff include introducing home builders and lot owners to the FMP and DCZR Section 17 to better understand their role in merging the home building process and forest, post initial mitigation. Home builders and owners will need to refer to the CSFS Home Ignition Zone checklist and the FMP to ensure defensible space while maintaining the natural setting they are buying these homesites for. Home builders and lot owners can situate their building plans within the existing mitigated forest, maintaining required separation from structure and utilizing fuel breaks to reduce impact while conserving overall property values. Additional resources are made available to the developer and individual lot builders through Douglas County Wildfire Mitigation and the State Forest Service to use reduced risk building materials, landscaping practices and landscaping materials.

Fire Mitigation Prescription

Prior to development and on both proposed plats, to increase proposed plat safety and reduction of fuels and continuity within the area, the Developer will complete the following-

Primary Goal- Reducing continuity and density of fuels throughout proposed plats. Especially reducing continuity of dense, heavy timber litter and heavy shrub fuels from all property lines. Enhancing and bolstering access points for fire apparatus ingress and homeowner egress. Removing or severely reducing ladder fuels to prevent vertical fire growth. Educating home builders and lot owners through the buildout phase via FMP and reference material to promote a safe community moving forth.

1. Removal of ladder fuels over 6" in height such as smaller suppressed trees, scrub oak, mountain mahogany, tall grasses, ground litter, etc. from beneath the drip line of all mature ponderosa pines via mechanical mastication and removal and chipping, on both properties. Oak in excess of 6" in diameter may be incorporated into mosaic clumps if healthy and able to be elevated as referenced in Point 5, below, to reduce crown fire risk at Contractor discretion and with DougCo fire mitigation approval at site visit.
2. Throughout the proposed plats and especially along property borders and road corridors, clumps of Ponderosa pines and oak forest will be thinned to remove suppressed, poorly formed, and insect and diseased trees along with all ladder fuels. Sapling sized trees (0-4" DBH) outside the drip line of the overstory trees that are healthy and are at a minimum of 20 ft. from the mature trees will be retained to promote all age and size classes. Existing basal area floats from 60-120sqft, desired average BA sitewide nearer to 55-60sqft BA in accordance with precipitation and elevation values.
3. Creation of bolstered shaded fuel breaks along all neighboring properties to reduce risk of fire running and spotting through unmitigated fuel loads on neighboring properties on to proposed plats.
4. Ensure tree crown spacing (distance between tops of clumps) is at a minimum of 10ft apart throughout all forested areas. Clumps should have no more than 2-5 mature trees with proper separation from nearby clumps.
5. Ponderosa pines will be pruned from the ground level up to 10ft in height to reduce the risk of fires moving to the crowns of the trees. No more than 1/3rd of branches will be removed.
6. Throughout the property, clumps of oak brush to be mechanically thinned or masticated to reduce fuel loads while preserving privacy on interior plat property lines. Large, contiguous clumps to be broken up into smaller, separated clumps all through the property. Spacing between clumps to be at least 2.5X the height of clump. Maximum clump diameter accepted as 2x the height of clump prior to buildout. Preference on oak treatment to be made especially near proposed plat borders to reduce continuity of fuels from nearby properties and within center of lots and proposed driveway easements.

Clumps to remain with average oak stem diameters >4” to be hand pruned to remove dead and dessicant oak and elevate low or dead limbs.

7. Post site wide mitigation process, additional fire mitigation may be triggered due to improper spacing of trees within HIZ not removed for buildout by builders. In this case, builders should refer to this plan, DCZR Section 17 and the CSFS HIZ Guide to ensure crown spacing of 20ft or greater between clumps, and 10ft or greater crown separation within clumps. Home builders and lot owners will be required per DCZR Section 17 to follow CSFS HIZ restrictions and be encouraged to utilize reduced risk building and landscaping materials.
8. Mastication slash and chip piles to not exceed 4” in depth.
9. Additional treatment of oak following guidelines of CSU 6.311 may be necessary to prevent resprouting of oak, utilizing additional mowing, chemical or mechanical treatment.

The following Figure 20 depicts a visual representation of the mitigation prescription process. This photo, seen above as well, is from the Oak Bluff proposed plat.

Figure 20 Depiction of fire mitigation prescription.

In the preceding Figure 20, per prescription, all ladder fuels and underbrush to be removed via mechanical mastication. Malformed and bent trees due to snow load and wind to be removed via masticator or cut and chipped on site and spread, denoted by angled slashes. Juvenile pine clumps included with underbrush removal, marked with large X's. Mid-sized, single sided pine on left marked with X to be removed and chipped or masticated on site or log hauled off and slash masticated. Remaining trees in foreground to be elevated to 10ft or no more than 2/3 of total height.

*Background trees prescription not depicted for ease of viewing. Entire property will need to be mitigated pre-construction.

Grasslands Treatment

Grasslands make up a large portion of the current ecology at the proposed plats and are the most abundant surface fuel in Colorado. Given the propensity for long, dry, windy fire seasons in Colorado and especially in Franktown, it is highly recommended to maintain grass fuels through fire season. Currently, fuel loads are low and compressed due to winter snow. As spring progresses and grasses begin to grow, it is recommended to monitor and mow fuels, especially near access points, high traffic areas and HIZ. Colorado fire season typically lasts May through September but can occur anytime there has been extended periods of drought and wind. Especially through July, when grasses begin to die back during summer heat and winds, grass reduction through mowing may be necessary. It is recommended to inform lot owners of the risks of unkept grasslands moving forward and establish an HOA/Metro District/Homeowner sponsored mowing of grasslands to reduce fire threats for the community. Homeowners at buildout should maintain grasses around the HIZ to 4" throughout the year. Care should be made to mow when humidity is high, temperatures are down, and wind is low.

Figure 21 Grassland to shrubs to forest, Oak Bluff.

Fire and Fuel Breaks

Pre-buildout, the entirety of the proposed plats will be mitigated per prescription. Fire breaks are man-made, altered or improved defensible space that provides a gap in fuels in order to prevent, redirect, slow, or otherwise delay and mitigate the spread and risk of fire. Fire breaks commonly look like roads, rock trails, rivers, tilled fields, etc.

A fuel break is an area altered to have reduced fuel loads, scattered fuels, and reduced continuity. Fuel breaks still have fuel loads, but they are maintained and reduced compared to natural settings. Shaded fuel breaks, as mentioned in this FMP refer to areas that have over and understory settings, with separation between the two. These areas typically look similar to park like settings, golf courses, managed meadow-like grasslands, two-track roads with grass ditches, etc. Fuel breaks need to be maintained and managed through either further mitigation or mowing as years pass. See attached "Fuelbreak Guidelines for Forested Subdivisions & Communities" by Frank Dennis and CSFS for additional information and graphics.

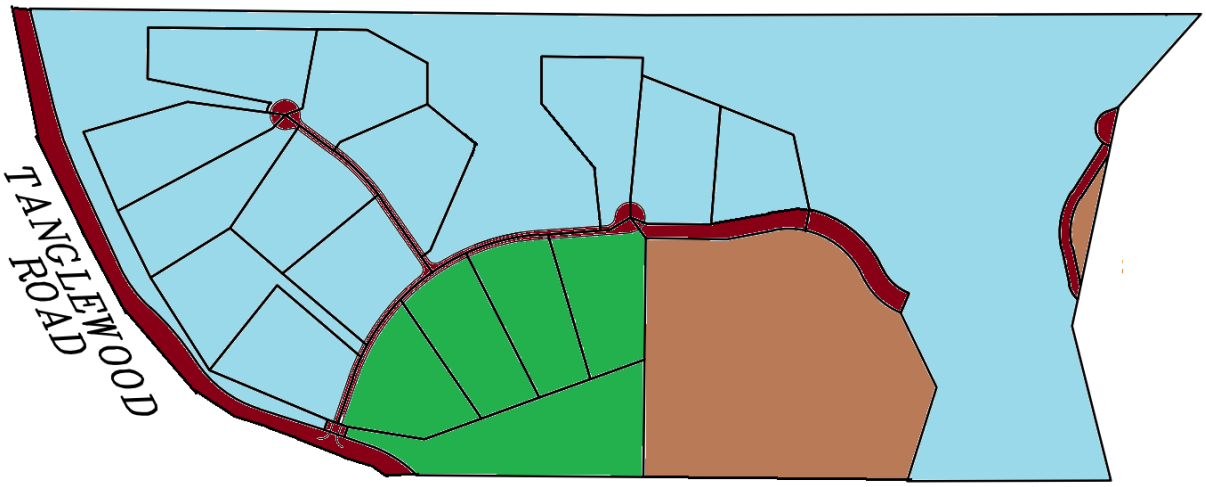


Figure 22 Sundown site fire and fuel breaks. Blue indicates sitewide mitigation and bolstered shaded fuel break and mixed grass and shrub management. Green indicates primarily grasslands. Brown is untreated neighboring property. Red is proposed and existing fire break.

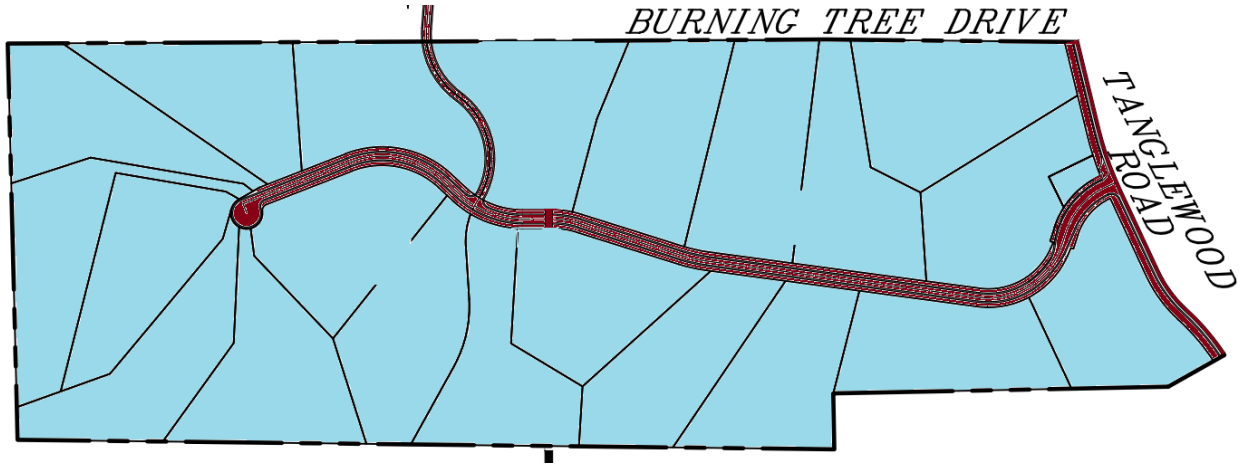


Figure 23 Oak Bluff site fire and fuel breaks. Red indicates proposed and existing fire breaks. Blue denotes sitewide mitigation and bolstered shaded fuel break.

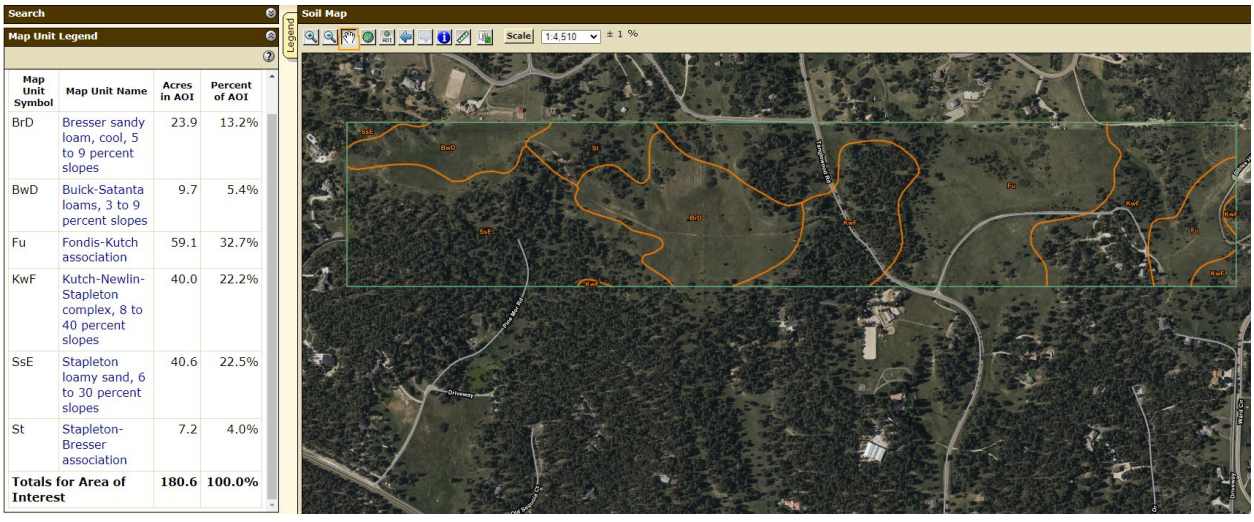
Property History

Historically, the proposed plats were used as ranchland for cattle grazers of years past. Old wooden fence posts and barbed wire from prior use can still be found in areas of the dense timber pockets and along neighboring fence lines. Though there is evidence in the growth of hardier grasses of overgrazing in past years, the property has sat relatively unused for several years prior to proposal. This lack of use has allowed more desirable grasses to make a comeback in the area and provided refuge to wildlife of the area while allowing much of the shrubbery to overgrow.

The high plains of Colorado were created and aided in growth by infrequent and distributed fires typically caused by lightning or other natural causes. These fires led to larger separation of pines and oak and allowed rejuvenation of the forested areas. This area has not experienced a large, devastating fire since at least 1924, when the State of Colorado started monitoring devastating fires. However, evidence in nearby properties points to a fire occurring sometime in the past 120-150 years. The Burning Tree area surrounding the proposed plats did experience a fire in the Spring of 2011. This fire ran North and West of the proposed plats, missing the plats entirely. The Burning Tree Fire was characterized by excessive winds and dense fuels in a dry spring leading to rapid growth of the fire to the North. The fire ran quickly to almost 1,600 acres before a fortuitous wind change forced the fire back upon itself and quickly ran out of fuels. Local fire districts were on scene saving structures and utilized air assets from Golden to great success.

Figure 24 Burning Tree Fire, Franktown Colorado. Photo from CBS Article on Burning Tree Fire, 2011 CBS

Soils Survey at Proposed Plats



Search

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	23.9	13.2%
BwD	Buick-Satanta loams, 3 to 9 percent slopes	9.7	5.4%
Fu	Fondis-Kutch association	59.1	32.7%
KwF	Kutch-Newlin-Stapleton complex, 8 to 40 percent slopes	40.0	22.2%
SsE	Stapleton loamy sand, 6 to 30 percent slopes	40.6	22.5%
St	Stapleton-Bresser association	7.2	4.0%
Totals for Area of Interest		**180.6**	**100.0%**

Soil Map

Legend

Scale 1:4,510 ± 1 %

Figure 25 USDA Soils Survey of proposed plats.

Soils in the proposed plats include various forms of quick draining loams made of sands, silts or a combination of both. The listed loams are similar in nature, occurring on slight to medium slopes 0-40%, in draws, valleys, hillsides and ridges. These loams are well drained and ill-suited to runoff, with little water holding factor. The loams found on the proposed plats, though comprised of silt in some cases, provide little nutritional value and are very poor for any sort of resource production. These soils being poor for growing, are often found in areas of pine forests due to the pine's low moisture requirements and preference for well drained soils. Due to the proposed plats low slope percentages, erosion and drainage issues are very minor and isolated. The historic catch ponds on the property have all held through the heavy rains and run off from 2023.

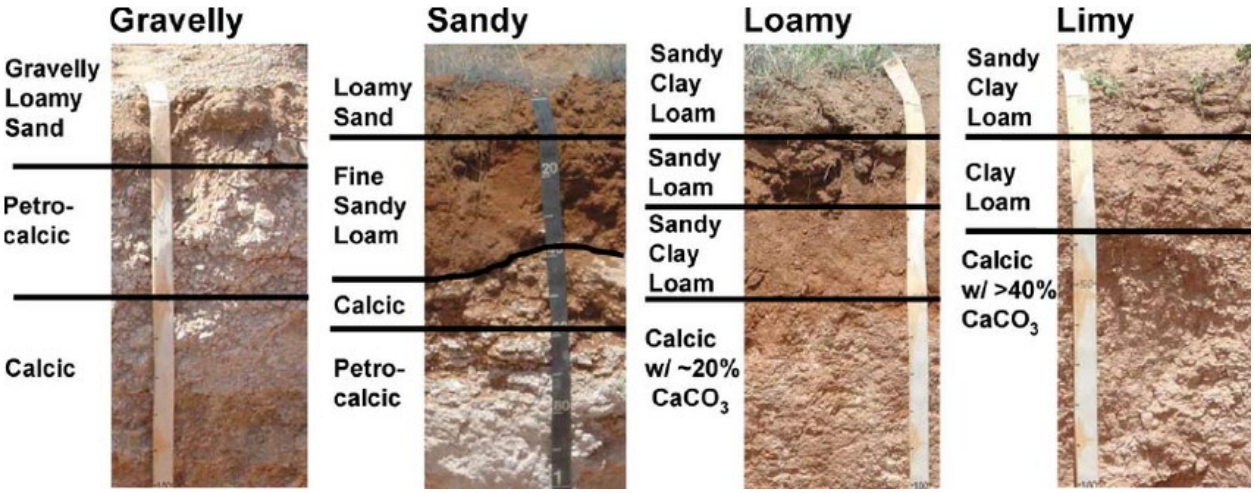


Figure 26 Soil types from "Soil Processes and Properties," Duniway

Health of Current Inventory

Currently the overall health of the pine inventory at both proposed plats is very good. Timber mortality due to insect and disease is relatively low compared to the area, with small groupings of insect damage scattered through the property and especially along roadsides where mortality from magnesium chloride and salt damage is occurring at rapid rates. Pines through these plats have grown relatively unhindered through the age classes with most trees being of normal height to diameter ratios for their given diameters and age class. Many of the young growth and juvenile pines have not been thinned in years and though healthy, are growing too tightly leading to malformed trunks and improper single-sided growth patterns.

Figure 27 Pines grown too closely creating single side loading of limbs and suppressed neighboring trees. Juvenile groves in foreground and young oak.

Previous years wind events such as microbursts have downed trees within the forested portions, but the understory remains relatively clear of oversized ground litter when compared to other forested areas in the region, partly due to the young age of much of the understory trees. Ips and Mountain Pine beetle populations are present at endemic levels throughout most of the property, apart from the roadway. As with all developments and building in pine forests, builders and lot owners will be encouraged to enroll in pest management programs moving forward to stem the issues arising from build out and development and the ongoing insect issues created by tree stresses along the roads.

Gambel oak in the proposed Sundown and Oak Bluff plats is exceptionally diverse in its composition and age classes but in great health, site wide. Much of this health is attributed to the younger age classes spread throughout the property and especially in the less dense pines. In areas where the oak interfaces with the grasslands, the clumps have grown sturdy and well supported by themselves. Clumps in these areas are full, with healthy stems around 1-4” in diameter and 4-6ft in height, making for exceptionally robust stands able to defend against heavy snows and harsh winds. The young clumps spread throughout the properties and especially in the pine forest suffer from little to no anthracnose or oak wilt as is common in other properties in the region. Heavier, old stands of oak are common in the Southeast of Oak Bluff along E. Tanglewood Dr. and in the center of the property. Here, individual stems have died back due to wilt as is common for older oak. Oak clumps interfacing with the grassland’s areas have proper spacing in many cases per DCZR Section 17 Wildfire Mitigation Standards, however many of these clumps can be enhanced mechanically and by hand to further reduce the risk of fire and

supplement fuel breaks. Large stem diameter oak can be worked by hand to reduce ladder fuels while maintaining the integrity of the oak clumps.

Figure 18 Oak wilt and anthracnose visible via satellite photography

Figure 20 Location of oak wilt and anthracnose

Insect and Disease Report

Ponderosa Pine-

Ponderosa pine health within the proposed plats as discussed above are largely robust in overall hardiness. Supported by diverse age groups, drainages providing ample water in normal years, stable soil conditions without erosion and lack of pest infestations, most of the properties forest population is hale. Issues that are prevalent are situated in specific areas with little leaching and should be managed quickly with integrated management.

Ips Beetle-

Figure 19 Large Diameter Oak in Southwest of Oak Bluff Property

- Ips beetle are typical in large pine populations in areas experiencing environmental stresses such as prolonged drought, fresh wood cutting consistent

with firewood production, construction or logging, road wash such as salt and magnesium chloride and other stresses related to compaction and wind events.

- Ips beetle burrow under the bark in pines and spruce and can kill or damage trees. They are typically pronounced by reddish sawdust in crevices of the bark, or at the base of the tree, tiny bore holes ~1mm in diameter or less, and areas of dead limbs/branches on mature trees.
- Ips beetle are controllable with the use of pesticides, and proper timber management. Standing dead pines infested with Ips beetle will be removed. Stressed trees in decline should be removed to reduce breeding potential and attraction for Ips beetle. Logs from cutting should be removed from site as soon as possible to areas without susceptible hosts or destroyed.

Figure 22 Ips beetle bore holes in pine.

Figure 23 Frass from Ips beetle boring activities.

- Ips beetle appears on both properties. Especially along E. Tanglewood Rd., Ips beetle is prevalent. Ips beetle locations marked on I&D map and will warrant care moving forward. Dead and stressed trees to be removed during mitigation phase.

Mountain Pine Beetle-

- MPB and Ips beetle are closely related with similar symptoms. MPB are typically easier to identify due to their larger popcorn shaped pitch tubes which are typically pink or dark red in color. As with Ips beetle, sawdust may be evident from boring. Ips and mountain pine beetle controls are very similar. Trees infested with MPB will be removed and sprayed, and then taken off site. MPB and Ips beetle are very common to see together in areas of infestation. MPB appears in the same areas as Ips beetle on Sundown and Oak Bluff properties.

Figure 24 Mountain pine beetle bore holes, pitch tubes and frass. CSFS/Rudolph

Red Turpentine Beetle-

- Red turpentine beetle symptoms and appearance are very similar to MPB, though much larger. Red turpentine beetle bore holes will be almost exclusively in the lower 6ft of the trunk and the bore holes, if open, are noticeably larger than mountain pine beetle bore holes.
- Red turpentine beetle bore holes are a much deeper color red than the pinkish popcorn appearing pitch tubes of mountain pine beetle.
- Red turpentine beetles are a mostly assured sign of tree mortality and should be removed immediately unless treated vigorously.
- Red turpentine beetle are known to have large populations in isolated areas in the Franktown area.

"Boring" insects such as the Ips, mountain pine and red turpentine beetle are common in many pine forests in the area. Large infestations and outbreaks can and should be neutralized rapidly. Pest control measures such as bark spraying, systemic chemical application and removal of host and stress pheromone producing trees are all part of an integrated pest management that helps to reduce population effects. Healthy trees supported with water and nutrients are the best deterrent to beetle infestations. With the increase in beetle activity especially along Highway 86 due to magnesium chloride and salt damage, homeowners will need to pay increased attention to beetle outbreaks. It is impossible to completely stop a beetle infestation, but proper IPM mixed with overall improvement of tree health can greatly slow the effect of beetle influx.

Pine Needle Scale-

- Pine Needle Scale is a white colored soft body scale that feeds on pine needles. The female scale attaches itself to most species of pine needles and lays her eggs during spring/summer. The eggs will then lay dormant through winter, emerging as soon as late April and become crawlers. At this point, they are most vulnerable to chemical control.
- Many natural predators feed on pine needle scale, including lady bugs. Pine scale can also be controlled through the uses of various chemicals such as Permethrin and horticultural oils. Horticultural oils may be applied during the dormant season. Permethrin should be applied during the crawler stage in late Spring which is monitored from April to May until hatch.

Figure 24 Pine needle scale damage. Missouri Botanical Garden

Aphids-

- Aphids are rather easy to identify due to their large numbers when present, and the ever-present "Honeydew" during infestation. Honeydew is an excretion created by Aphids feeding. It can be noticed on the needles, bark and on the ground during severe infestations. Aphid damage typically comes in the form of necrotic yellow spots that can cause needle yellowing and loss.

Douglas fir-

Douglas Fir Beetle-

- DFB damage is characterized by the rapid browning and holding of dead needles on Douglas fir trees. Large amounts of frass and resin or sap in the bark crevices are also an easy to identify trait.
- Douglas fir beetle look extremely similar to mountain pine beetle.

- Given there is a singular Douglas fir tree on the properties, all care should be given to preserve and keep the individual specimen alive.

Figure 2528 Douglas fir tree, Sundown.

Gambel oak-

Anthracnose (Leaf Blight)-

- Leaf blight is a direct cause of fungi spores being dispersed on the twigs and leaves of oak during spring. Typically leaf blight will only harm young, more tender branches. Leaf blight can infect branches that have been previously injured.
- Leaf blight is typically self-controlled as we move from wetter spring months to drier summer months. If severe enough, a fungicide can be applied.

- Localized symptoms of anthracnose are present in various areas identified along the property but does not currently warrant control.

Oak Wilt-

Figure 26 Leaf blight via USFS

- Oak wilt blocks the water and nutrient transport system of scrub oak and leads to wilt in the upper layers especially in more mature oak.
- Oak wilt can be transferred through the roots of the scrub oak or by beetles feeding on the xylem of the oak.
- Areas affected by oak wilt marked on I&D map and will be controlled via mechanical mastication during mitigation phase.

Salt and Magnesium Chloride Damage-

- Magnesium Chloride and salt, typically used along roadways for ice melt/reduction and dust suppression, are detrimental to the health of pines and oak, especially in years of heavy drought or heavy runoff.
- Magnesium and chloride separately are both critical nutrients for plant growth helping with osmosis and photosynthesis but can cause irreparable damage in high doses. Magnesium chloride concentrations in soil will prevent a trees uptake of water and toxic quantities within the tree will move through the xylem (up flow) to the tips of needles and leaves, causing severe tip burn and eventually killing the leaf or needle.
- Sodium acts very similar to magnesium chloride, preventing the uptake of water and increasing drought stresses. Especially in years of high run off, sodium does not get the chance to break down and will be transported in to water runoff catches, damaging the trees and vegetation in these areas.
- Though salt and magnesium chloride damage can kill a tree themselves when coupled with low precipitation and drought, these particularly stressed areas sharply increase the beetle population of the area, acting as a beacon to nearby beetle.

Insect and Disease Mapping

Figure 27 Oak Bluff I&D map

In the Oak Bluff Subdivision map, Figure 27 above, light green opaque polygons denote oak wilt and anthracnose issues, specifically in the North center of the map and in the Southeast. Orange polygons denote areas of known Ips and mountain pine beetle damage and deceased pine trees. These areas typically have less than 3 dead or infested trees. Orange areas along E. Tanglewood Rd. also denote salt and MgCl2 damage. MgCl2 and beetle damage are included in the same polygons along E. Tanglewood Rd. due to their close relationship.

Figure 28 Dead pine with Ips and MPB present on Oak Bluff

Figure 29 Sundown I&D map.

In the Sundown Subdivision map, Figure 29 above, light green opaque polygons denote oak wilt and anthracnose issues, specifically in the North center of the map and to the East. These locations suffer minimal oak wilt but are still worth noting. Mechanical mastication will slow much of the damage with fire mitigation. Orange polygons denote areas of known Ips and mountain pine beetle damage and deceased pine trees. These areas typically have less than 3 dead or infested trees. Orange areas along E. Tanglewood Rd. also denote salt and MgCl2 damage. MgCl2 and beetle damage are included in the same polygons along E. Tanglewood Rd. due to their close relationship.

Neighboring Properties

Properties around the proposed plats, and especially to the South, are heavily timbered with little to no prior mitigation. Houses in this area were built pre-fire mitigation resolutions within Douglas County and as such, many are overgrown, large acreage properties with excessive ground litter and dense ladder fuels. Lack of beetle mitigation in these areas has also led to a higher-than-normal level of mortality, especially when coupled with the massive tree mortality experienced along highway 86 pushed by magnesium chloride and salt damage and supported by an Ips and mountain pine beetle influx. South of the proposed plats, pine and oak forests run contiguously from Highway 86, creating the need for a more robust buffer on the Southern border of the property.

To the north, the proposed plats intermix with existing subdivisions with much lower density of fuels. These houses are typically situated in pines but surrounded by less dense shrub and grasslands. However, like the Burning Tree Fire of 2011, it is easy to see why a fire in this area could run so quickly. Because of the topography and elevation from Highway 86 rising up to Oak Bluff and Sundown and continuing to elevate before breaking in to the grasslands North

of the property, pre-heating of fuels and Northerly winds as is common for the area could create another fast-running fire. Because of these hazards, incorporating a shaded fuel break site wide will reduce the risk to new lot owners and the area overall while maintaining the classic High Plains Rocky Mountain views and lifestyle.

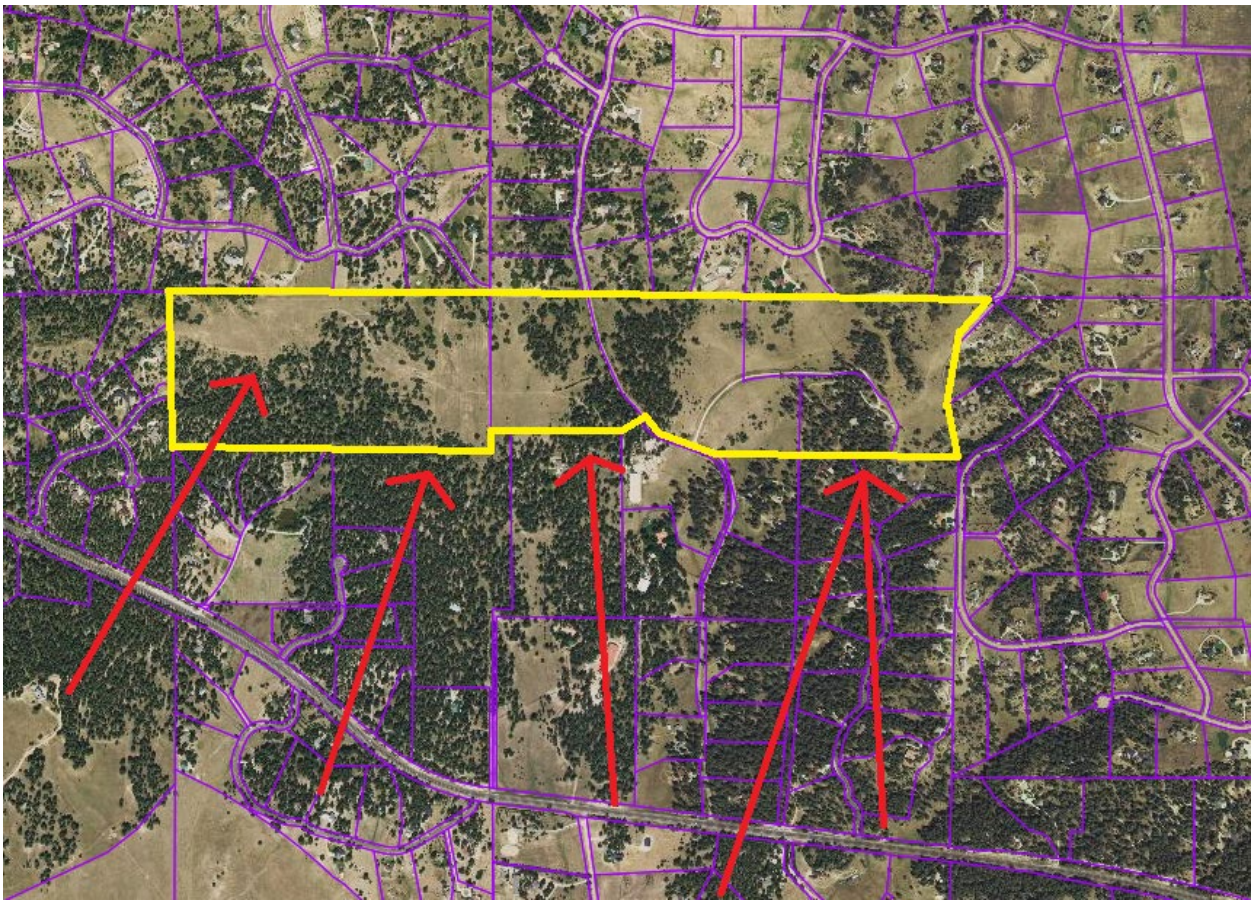


Figure 30 Surrounding areas. Yellow indicates proposed plats border. Red arrows indicate continuity of fuels from South, elevating to North and to property border. Note less dense shrub and grasslands to North of proposed plats.

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Section 17 Wildfire Hazard Overlay District - Douglas County, www.douglas.co.us/documents/section-17-3.pdf/. Accessed 24 Feb. 2024.

“Colorado Fire Season: In-Depth Guide.” *WFCA*, 22 Feb. 2024, wfca.com/wildfire-articles/colorado-fire-season/.

Useful Links-

Douglas County Fire Mitigation Exhibit B-

https://www.douglas.co.us/documents/wildfire-mitigation-standards-exhibit-b.pdf/

Living with Fire-

Comprehensive educational and interactive website with information on how fire runs, how to protect your investment and yourself.

https://www.livingwithfire.com/get-prepared/how-to-improve-my-defensible-space/

Home Ignition Zones-

Publication by CSFS referencing defensible areas around your home.

https://csfs.colostate.edu/wildfire-mitigation/home-ignition-zone-checklists/

Sundown

IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019

PLAT NOTES:

1. Sundown shall be subject to the Sundown Oaks Metropolitan District Design Guide and Covenants. A declaration of covenants, conditions and restrictions for Sundown has been recorded by separate document.

2. Tract A, B & C are hereby dedicated to the Sundown Oaks Metropolitan District, their successors and assigns, for ownership and maintenance of open space, drainage, utilities, and trails.

3. Sky Meadow Point is depicted hereon as a 60-foot private access easement, for the benefit of Sundown lot owners and the owner of the property at State Parcel 2509-061-00-002 and shall be owned and maintained by the Sundown Oaks Metropolitan District, their successors and assigns for drainage, utilities, access, and emergency access.

4. Marie Elena Way, depicted hereon as a 60 foot private access easement for the benefit of Sundown lot owners, shall be owned and maintained by the Sundown Oaks Metropolitan District, their successors and assigns for drainage, utilities, access, and emergency access.

5. Drainage easements are hereby granted to Sundown Oaks Metropolitan District, their successors and assigns, and Douglas County for secondary access across Tracts A, B, C Sky Meadow Point and Marie Elena Way private access easements for the purpose of accessing, maintaining, and repairing storm water management improvements, including but not limited to inlets, pipes, culverts, channels, ditches, hydraulic structures, rip rap, detention basins, forebays, micropools, and water quality facilities (collectively, the "facilities") in the event Sundown Oaks Metropolitan District, its successors and assigns, ("system owner") fails to satisfactorily maintain or repair said facilities. A blanket access easement over the subdivision tracts 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 of and repair of the facilities located in the subdivision, 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 right but not the obligation, to enter said subdivision, after 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 30 days after submission of the bill for the costs incurred, Douglas County shall have the right to enforce such obligation by appropriate legal action. It is the system owner's responsibility to construct, maintain, and repair the facilities in manner consistent with all applicable plans approved or accepted by Douglas County.

6. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery.

7. No build zones are for the purpose of preserving significant stands of vegetation, slopes, and view corridors. No build zones depicted hereon indicate areas in which no above ground structures shall be allowed and grading may be limited.

8. The 40-foot non-exclusive shared driveway and access easement depicted within Tract A, Lot 16 and Lot 17, and Sky Meadow Point, hereon, shall provide access to the owner of the property at State Parcel Number 2509-061-00-002 and is recorded by separate document at Reception No. _____

9. Tracts A, B, and C are reserved as permanent open space through a recorded deed restriction. A density increase of 20% (3 lots) is permitted with the provision of a minimum 50% open space. This final plat proposes 50% open space and 17 lots, representing a 20% density bonus. No further subdivision of Tract A, Tract B, and Tract C, for lots shall be permitted.

10. All Denver Basin aquifer water beneath this property is dedicated through a Declaration of Restrictive Covenants recorded in the Douglas County Clerk and Recorder's Office at Reception No. 2024044934.

11. Right of Way dedication of Tanglewood Road, as shown hereon, shall be dedicated to Douglas County.

12. Public ROW for Bibles Hill Drive, as shown hereon, shall be dedicated to Douglas County.

13. Lots 6 and 13 shall receive access from Marie Elena Way. Lots 1 and 5 shall receive access from Sky Meadow Point. Lots 8 and 9 shall receive access from Tanglewood Road.

14. Drainage easements, as shown hereon, shall be owned and maintained by the Sundown Oaks Metropolitan District, their successors and assigns for the puposes of accessing, maintaining, constructing, reconstructing, removing, and repair of drainage facilities and related appurtenances thereto.

15. The 30-foot access easements shown hereon to provide access for Lots 8 and 9 from Tanglewood Road shall be owned and maintained by the owners of Lots 8 and 9, their successors, and assigns.

16. No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by 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). 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.

LAND USE SUMMARY TABLE:

LAND	ACREAGE	PURPOSE	OWNERSHIP & MAINTENANCE
Residential Lots (1-17)	34.00		
Tract A	32.00	PERMANENT OPEN SPACE, DRAINAGE, UTILITIES & TRAILS	Sundown Oaks Metropolitan District
Tract B	4.04		Sundown Oaks Metropolitan District
Tract C	0.62		Sundown Oaks Metropolitan District
Total	36.66		
Tanglewood Drive	1.67	COUNTY ROW	Douglas County
Sky Meadow Point	1.87	PRIVATE ACCESS EASEMENT	Sundown Oaks Metropolitan District
Marie Elena Way	0.62		Sundown Oaks Metropolitan District
Bibles Hill Drive	0.10	COUNTY ROW	Douglas County
TOTAL	72.43		-

LEGAL DESCRIPTION: PARCEL 1

A tract of land situated in the Northwest 1/4 of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Commencing at the North 1/4 corner of Section 6 and considering the North line of the Northwest 1/4 Section 6 to bear N 88°55'53"W with all bearings contained herein relative thereto;
Thence N 88°55'53"W along said North line a distance of 479.21 feet to the True Point of Beginning;
Thence N 88°55'53"W along said North line a distance of 1310.70 feet to a point on the centerline of an 80 foot easement recorded at Book 636 at Page 142;
Thence Southeasterly along said centerline the following 9 courses;

1. Thence S 13°01'07"E a distance of 300.00 feet to a point of curve;
2. Thence Southeasterly along the arc of a curve to the left a distance of 199.35 feet, said curve has a radius of 1016.35 feet, a central angle of 11°14'18" to a point of tangent;
3. Thence S 24°15'27"E a distance of 295.52 feet to a point of curve;
4. Thence Southeasterly along the arc of a curve to the left a distance of 162.31 feet, said curve has a radius of 406.95 feet, a central angle of 22°51'07" to a point of reverse curve;
5. Thence Southeasterly along the arc of a curve to the right a distance of 188.94 feet, said curve has a radius of 730.31 feet, a central angle of 14°49'25" to a point of reverse curve;
6. Thence Southeasterly along the arc of a curve to the left a distance of 257.09 feet, said curve has a radius of 369.42 feet, a central angle of 39°52'28" to a point of tangent;
7. Thence Southeasterly along the arc of a curve to the right a distance of 219.63 feet, said curve has a radius of 4169.13 feet, a central angle of 3°01'06" to a point of a compound curve;
8. Thence Southeasterly along the arc of a curve to the right a distance of 75.70 feet, said curve has a radius of 311.60 feet, a central angle of 13°55'11" to a point of nontangent;
9. Thence S 88°49'13"E a distance of 716.83 feet to a point on the East line of the Northwest. of Section 6;
10. Thence N 1°06'41"E along said East line a distance of 674.50 feet to a point on the South right of way line of a 60 foot easement;

Thence Westerly along said South right of way line the following 4 courses;

1. Thence N 88°53'53"W a distance of 34.04 feet to a point of curve;
2. Thence Westerly along the arc of a curve to the left a distance of 215.18 feet, said curve has a radius of 1470.00 feet, a central angle of 8°23'13" to a point of tangent;
3. Thence S 82°42'54"W a distance of 135.66 feet to a point of curve;
4. Thence Westerly along the arc of a curve to the left a distance of 99.75 feet, said curve has a radius of 420.00 feet, a central angle of 13°36'28" to a point of non-tangent;

Thence N 1°04'07"E a distance of 691.60 feet to the Point of Beginning.
Containing 37.42 acres, more or less.

LEGAL DESCRIPTION: PARCEL 2

A tract of land situated in the North 1/2 of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at the North 1/4 corner of Section 6 and considering the North line of the Northwest 1/4 Section 6 to bear N 88.55'53"W with all bearings contained herein relative thereto;
Thence N 88.55'53"W along said North line a distance of 479.21 feet;
Thence S 1.04'07"W a distance of 691.60 to a point on the South right of way line of a 60 foot easement;
Thence Westerly along said South right of way line the following 9 courses;

1. Thence Easterly along the arc of a curve to the right a distance of 99.75 feet, said curve has a radius of 420.00 feet, a central angle of 13.36'28" and a cord that Bears N75.54'40"E a distance of 99.52 to a point of tangent;
2. Thence N 82.42'54"E a distance of 135.66 feet to a point of curve;
3. Thence Easterly along the arc of a curve to the Right a distance of 215.18 feet, said curve has a radius of 1470.00 feet, a central angle of 8.23'13" to a point of tangent;
4. Thence S 88.53'53"E a distance of 264.50 feet to a point of curve;
5. Thence Easterly along the arc of a curve to the left a distance of 16.64 feet, said curve has a radius of 500.00 feet, a central angle of 1.54'26" to a point of tangent;
6. Thence N 80.19'56"E a distance of 119.06 feet to a point of curve;
7. Thence Southeasterly along the arc of a curve to the right a distance of 290.99 feet, said curve has a radius of 230.00 feet, a central angle of 72.29'20" to a point of tangent;
8. Thence S 27.12'34"E a distance of 25.30 feet to a point of curve;
9. Thence Southeasterly along the arc of a curve to the left a distance of 140.13 feet, said curve has a radius of 199.00 feet, a central angle of 40.20'47" to a point of non-tangent;
   Thence S 25.22'25"E a distance of 232.32 feet;
   Thence S 18.19'51"W a distance of 278.59 feet;
   Thence S 89.29'09"E a distance of 576.25 feet;
   Thence N 13.28'32"W a distance of 450.11 feet;
   Thence N 12.44'04"E a distance of 633.61 feet;
   Thence N 42.22'33"Ea distance of 350.63 feet to a point on the North line of the Northeast 1/4 of section
6: Thence N 89.29'42"W along said North line a distance of 1567.21 feet to the Point of Beginning.

Containing 35.01 acres, more or less.

PLANNING COMMISSION

The preliminary plan File# SB2019-046 for this final plat was reviewed by the Planning Commission on September 9, 2024.

_____
Director of Community Development, Date
on behalf of the Planning Commission

APPLICANT:

Sundown Subdivision LLC
609 West Littleton Boulevard #206
Littleton Co 80120

ENGINEER / SURVEYOR:

David E. Archer & Associates
105 Wilcox Street
Castle Rock, CO 80109

VICINITY MAP

SCALE = 1"=1000'

DENSITY STATEMENT FOR DENSITY BONUS:

The density bonus of 3 units has been allocated to the subdivision for a total of 17 lots. Futher subdivision for additional lots is not permitted by zoning.

ACCEPTANCE CERTIFICATE:

The dedication of Tract A, Tract B, Tract C, Sky Meadow Point, Marie Elena Way, and drainage easements are hereby accepted for ownership and maintenance by the Sundown Oaks Metropolitan District.

By: _____ for The Sundown Oaks Metropolitan District.

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20___ by

_____ as _____.

My commision expires: _____

Witness my hand and official seal

_____
Notary Public

TITLE VERIFICATION:

We, Land Title Guarantee Company, do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes, and encumbrances:

Land Title Guarantee Company

By: _____ _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20___ by

_____ as _____.

My commision expires: _____

Witness my hand and official seal

_____
Notary Public

DEDICATION STATEMENT:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into lots, tracts, streets and easements as shown hereon under the name and subdivision of Sundown. The utility easements shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. The dedications of Tanglewood Road and Bibles Hill Drive, utility easements, and drainage and blanket access easements shown hereon are dedicated and conveyed to Douglas County, CO, in fee simple absolute, with marketable title, for public uses and purposes.

OWNER:

Sundown Subdivision LLC.

By: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20___ by

_____ as _____ of Sundown Subdivision LLC.

My commision expires: _____

Witness my hand and official seal

_____
Notary Public

SURVEYOR'S CERTIFICATE:

I, Darrell Eugene Roberts, 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 during June, 2018. I have reviewed all data associated with this survey and it is acceptable as being under my responsible charge 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___

_____
Darrell Eugene Roberts,
Colorado registered Professional Land Surveyor #36057

BOARD OF COUNTY COMMISSIONERS:

This plat was approved for filing by the Board of County Commissioners of Douglas County, CO, on the _____ day of _____, 20___, subject to any conditions specified hereon. The dedications of Tanglewood Road and Bibles Hill Drive, utility easements, and drainage and blanket access easements are accepted.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that the soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown hereon are such that a building permit, well permit or sewage disposal permit will be issued.

_____
Chair, Board of Douglas County Commissioners

REVISIONS
04-01-26 Note Revisions
06-11-26 Note Revision
06-19-26 Easements
06-26-26 Comments

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE	AS SHOWN
DATE	08-13-24
DR'N.	dmh
CKD.	
APVD.	

TITLE: FINAL PLAT
Sundown
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

CLIENT: Sundown Subdivision LLC.

Sheet 1 of 3 | JOB NUMBER 23-0942

Sundown

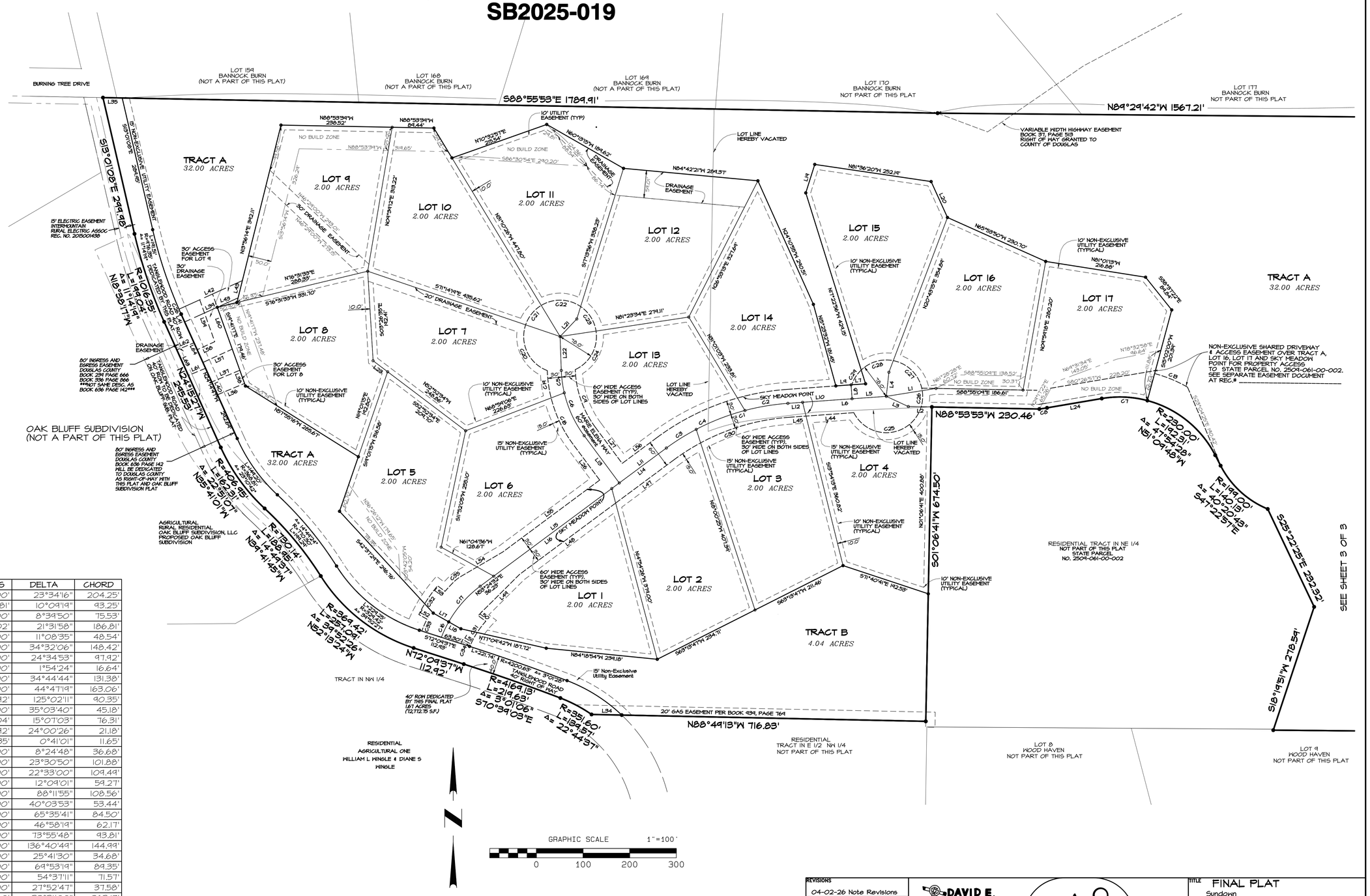
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019

LINE	BEARING	DISTANCE
L1	S80°56'03"W	107.87'
L2	S84°00'57"E	50.54'
L3	S65°06'12"E	52.00'
L4	N06°07'09"E	52.00'
L5	S85°55'32"W	73.63'
L6	N85°55'32"E	180.00'
L7	S85°55'32"W	31.16'
L8	N04°04'28"W	30.00'
L9	S85°55'32"W	32.73'
L10	S85°55'32"W	138.01'
L11	S53°24'32"W	125.75'
L12	N85°55'32"E	31.64'
L13	S36°35'28"E	126.16'
L14	N53°24'32"E	145.78'
L15	S53°24'32"W	335.36'
L16	N53°24'32"E	351.56'
L17	N60°23'13"W	38.12'
L18	S60°23'13"E	30.00'
L19	S17°31'18"W	64.01'
L20	N24°27'51"W	84.64'
L21	S43°32'44"W	52.00'
L22	N02°03'22"W	72.81'
L23	S52°52'34"E	39.16'
L24	N80°19'56"E	119.06'
L25	N64°34'16"E	365.68'
L26	S36°35'28"E	96.16'
L27	N36°35'28"W	96.16'
L28	S11°36'27"E	103.17'
L29	S33°10'52"W	164.56'
L30	N69°38'44"E	31.81'
L31	S76°31'33"W	43.37'
L32	S12°44'04"W	633.61'
L33	S12°44'14"W	111.83'
L34	N88°44'17"W	64.76'
L35	S88°55'53"E	41.24'
L36	N67°16'42"E	62.88'
L37	S67°16'42"W	65.27'
L38	S19°41'17"E	30.04'
L39	S65°44'33"W	125.64'
L40	N24°14'47"W	30.01'
L41	S24°14'47"E	18.35'
L42	S65°44'33"W	149.18'
L43	S13°56'14"W	38.17'
L44	N85°55'32"E	102.81'
L45	N85°55'32"E	36.82'
L46	N72°09'37"W	30.05'
L47	N53°24'32"E	155.26'
L48	N53°24'32"E	256.43'
L49	N45°10'44"E	112.62'
L50	N53°41'42"W	20.04'
L51	N60°23'13"W	20.04'
L52	N60°23'13"W	20.04'
L53	S53°30'02"E	20.04'
L54	S54°43'21"W	102.60'
L55	S53°24'32"W	258.65'
L56	S53°24'32"W	93.30'
L57	N65°31'14"E	69.07'
L58	N65°31'14"E	41.36'
L59	S19°41'17"E	95.51'
L60	S19°41'17"E	125.50'
L61	S67°31'00"W	40.02'
L62	S67°31'00"W	40.01'
L63	N24°15'27"W	60.03'
L64	S24°14'47"E	16.27'

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	205.70'	N74°08'25"E	500.00'	23°34'16"	204.25'
C2	93.37'	S80°34'30"W	526.81'	10°09'19"	93.25'
C3	75.61'	S58°01'22"W	500.00'	8°39'50"	75.53'
C4	187.92'	S64°27'27"W	500.02'	21°31'58"	186.81'
C5	48.62'	S07°31'40"E	250.00'	11°08'35"	48.54'
C6	150.69'	N19°19'25"W	250.00'	34°32'06"	148.42'
C7	98.68'	S87°24'28"E	230.00'	24°34'53"	97.92'
C8	16.64'	N81°17'08"E	500.00'	1°54'24"	16.64'
C9	133.41'	N19°13'06"W	220.00'	34°44'44"	131.38'
C10	167.29'	S10°47'13"W	214.00'	44°47'19"	163.06'
C11	111.12'	N08°54'05"E	50.92'	125°02'11"	90.35'
C12	45.89'	S24°08'17"E	15.00'	35°03'40"	45.18'
C13	76.53'	N61°31'40"W	290.04'	15°07'03"	76.31'
C14	21.34'	S65°32'14"E	50.92'	24°00'26"	21.18'
C15	11.65'	S23°54'57"E	976.35'	0°41'01"	11.65'
C16	36.71'	S25°24'23"W	250.00'	8°24'48"	36.68'
C17	102.60'	S41°22'12"W	250.00'	23°30'50"	101.88'
C18	110.20'	N25°18'58"W	280.00'	22°33'00"	109.49'
C19	54.38'	S07°57'57"E	280.00'	12°04'01"	54.27'
C20	120.07'	S25°20'16"E	78.00'	88°11'55"	108.56'
C21	54.54'	N38°47'38"E	78.00'	40°03'53"	53.44'
C22	84.30'	S88°22'35"E	78.00'	65°35'41"	84.50'
C23	63.95'	S32°05'35"E	78.00'	46°58'19"	62.17'
C24	100.65'	N28°21'28"E	78.00'	73°55'48"	93.81'
C25	186.07'	S84°57'58"W	78.00'	136°40'49"	144.99'
C26	34.98'	S03°46'48"W	78.00'	25°41'30"	34.68'
C27	95.14'	S44°00'37"E	78.00'	69°53'19"	89.35'
C28	74.36'	N73°44'09"E	78.00'	54°37'11"	71.57'
C29	37.95'	S32°29'10"W	78.00'	27°52'47"	37.58'
C30	266.74'	N69°40'02"E	470.00'	32°31'00"	263.17'
C31	58.79'	S33°06'50"W	186.00'	18°06'31"	58.54'
C32	73.76'	N33°03'22"E	314.00'	13°27'32"	73.59'
C33	27.74'	N23°23'59"E	294.00'	5°24'24"	27.73'
C34	9.64'	N23°15'34"E	206.00'	2°40'54"	9.64'
C35	22.53'	S52°23'17"W	88.00'	14°40'10"	22.47'



REVISIONS
04-02-26 Note Revisions
06-19-26 Easements
06-26-26 Comments

"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."

DAVID E. ARCHER & ASSOCIATES, INC.
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SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE AS SHOWN
DATE 8-13-24
DR'N. dmh CK'D.
APV'D.

TITLE FINAL PLAT
Sundown
IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

CLIENT Sundown Subdivision LLC

Sheet 2 of 3 | JOB NUMBER 23-0942

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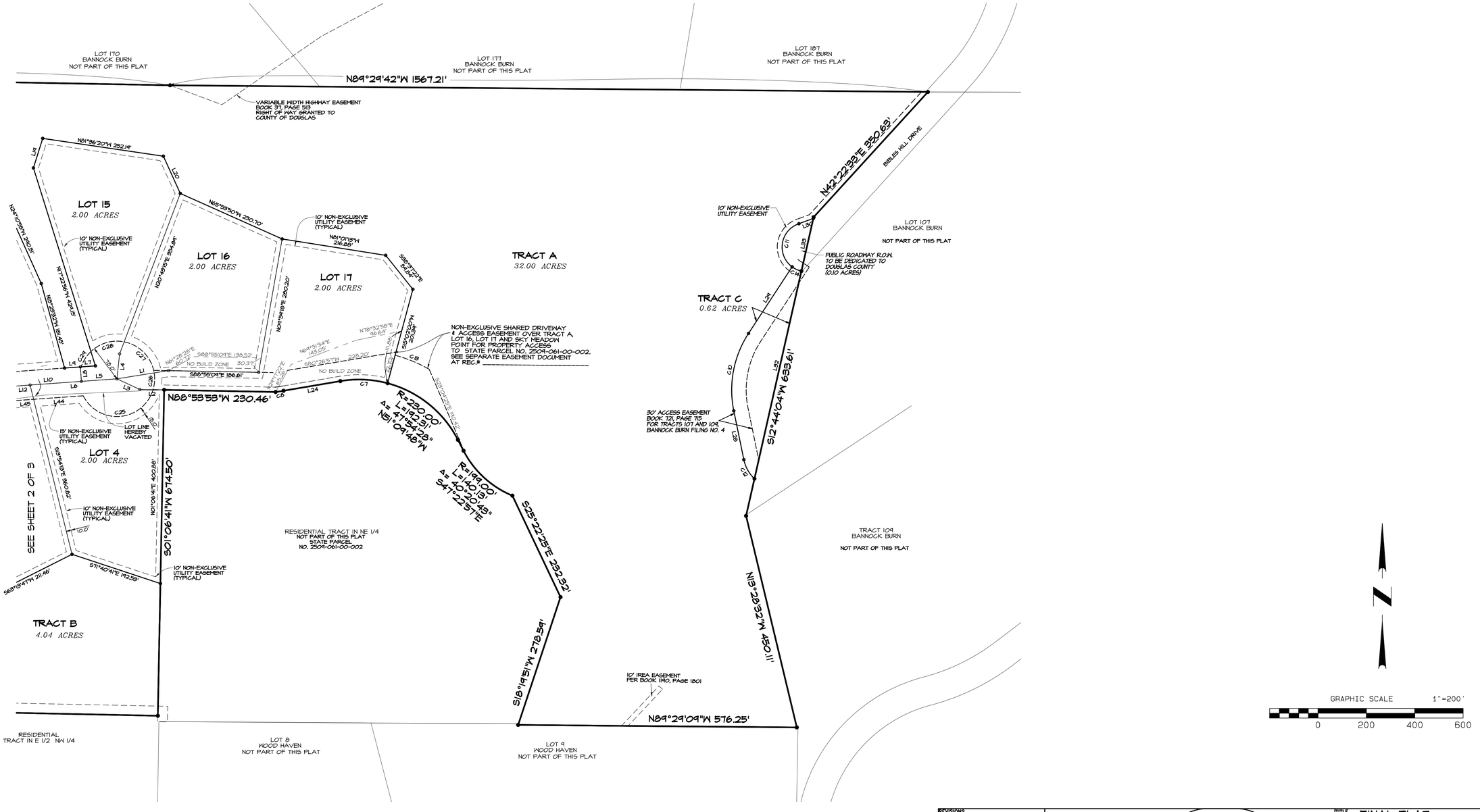
Sundown

IN SECTION 6, TOWNSHIP 8 South, RANGE 65 West OF THE 6th P.M., DOUGLAS COUNTY, COLORADO

72.43 ACRES +/-, 17 RESIDENTIAL LOTS AND 3 TRACTS

SB2025-019



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DATE 08-13-24
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CHK'D.
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Sundown
IN SECTION 6, TOWNSHIP 8 South,
RANGE 65 West OF THE 6th P.M.,
DOUGLAS COUNTY, COLORADO

CLIENT Sundown Subdivision LLC

Sheet 3 of 3

JOB NUMBER 23-0942

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Tue Jun 30 11:25:52 2026

MEETING DATE: July 14, 2026

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

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

SUMMARY: The request is for approval of a minor development final plat for a 4.62-acre, Suburban Residential zoned parcel to establish two single-family residential lots.

STAFF ASSESSMENT: Staff has evaluated the minor development final plat request in accordance with Article 6 of the Douglas County Subdivision Resolution. Should the Board find that the approval standards are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation of the minor development final plat, the applicant shall pay $500 to the Douglas County School District for cash-in-lieu of school land dedication.
2. Prior to recordation of the minor development final plat, the applicant shall pay $250 to Douglas County for cash-in-lieu of park land dedication.
3. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
4. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	7/1/2026
Jeff Garcia	Approve	7/8/2026
Christie Guthrie	Approve	7/8/2026
Doug DeBord	Approve	7/9/2026
Samantha Hutchison - FYI	Notified - FYI	7/9/2026

ATTACHMENTS:

Cover Page
Staff Report - SB2024-030

MEETING DATE: July 14, 2026

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

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

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Steven E Koster	Approve	7/1/2026
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Christie Guthrie	Approve	7/8/2026
Doug DeBord	Approve	7/9/2026

ATTACHMENTS:

Staff Report - SB2024-030

DOUGLAS COUNTY
COLORADO

Minor Development Final Plat Staff Report

Date:	June 29, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. Debord, County Manager
From:	Kati Carter, AICP, Director of Community Development SK for KCC
CC:	Carolyn Washee-Freeland, AICP, Senior Planner Brett Thomas, AICP, Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Adragna – Minor Development Final Plat**
Project File:	**SB2024-030**

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

I. EXECUTIVE SUMMARY

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

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

The Planning Commission will hear the request at its July 6, 2026, public hearing. Staff will provide an update to the Board at its July 14, 2026, Board hearing.

II. APPLICATION INFORMATION

A. Applicant

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

B. Applicant's Representative

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

C. Request

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

D. Process

A residential minor development final plat application is processed pursuant to Article 6 of the Douglas County Subdivision Resolution (DCSR). Article 6 states the intent of the process is "to provide a streamlined review process for the creation of ten or fewer single-family residential lots."

Per Section 604.08 of the DCSR, "The Board shall evaluate the minor development final plat, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the minor development final plat. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

E. Location

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

F. Project Description

The applicants are requesting a MDP to subdivide a 4.62-acre parcel into two single-family residential lots. If approved, the proposed lots as shown on the MDP exhibit will be 2.30-acres in size, and the density will not exceed 0.43 dwellings per acre to comply with the SR zone district. Two private off-site driveways connecting to Evalena Road will provide access to each lot within the proposed subdivision.

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

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

III. CONTEXT

A. Background

The subject property was originally zoned Agricultural One (A-1) with the inception of zoning into Douglas County in 1955. In 1983, the zoning changed to SR. A single-family residential home was built on the lot in 1995 under previous ownership. The existing home is located on the proposed Lot 2, adjacent to Evalena Road. According to the County Assessor's records, the applicants purchased the property in 1998 and constructed a 384-square foot (SF) outbuilding in 2006. In recent years, the applicants have constructed additional shed structures within the proposed Lot 1 area. These structures are not habitable, and the applicants, or future lot owners cannot replace, modify, or expand the sheds as they are located within a rockfall hazard no-build zone.

B. Adjacent Land Uses and Zoning

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

Zoning and Land Use

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

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

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

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

According to the applicant's Rockfall Hazard Assessment Report (report), a rockfall hazard area is located directly north of the proposed Lot 1. A large cliff face of bedrock and steeper slopes create a higher risk of rocks dislodging and tumbling down

onto the northern portion of the lot. This risk could increase should there be a loss of existing vegetation during a wildfire event. The report recommended that construction of a single-family residence and any associated site grading should be avoided in the northern portion of the lot, while the southern portion of the lot transitions into gentler slopes and has minimal rockfall hazard.

To implement the recommendations of the report, a No Build Zone (NBZ) will be established within Lot 1 as shown on the plat exhibit. The NBZ is located on the northern portions of the proposed lot, and a building envelope has been delineated within the gentler sloped area, outside of the rockfall run out zone.

B. Access

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

The applicant submitted a traffic letter that was reviewed and accepted by Douglas County Public Works Engineering (Engineering).

C. Soils, Geology, and Geologic Hazards

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

D. Drainage and Erosion

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

E. Floodplain

No mapped floodplain exists on the site.

F. Wildlife

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

G. Historic Preservation

Douglas County Historic Preservation provided referral comments on the application. The County Curator reviewed the request, and upon researching the cultural resources on the property and the surrounding area, it was determined that the property had not been surveyed for cultural resources. The County Curator had no recommendations and stated that if artifacts are discovered, the applicant should complete the appropriate Colorado Office of Archaeology and Historic Preservation Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. The applicant has acknowledged the County Curator's comments, and a plat note has been added to the MDP exhibit to address the Historic Preservation comment.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) reviewed the request, and it was determined that the amount of land required for school land dedication is not enough to serve as a school site or other school purposes; and cash-in-lieu of land dedication is required. The cash-in-lieu amount for a residential minor development is $500 per each additional residential lot created. As noted in proposed condition of approval #1, the applicant will be required to pay the fee prior to plat recordation.

B. Fire Protection

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

C. Sheriff Services

The Douglas County Sheriff's Office (DSCO) provides police protection services to the site. No response was received from DCSO and DCSO 911.

D. Water and Sanitation

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

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

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

E. Utilities

Utility service providers are AT&T, Black Hills Energy, CenturyLink, and CORE. Phone and data services are provided by CenturyLink and Comcast. AT&T and CenturyLink had no objections to the proposal; and Black Hills Energy did not respond to the request. CORE reviewed the proposal and requested that the applicant dedicate utility easements along all interior lot lines on the plat. An additional utility easement was requested by separate instrument for the existing CORE overhead facilities present on the site to remove the CORE prescriptive right. The applicant has provided all required CORE utility easements as requested. Xcel Energy had no apparent conflict to the proposal.

F. Dedications

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

G. Parks and Trails

Per Article 10 of the DCSR, the applicant will pay $250 per new lot as a cash-in-lieu of land dedication for parks at the time of recordation and is noted as condition of approval #2.

H. Subdivision Improvements

Per the DCSR, specific engineering reports, studies, and construction plans are required to be submitted and accepted or approved by Engineering with a minor development final plat application. Cost estimates for private improvements related to water and sanitary sewer infrastructure construction are generated from the approved construction plans and incorporated into the subdivision improvements agreement (SIA) for the plat. Per Section 604.07, the SIA must be approved prior to the Board hearing on the minor development final plat. The applicant's SIA was approved on June 16, 2026.

VI. PUBLIC NOTICE AND INPUT

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

Happy Canyon HOA received a referral and provided a "no comment" response. All referral agency comments are outlined in the Referral Agency Response Report attached

to the staff report. The applicant has provided responses to referral comments within a separate letter included in the staff report attachments.

VII. PLANNING COMMISSION

The Planning Commission will hear the minor development request at its July 6, 2026, public hearing. Staff will provide an update to the Board at its July 14, 2026, Board hearing.

VIII. STAFF ANALYSIS

Per Article 603 of the DCSR, a minor development final plat may be approved upon the finding by the Board that the minor development final plat:

603.01: Conforms with the goals, objectives, and policies of the Master Plan.
Staff Comment: The CMP establishes goals and objectives applicable to development in the County. The proposed development is consistent with the goals, objectives, and policies of Section 2, Urban Land Use. Urban Land Use policy 2-5A.1 encourages new development to be located away from environmentally and visually sensitive lands, including, but not limited to, primary ridges, bluffs and horizon lines. The CMP policy 2-16B.5 for the Castle Rock Municipal Planning Area serves to mitigate potential land use impacts of new unincorporated development adjacent to municipalities. The proposed subdivision will consist of two 2.30-acre lots to comply with the SR zone district. A no-build zone and a building envelope have been established for the proposed Lot 1, as shown on the MDP exhibit, to avoid potential rockfall hazards present on the northern portion of the site. Fire protection and police services are provided to the site and provision for access and utilities have been verified.

603.02: Addresses the design elements established in Section 404 – Preliminary Plan, herein.
Staff Comment: The minor development is in conformance with the design elements as established in the DCSR Section 404 Preliminary Plan. Each of the proposed lots will be accessible directly from Evalena Road, providing opportunities for vehicular and pedestrian access. The proposed lots meet the minimum lot size and setbacks of the SR zone district. Off-street parking requirements can be met. Geotechnical and individual building analysis will occur at building permit for proposed dwellings. The applicant will ensure archaeological or historic resources are identified during construction. Drainage and grading plans were not required by Engineering due to the size of the subdivision. The applicant has provided a no-build zone, and a building envelope on the proposed Lot 1, which will preserve vegetation, and the rockfall runout zone area. No structures will be permitted within the no build zone.

603.03: Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution.
Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A, Water Supply. The Silver Heights Water and Sanitation District will provide water and sanitary sewer services to the proposed development. The Colorado Department of Water Resources (CDWR) and the County's water consultant have reviewed the request and the required water documentation and have determined that the supply is adequate to serve the subdivision.

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

1803A.01: The applicant has demonstrated that the water rights can be used for the proposed use(s).
Staff Comment: The CDWR and the County water consultant have reviewed the minor development final plat request and the required water documentation. The District's water supply is adequate and available to serve the additional single family residential lot.

1803A.02: The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.
Staff Comment: No new renewable water rights are proposed to serve the development.

1803A.03: The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.
Staff Comment: A Water Plan is not required for review of proposed water service by a District.

1803A.04: The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section1805A herein.
Staff Comment: A Water Plan is not required for review of proposed water service by a District.

603.04 Provides for a public wastewater collection and treatment system, and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations.
Staff Comment: The lots will be served by Silver Heights Water & Sanitation District for Sanitation services. The DCHD provided a favorable recommendation regarding the proposed method of sewage disposal.

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

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

603.06: Provides adequate drainage improvements.
Staff Comment: Engineering did not require a Phase III Drainage Report or a GESC plan and report for the request due to the size of the proposed subdivision.

603.07: Provides adequate transportation improvements.
Staff Comment: The applicant's traffic analysis has been reviewed by Engineering and found to be acceptable.

603.08: Protects significant cultural, archaeological, natural, and historical resources, and unique landforms.
Staff Comment: The County Curator reviewed the request, and upon researching the cultural resources on the property and the surrounding area, it was determined that the property had not been surveyed for cultural resources. The County Curator stated that during construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery. A plat note has been added to the plat exhibit to this effect.

603.09: Demonstrates the extraction of any known commercial mining deposit shall not be impeded.
Staff Comment: There are no known commercial mining deposits or significant mineral deposits on site per the Douglas County Mineral Extraction Plan.

603.10: Has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision.
Staff Comment: The subdivision will be served by the Castle Rock Fire and Rescue Department, the Douglas County Sheriff's Office, the Douglas County School District, Black Hills Energy, CORE Electric Cooperative, Comcast, and CenturyLink. Cash-in-lieu of required parks, and school land dedication shall be paid prior to plat recordation.

IX. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6 of the DCSR. Should the Board find that the approval standards are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation of the minor development final plat, the applicant shall pay $500 to the Douglas County School District for cash-in-lieu of school land dedication.

2. Prior to recordation of the minor development final plat, the applicant shall pay $250 to Douglas County for cash-in-lieu of park land dedication.

3. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.

4. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 11
Applicant's Narrative 12
CMP, Zoning and Aerial Maps 14
Referral Agency Response Report 17
Referral Response Letters 24
Applicant Response to Referral Comments 88
Rockfall Analysis Report 90
Weed Management Plan 101
Silver Heights Water & Sanitation District Water Will Serve Letter 103
Water Supply Documentation 105
Silver Heights Water & Sanitation District Confirmation of Tap Fees Paid in Full 109
Traffic Letter 111
Minor Development Final Plat Exhibit 112
Supplemental Exhibit 114

LAND USE APPLICATION

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

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

OFFICE USE ONLY

PROJECT NAME: Adragna Minor Development Final Plat

PROJECT FILE #: SB2024-030

PROJECT TYPE: *Minor Development*

MARKETING NAME: *Adragna Minor Development*

SITE ADDRESS: *1161 Evalena Rd, Castle Rock, CO 80108*

OWNER(S):

Name(s): *Mike and Sandy Adragna*

Address: *1161 Evalena Rd, Castle Rock, CO 80108*

Phone: *720-218-5294*

Email: *michael_adragna@msn.com*

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

Name: *Casey Adragna (Architect) Bradford and Christie Adragna (new lot owners)*

Address: *8695 Thunderbird Circle, Parker, CO 80134*

Phone: *719-351-4918*

Email: *cadragna@adragnaarch.com, bradford35@mac.com, christieadragna@gmail.com*

PLANNING FEES: $2,600.00

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS: PS2023-222, PS2019-071

LEGAL DESCRIPTION:

Subdivision Name: Silver Heights Subdivision

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

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

ZONING:

Present Zoning: SR- Suburban Res. Proposed Zoning: SR- Suburban Res. Gross Acreage: Lot 1 = 2.3 ac. Lot 2 = 2.32 ac. Total = 4.62 ac.

Gross Site Density (DU per AC): 0.43 # of Lots or Units Proposed: 2 lots - 2 single family units

SERVICE PROVIDERS:

Fire District: Castle Rock Fire Protection Metro District: Castle Rock Gas: Black Hills

Water: Silver Heights Water & San. Sewer: Silver Heights Water & San. Electric: Core Electric

Roads: ☐ Public ☐ Private (please explain): _____

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

Applicant Signature *12/11/23* *Date*

Application Narrative

March 25, 2026

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

RE: Adragna Minor Development- 1161 Evalena Rd.

Dear Public Outreach & Assistance Team:

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

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

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

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

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

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

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

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

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

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

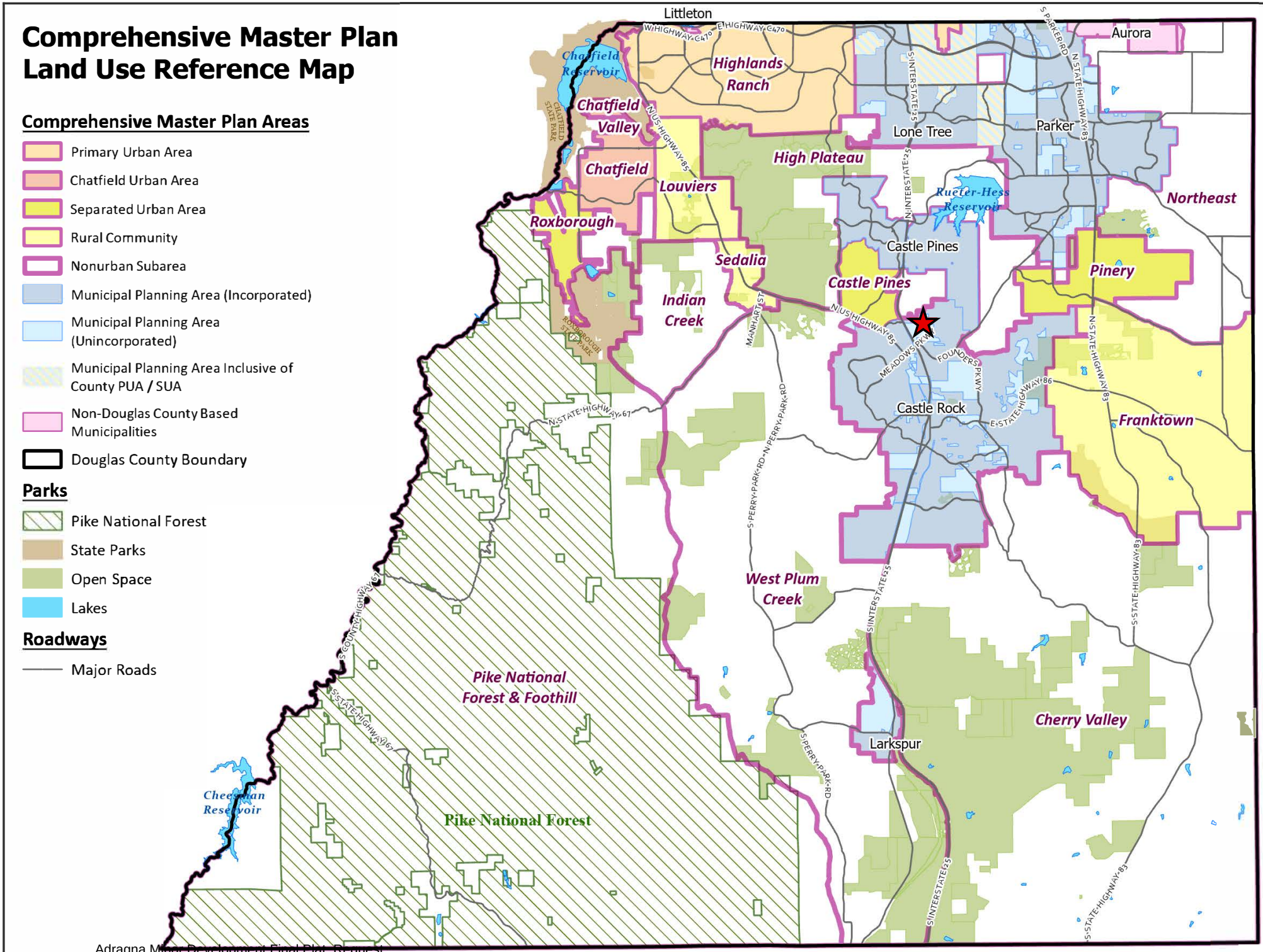
The applicant has completing a Declaration of Restrictive Covenants for all water rights in all Denver Basin aquifers have been reserved in perpetuity for the benefit of future landowners within the proposed development. The application has also completed a Subdivision Improvement Agreement with Douglas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

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

Sincerely,

Casey Adragna
Principal Architect
Adragna Architecture + Development

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

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

Parks

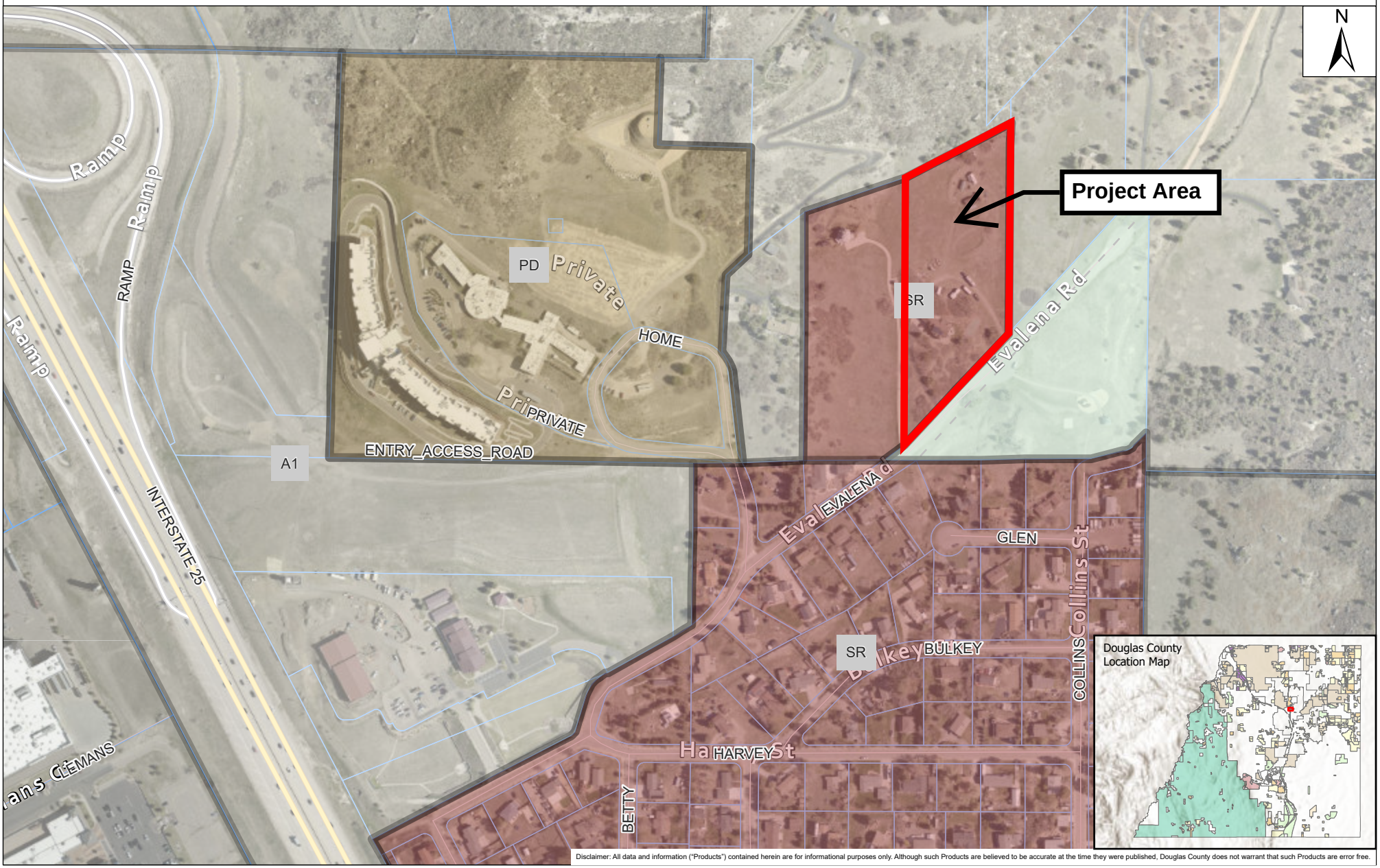
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

Adragna Minor Development Final Plat Zoning Map

DOUGLAS COUNTY COLORADO



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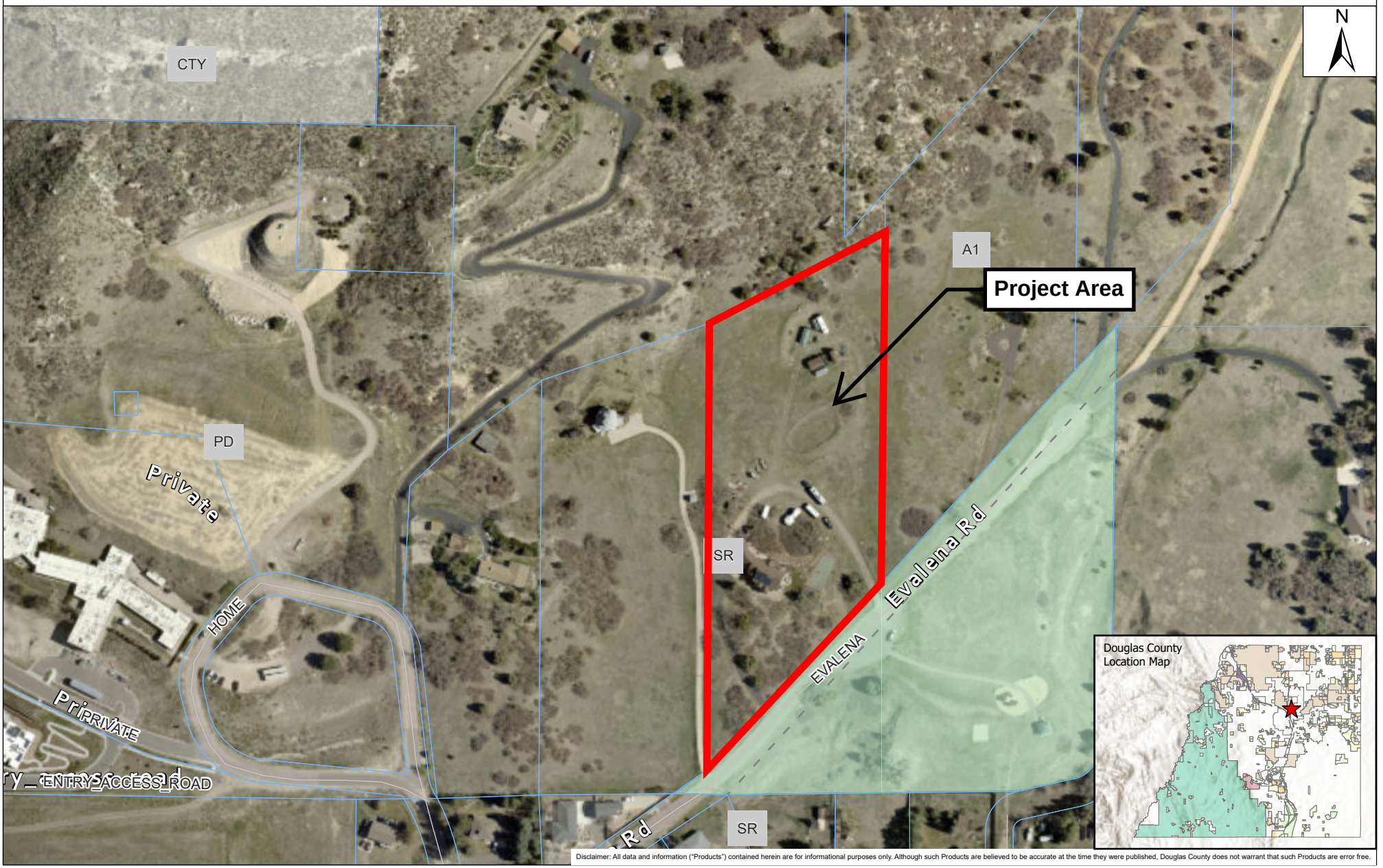
A1 - AGRICULTURAL ONE

SR - SUBURBAN RESIDENTIAL

PD - PLANNED DEVELOPMENT

Adragna Minor Development Final Plat Aerial Map

DOUGLAS COUNTY COLORADO



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

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A1 - AGRICULTURAL ONE

SR - SUBURBAN RESIDENTIAL

PD - PLANNED DEVELOPMENT

Project Name: Adragna
Project File #: SB2024-030
Date Sent: 06/10/2024 **Date Due:** 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/24/2024	The existing address of 1161 EVALENA ROAD will remain for the proposed Lot 2. The proposed address for the proposed Lot 1 is 1141 EVALENA ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions. (Verbatim)	Applicants have acknowledged the referral comment. No further action necessary.
Arapahoe County Public Airport Authority-Centennial	06/14/2024	See Letter: Thank you for the opportunity to review the plat. The Arapahoe County Public Airport Authority has reviewed the documents and has no objection to the proposed development. Please feel free to call me if you have any questions. Sincerely, Zachary Gabehart Planning Specialist - Noise & Environmental	No further action necessary
Assessor	07/01/2024	No Comment (Verbatim)	No further action necessary
AT&T Long Distance - ROW	06/12/2024	This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Evalena Rd Castle Rock, Colorado. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140 Nampa, ID 83651 Annb@cwc64.com (Verbatim)	No further action necessary

Project Name: Adragna
Project File #: SB2024-030
Date Sent: 06/10/2024 **Date Due:** 07/08/2024

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

Project Name: Adragna
Project File #: SB2024-030
Date Sent: 06/10/2024 **Date Due:** 07/08/2024

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

Project Name: Adragna
Project File #: SB2024-030
Date Sent: 06/10/2024 **Date Due:** 07/08/2024

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

Project Name: Adragna
Project File #: SB2024-030
Date Sent: 06/10/2024 **Date Due:** 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	07/01/2024	See Letter: Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s). Water and Sewer Service: A will-serve letter has been provided by the Silver Heights Water & Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal. Please feel free to contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments. Sincerely, Brent Freyer, Environmental Health Specialist II Douglas County Health Department	Applicants have acknowledged DCHD referral comments. No further action necessary.
Douglas County Historic Preservation	07/08/2024	See Letter: Summary - Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources. Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations. Sincerely, Brittany Cassell, Curator	Applicants have acknowledged the Historic Preservation Office comments. The applicants will notify the Historic Preservation Office should any cultural resources are found on the site during construction.

Project Name: Adragna
Project File #: SB2024-030
Date Sent: 06/10/2024 **Date Due:** 07/08/2024

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

Project Name: Adragna
Project File #: SB2024-030
Date Sent: 06/10/2024 **Date Due:** 07/08/2024

Agency	Date Received	Agency Response	Response Resolution
Happy Canyon HOA	07/08/2024	As a referral agency with Douglas County, the Happy Canyon HOA has no comment on this project. Thank you for keeping our community informed. Thank you, Elizabeth West, Member-at-Large Happy Canyon HOA (Verbatim)	No further action necessary
Office of Emergency Management	06/11/2024	OEM has no concerns with this project. (Verbatim)	No further action necessary
Open Space and Natural Resources		No Response Received	No further action necessary
Sheriff's Office		No Response Received	No further action necessary
Sheriff's Office E911		No Response Received	No further action necessary
Silver Heights Water & San District		No Response Received	No further action necessary
Town of Castle Rock	06/18/2024	No Comment (Verbatim)	No further action necessary
Wildfire Mitigation	08/05/2024	See Letter: This proposal does not need a mitigation plan.	No further action necessary
Xcel Energy-Right of Way & Permits	06/10/2024	See Letter: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Adragna and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Violeta Ciocanu (Chokanu), Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com	No further action necessary.

REFERRAL RESPONSE REQUEST

Date sent: June 10, 2024 **Comments due by: July 8, 2024**

Project Name:	**Adragna – Minor Development Plat**
Project File #:	**SB2024-030**
Project Summary:	The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. The property is located at 1161 Evalena Road, SPN: 2351-233-00-011, approximately ½ mile from Interstate 25, in Castle Rock, CO. The subject property is zoned Suburban Residential (SR).

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

☐	No Comment	
☐	Please be advised of the following concerns:	
☒	See letter attached for detail.	
Agency: Arapahoe County Public Airport Authority		**Phone #:** 303-218-2919
Your Name: Zachary Gabehart *(please print)*		**Your Signature:** Zachary Gabehart **Date:** 06/14/2024

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

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
Senior Planner, Planning Services
303-660-7460
cfreeland@douglas.co.us

CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

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

June 14th, 2024

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

Re: SB2024-030 – Adragna - Minor Development Plat

Dear Ms. Washee-Freeland,

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

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

Sincerely,

Zachary Gabehart
Planning Specialist - Noise & Environmental

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, June 12, 2024 2:02 PM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: Evalena Rd Castle Rock, Colorado Douglas County eReferral #SB2024-030
Attachments: Evalena Rd 2 Castle Rock, Colorado.jpg

Hi Carolyn,

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

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

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

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

-----Original Message-----
From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Monday, June 10, 2024 2:14 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2024-030) Is Ready For Review

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

SB2024-030, Adragna - Minor Development Plat Request

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

This referral will close on July 8, 2024.

If you have any questions, please contact me.

Sincerely,

Image Landsat / Copernicus

6/12/2024

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

P862304
No Reservations/No Objection

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

To Whom It May Concern:

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

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

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

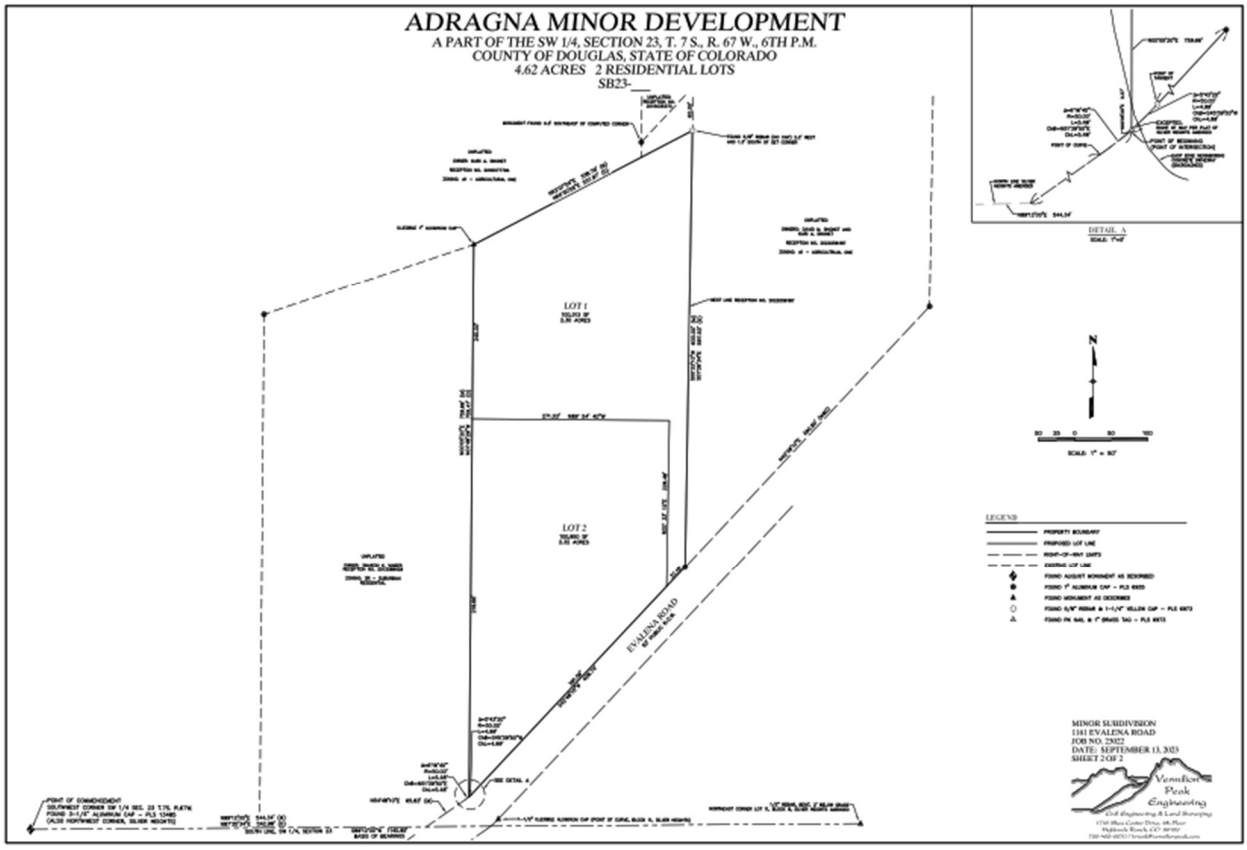
If you have any questions please contact Phil Hackler at (432) 288-08418 or Phil.Hackler@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A


ADRAGNA MINOR DEVELOPMENT
A PART OF THE SW 1/4, SECTION 23, T. 7 S., R. 67 W., 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
4.62 ACRES 2 RESIDENTIAL LOTS
SB23-___
LOT 1
LOT 2
EVALENA ROAD
DETAIL A
LEGEND
MINOR SUBDIVISION
1161 EVALENA ROAD
JOB NO. 23022
DATE: SEPTEMBER 13, 2023
SHEET 2 OF 2
Ventana Peak Engineering

June 13, 2024

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

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

Dear Carolyn Washee-Freeland:

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

Water Supply Demand

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

Source of Water Supply

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

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

in those annual amounts for a maximum of 100 years.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S. and section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with the District as the water supplier for this project, the proposed water supply is **adequate** and can be **provided without causing material injury** to existing water rights**.**

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is physically available, based on current conditions.

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

Our opinion is qualified by the following:

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

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

If you, or the applicant, have any questions please contact me at 303-866-3581 x8246 or ioana.comaniciu@state.co.us

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Subdivision file no. 26954

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Karen Berry
State Geologist

July 10, 2024

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

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

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

Dear Carolyn:

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

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

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

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

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

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

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

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

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

Carolyn Freeland

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

Hi Carolyn,

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

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

Thanks,
Jill Carlson

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

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

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

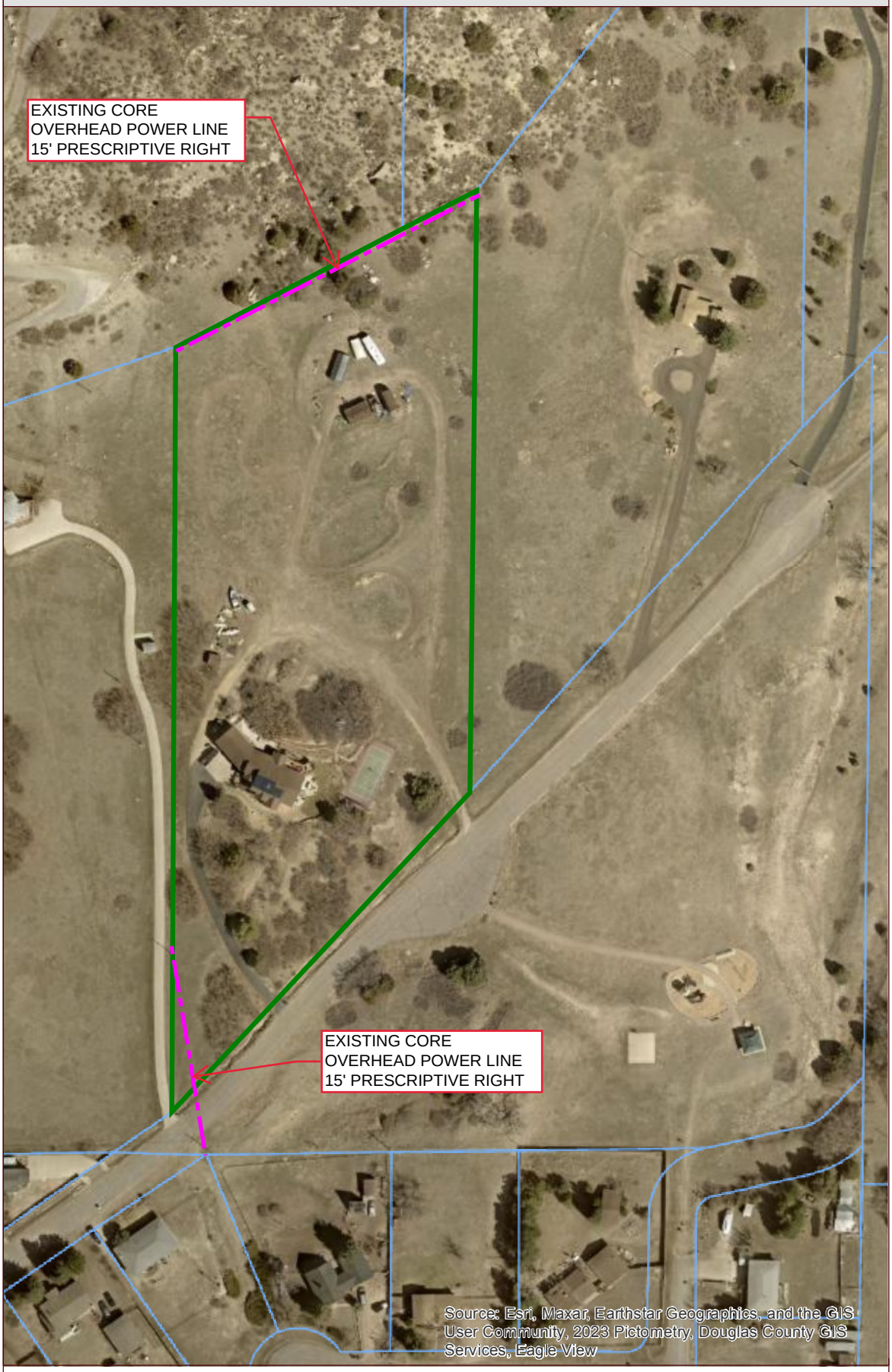
Hi Jill,

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

Thank you for your assistance.

Sincerely,

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



Real Property

Parcel

Public Land Survey System

Township

Section

General Features

School

Private Road

Railroad

DISCLAIMER:

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

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

0 0.015 0.03

Miles

ADRAGNA MINOR DEVELOPMENT

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

LEGAL DESCRIPTION

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

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

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

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

DEDICATION STATEMENT

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

OWNERS

_____ _____ _____
MICHAEL T. ADRAGNA SANDRA K. ADRAGNA

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___

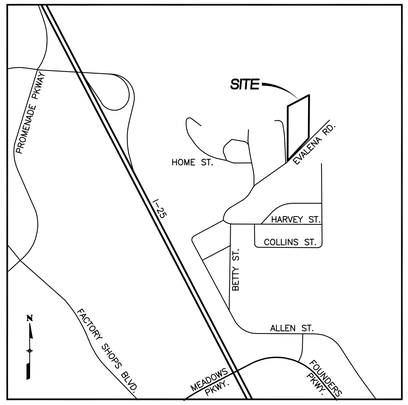
BY MICHAEL T. ADRAGNA AND SANDRA K. ADRAGNA.

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

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

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



VICINITY MAP
SCALE: 1"=1000'

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

PLAT NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

2. BENCHMARK: NGS BENCHMARK "A 355", PID "KK0201", BEING A BRASS DISK SET IN TOP OF HEADWALL.
ELEVATION: 6050.82', NAVD88 DATUM

TEMPORARY BENCHMARK (T.B.M.): THE TOP OF THE FIRE HYDRANT LOCATED APPROXIMATELY 100' EAST AND 100' NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 6272.41'

3. THE SUBJECT PROPERTY CONTAINS AN AREA OF 201,263 SQUARE FEET OR 4.62 ACRES, MORE OR LESS.

4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5. THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

6. BASIS OF BEARINGS: THE SOUTH LINE, SW 1/4, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR S89°12'00"W. IT IS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 23 BY A 3-1/4" ALUMINUM CAP – PLS 13485 AND AT THE NE CORNER OF LOT 11, BLOCK 8, SILVER HEIGHTS AMENDED BY A 1/2" REBAR, BENT, 2' BELOW GRADE.

OWNER/DEVELOPER
BRADFORD ADRAGNA
1161 EVALENA ROAD
CASTLE ROCK, CO 80108

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

SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS A SURVEY MADE IN 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

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

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

COLORADO REGISTERED
BRIAN KROMBEIN
38344
PE & PLS

TITLE VERIFICATION

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

BY: _____ _____
DATE

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAD)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___

BY _____.

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

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS

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

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

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

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAD)

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

RECEPTION NUMBER _____.

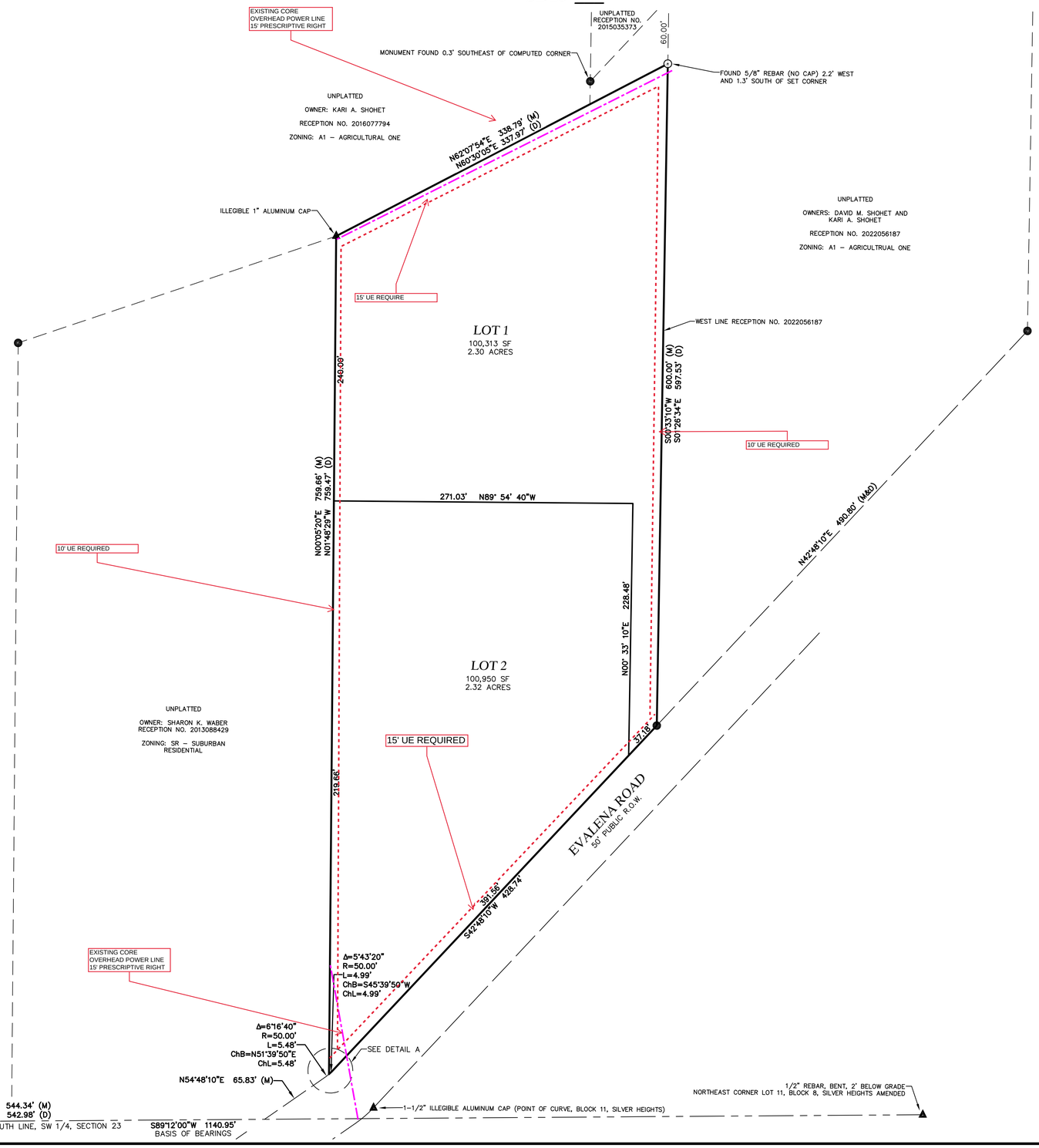
_____
COUNTY CLERK AND RECORDER

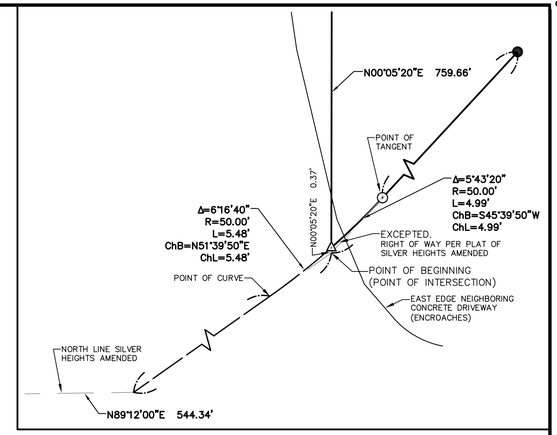
MINOR SUBDIVISION
ADRAGNA MINOR DEVELOPMENT
JOB NO. 23022
DATE: SEPTEMBER 13, 2023
SHEET 1 OF 2

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

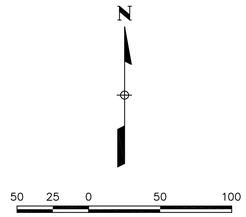
ADRAGNA MINOR DEVELOPMENT

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





DETAIL A
SCALE: 1"=5'



SCALE: 1" = 50'

LEGEND

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

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

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

REFERRAL RESPONSE REQUEST

Date sent: June 10, 2024 **Comments due by: July 8, 2024**

Project Name:	**Adragna – Minor Development Plat**
Project File #:	**SB2024-030**
Project Summary:	The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. The property is located at 1161 Evalena Road, SPN: 2351-233-00-011, approximately ½ mile from Interstate 25, in Castle Rock, CO. The subject property is zoned Suburban Residential (SR).

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

☐	No Comment	
☒	Please be advised of the following concerns: limitations on buildings, roads, excavations, and septic	
☒	See letter attached for detail.	
Agency: Douglas County Conservation District		**Phone #:** 3032182622
Your Name: Jeffery Pearson, VP *(please print)*		**Your Signature:** **Date:** 6/24/2024

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

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
Senior Planner, Planning Services
303-660-7460
cfreeland@douglas.co.us

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

DATE: 6/11/24

RE: SB2024-030

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

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

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

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

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

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

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

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

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

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

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

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

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

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Castle Rock Area, Colorado

Preface

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

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

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

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

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

Castle Rock Area, Colorado

KtE—Kutch sandy loam, 5 to 20 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Kutch

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Bresser

Percent of map unit: 7 percent

Hydric soil rating: No

Newlin

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

Aquic haplustolls

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

Soil Information for All Uses

Suitabilities and Limitations for Use

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

Building Site Development

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

Dwellings With Basements

ENG - Engineering

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

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

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

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

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

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

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

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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Tables—Dwellings With Basements

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

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

Rating Options—Dwellings With Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Dwellings Without Basements

ENG - Engineering

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

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

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

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

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

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

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

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Meters
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Feet
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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

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

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

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

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

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

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

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

Tables—Dwellings Without Basements

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

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

Rating Options—Dwellings Without Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Local Roads and Streets

ENG - Engineering

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

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

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

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

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

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

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

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Tables—Local Roads and Streets

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

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

Rating Options—Local Roads and Streets

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Shallow Excavations

ENG - Engineering

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

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

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

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

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

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

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

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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Tables—Shallow Excavations

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

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

Rating Options—Shallow Excavations

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Small Commercial Buildings

ENG - Engineering

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

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

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

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

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

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

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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Tables—Small Commercial Buildings

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

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

Rating Options—Small Commercial Buildings

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Sanitary Facilities

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

Septic Tank Absorption Fields

ENG - Engineering

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

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

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

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

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

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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Source of Map: Natural Resources Conservation Service
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Tables—Septic Tank Absorption Fields

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

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

Rating Options—Septic Tank Absorption Fields

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

July 1, 2024

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

RE: SB2024-038

Dear Ms. Washee-Freeland,

Thank you for the opportunity to review and comment on the request to subdivide a residential parcel. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

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

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

Sincerely,

Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

July 8, 2024

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

Re: SB2024-030 Adragna

Dear Mrs. Washee-Freeland:

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

Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources.

Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

Douglas County School District
Learn Today, Lead Tomorrow

620 Wilcox Street
Castle Rock, Colorado 80104

June 17th, 2024

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

RE: Adragna Minor Development Plat (SB2024-030)

Dear Ms. Washee-Freeland,

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

Pursuant to Section 1004.05.4 of the Douglas County Subdivision Resolution, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-lieu fee shall be $500 per each new residential lot." DCSD requests the $500 cash-in-lieu fee upon final plat approval and prior to plat recordation.

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

Sincerely,

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

DV 24-253

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent: June 10, 2024 **Comments due by: July 8, 2024**

Project Name:	**Adragna – Minor Development Plat**
Project File #:	**SB2024-030**
Project Summary:	The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. The property is located at 1161 Evalena Road, SPN: 2351-233-00-011, approximately ½ mile from Interstate 25, in Castle Rock, CO. The subject property is zoned Suburban Residential (SR).

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

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

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

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
Senior Planner, Planning Services
303-660-7460
cfreeland@douglas.co.us

Carolyn Freeland

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

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

JILL

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

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

Hi Jill,

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

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4361
Email | cfreeland@douglas.co.us

Right of Way & Permits

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

June 10, 2024

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

Attn: Carolyn Washee-Freeland

Re: Adragna, Case # SB2024-030

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

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

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

Friday, October 25, 2024

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

Carolyn,

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

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

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

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

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

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

- **We have now incorporated all of CORE's requested easements that will either be dedicated via the plat or dedicated by separate instrument. We will continue to work with CORE to get the new easements recorded.**

- *Summary of Comment Letter: Letter addresses limitations on buildings, roads, excavations, and septic.*
  - **Applicant generally acknowledges the comments made from the Douglas County Conservation District.**

- *The letter provides comments regarding the request for approval for a Minor Development Plat Request The applicant requests approval of a Minor Development Plat (MDP) to subdivide a 5-acre parcel into 2 Single Family Residential Lots. Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.*
  - **The construction activity note has been added to the MDP.**

- *Applicant will be subject to park dedication standards as outlined in article 10 of the Douglas County Subdivision Resolution. $250 per new lot must be paid to the County prior to recordation of the final plat.*
  - **Understood that these fees must be paid to the County prior to recordation of the final plat.**

- *$500 per new lot must be paid to the DCSD prior to recordation of the final plat.*
  - **Understood that these fees must be paid to the County prior to recordation of the final plat.**

- *Lot 2 currently shows two access points. Please clarify whether an access easement will be required on the lot 1 "dog leg" to support the east access to lot 2. Work directly with DC Engineering to address referral comment. Provide a written response with the resubmittal indicated how this was resolved.*
  - **Once plat is approved both lots 1 and 2 will only have 1 access drive each. The existing west access drive with serve lot 2 and the east access drive will serve lot 1.**

- *Staff planner will follow up with Wildfire Mitigation Specialist in regard to a wildfire mitigation plan.*
  - **Email received from you on 8/5/24 stated that a wild fire mitigation plan is not being required for our subdivision request.**

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

Casey Adragna, AIA
Architect

June 14, 2025

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

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

Dear Ms. Adragna:

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

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

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

Colorado Regional Office: 7108 South Alton Way, Building B • Centennial, CO 80112
Arizona • Colorado • Idaho • Texas • Utah
Phone 303-220-0300 • www.cmttechnicalservices.com

1. SITE CONDITIONS

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

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

2. GEOLOGY

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

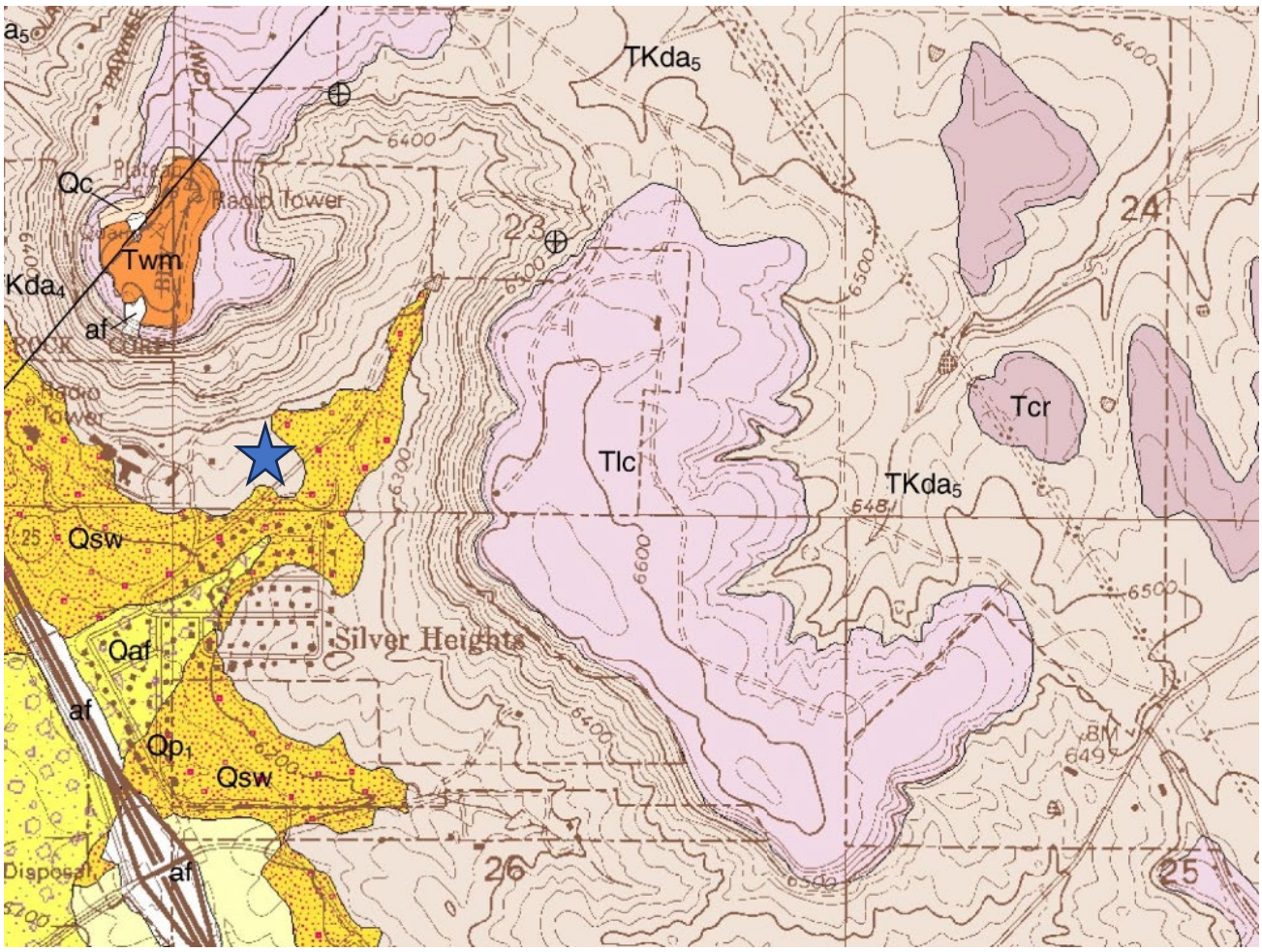


Exhibit 2. Geology of the area with 1161 Evalena Road designated with the blue star.

3. DOCUMENTS

Documents that were provided to CMT for review include:

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

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

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

Please refer to the report for Figure 2C.

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

states:

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

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

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

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

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

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

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

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

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

4. ROCKFALL HAZARDS ASSESSMENT

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

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

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

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

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

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

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

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

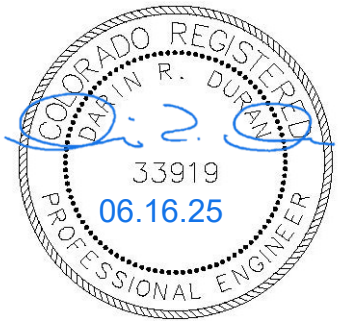
EXHIBIT 4. Proposed location for the residence in Lot 2.

5. LIMITATIONS

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

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

Sincerely,
CMT TECHNICAL SERVICES - COLORADO



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

DRD/

August 21, 2025

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

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

Dear Ms. Adragna:

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

LIMITATIONS

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

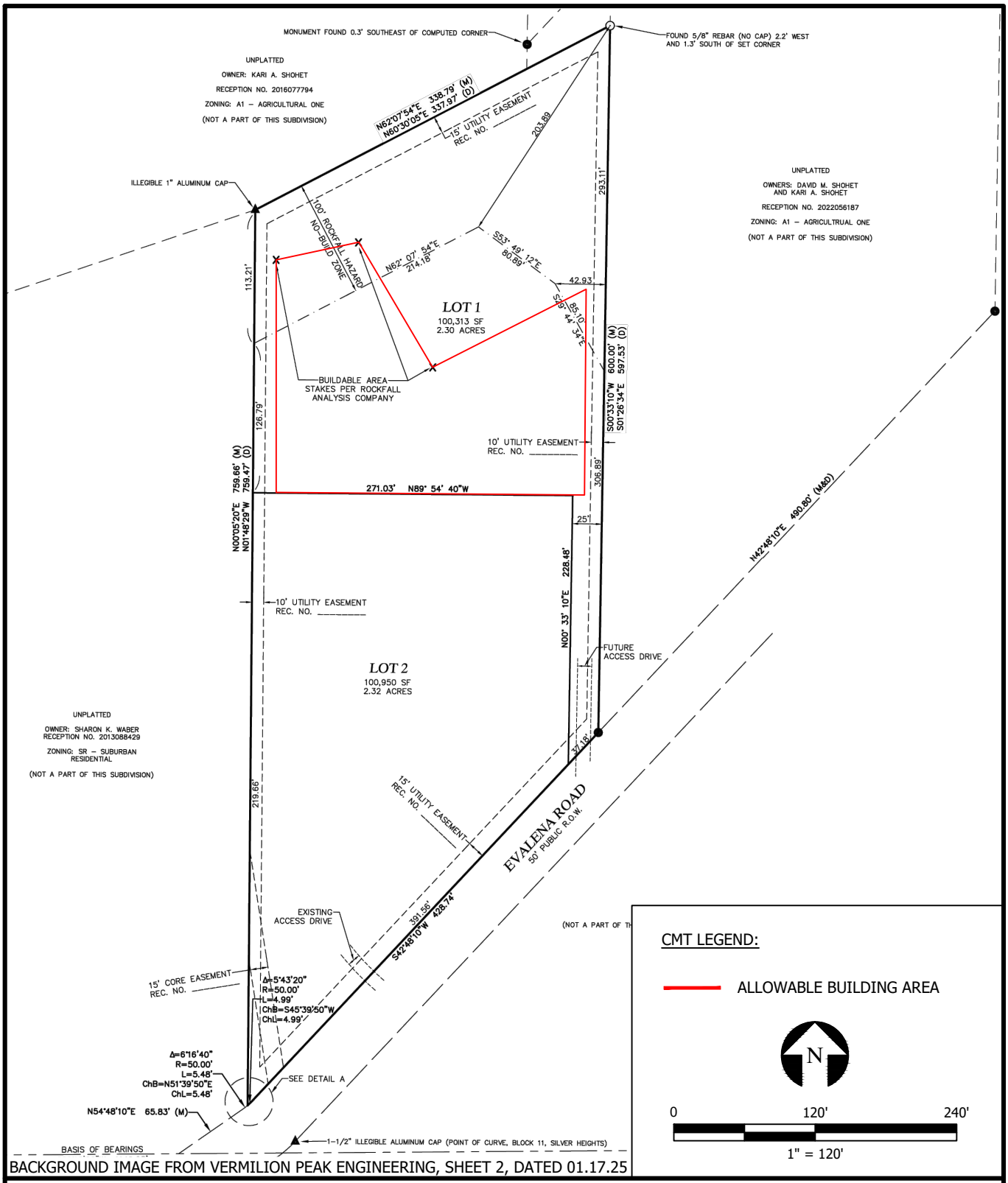
Please contact CMT with any comments or questions regarding this information.

Sincerely,
CMT TECHNICAL SERVICES - COLORADO

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

DRD/

500868 1161 Evalena Road Building Envelope 08.21.25



BACKGROUND IMAGE FROM VERMILION PEAK ENGINEERING, SHEET 2, DATED 01.17.25

FIGURE 1
Site Map

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

CMT TECHNICAL SERVICES

W:\2025\Cent\500868 1161 Evalena Road Rockfall\ACAD\500868 1161 Evalena Rockfall Hazard Figures.dwg 8/21/2025 1:51 PM

ADRAGNA MINOR DEVELOPMENT

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

LEGAL DESCRIPTION

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

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

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

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

DEDICATION STATEMENT

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

OWNERS

_____ _____ _____
MICHAEL T. ADRAGNA SANDRA K. ADRAGNA

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

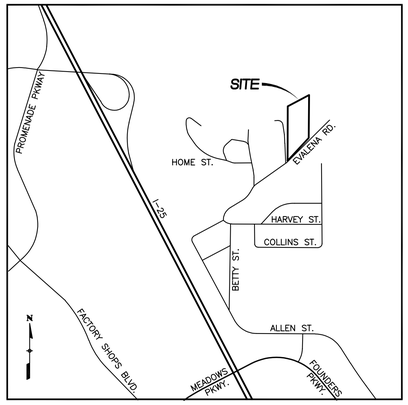
ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___

BY MICHAEL T. ADRAGNA AND SANDRA K. ADRAGNA.

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

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1"=1000'

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

PLAT NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

2. BENCHMARK: NGS BENCHMARK "A 355", PID "KK0201", BEING A BRASS DISK SET IN TOP OF HEADWALL.
ELEVATION: 6050.82', NAVD88 DATUM

TEMPORARY BENCHMARK (T.B.M.): THE TOP OF THE FIRE HYDRANT LOCATED APPROXIMATELY 100' EAST AND 100' NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 6272.41'

3. THE SUBJECT PROPERTY CONTAINS AN AREA OF 201,263 SQUARE FEET OR 4.62 ACRES, MORE OR LESS.

4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5. THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

6. BASIS OF BEARINGS: THE SOUTH LINE, SW 1/4, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR S89°12'00"W. IT IS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 23 BY A 3-1/4" ALUMINUM CAP – PLS 13485 AND AT THE NE CORNER OF LOT 11, BLOCK 8, SILVER HEIGHTS AMENDED BY A 1/2" REBAR, BENT, 2' BELOW GRADE.

OWNER/DEVELOPER
BRADFORD ADRAGNA
1161 EVALENA ROAD
CASTLE ROCK, CO 80108

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

SURVEYOR'S CERTIFICATE

I, BRIAN KROMBEIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS A SURVEY MADE IN 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

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

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

COLORADO REGISTERED BRIAN KROMBEIN 38344 PE & PLS

TITLE VERIFICATION

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

BY: _____ _____
DATE

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAD)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20____

BY _____.

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

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS

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

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

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

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAD)

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

RECEPTION NUMBER _____.

_____
COUNTY CLERK AND RECORDER

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

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

ADRAGNA MINOR DEVELOPMENT

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

Common Mullein

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

Scotch Thistle

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

Scotch Thistle

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

Silverleaf Scorpionweed.

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

Plants/Weeds:

UNPLATTED
RECEPTION NO. 2015035373

60.00'

MONUMENT FOUND 0.3' SOUTHEAST OF COMPUTED CORNER

FOUND 5/8" REBAR (NO CAP) 2.2' WEST AND 1.3' SOUTH OF SET CORNER

UNPLATTED
OWNER: KARI A. SHOHET
RECEPTION NO. 2016077794
ZONING: A1 – AGRICULTURAL ONE

N62°07'54"E 338.79' (M)
N60°30'05"E 337.97' (D)

ILLEGIBLE 1" ALUMINUM CAP

UNPLATTED
OWNERS: DAVID M. SHOHET AND KARI A. SHOHET
RECEPTION NO. 2022056187
ZONING: A1 – AGRICULTRUAL ONE

WEST LINE RECEPTION NO. 2022056187

LOT 1
100,313 SF
2.30 ACRES

240.00'

N00°05'20"E 759.66' (M)
N01°48'29"W 759.47' (D)

271.03' N89° 54' 40"W

S00°33'10"W 600.00' (M)
S01°26'34"E 597.53' (D)

N42°48'10"E 490.80'

N00° 33' 10"E 228.48'

37.18'

LOT 2
100,950 SF
2.32 ACRES

219.66'

UNPLATTED
OWNER: SHARON K. WABER
RECEPTION NO. 2013088429
ZONING: SR – SUBURBAN RESIDENTIAL

EVALENA ROAD
50' PUBLIC R.O.W.

391.56'
S42°48'10"W 428.74'

Δ=5°43'20"
R=50.00'
L=4.99'
ChB=S45°39'50"W
ChL=4.99'

Δ=6°16'40"
R=50.00'
L=5.48'
ChB=N51°39'50"E
ChL=5.48'

SEE DETAIL A

N54°48'10"E 65.83' (M)

POINT OF COMMENCEMENT
SOUTHWEST CORNER SW 1/4 SEC. 23 T.7S. R.67W.
FOUND 3-1/4" ALUMINUM CAP – PLS 13485
(ALSO NORTHWEST CORNER, SILVER HEIGHTS)

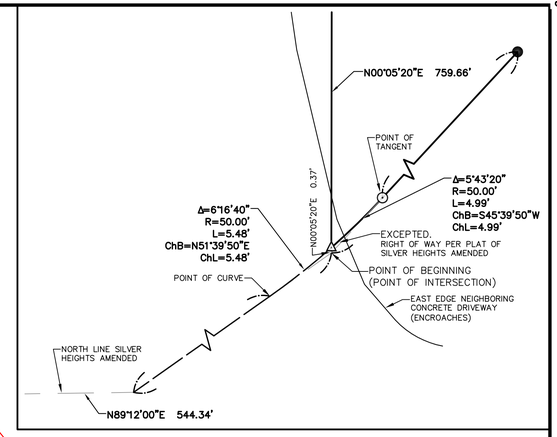
N89°12'00"E 544.34' (M)
N87°35'34"E 542.98' (D)

SOUTH LINE, SW 1/4, SECTION 23

S89°12'00"W 1140.95'
BASIS OF BEARINGS

1-1/2" ILLEGIBLE ALUMINUM CAP (POINT OF CURVE, BLOCK 11, SILVER HEIGHTS)

1/2" REBAR, BENT, 2' BELOW GRADE
NORTHEAST CORNER LOT 11, BLOCK 8, SILVER HEIGHTS AMENDED



DETAIL A
SCALE: 1"=5'

N

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

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

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

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

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

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

TELEPHONE (303) 861-9000
TELECOPIER (303) 861-9026
WWW.CHP-LAW.COM

LEE H. JOHNSON
KARL D. OHLSEN
MASON H. BROWN
KATRINA B. FISCELLA
SARAH B. WIEDEMANN
MATTHEW L. NAVARRETTE

mbrown@chp-law.com

JOHN UNDEM CARLSON
(1940-1992)

WILLIAM A. PADDOCK
OF COUNSEL

MARY MEAD HAMMOND
RETIRED

May 9, 2024

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

Re: Water and Sewer Availability – Adragna Planned Development

Mr. Adragna:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Mason H. Brown

Copy: District Board
Greg Sekera
Karl Ohlsen

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

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

TELEPHONE (303) 861-9000
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mbrown@chp-law.com

JOHN UNDEM CARLSON
(1940-1992)

WILLIAM A. PADDOCK
OF COUNSEL

MARY MEAD HAMMOND
RETIRED

May 9, 2024

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

Re: Water Supply Report – Adragna Planned Development

Mr. Adragna:

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

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

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

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

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

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

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

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

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

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

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

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

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

(7) A map of the service area.

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

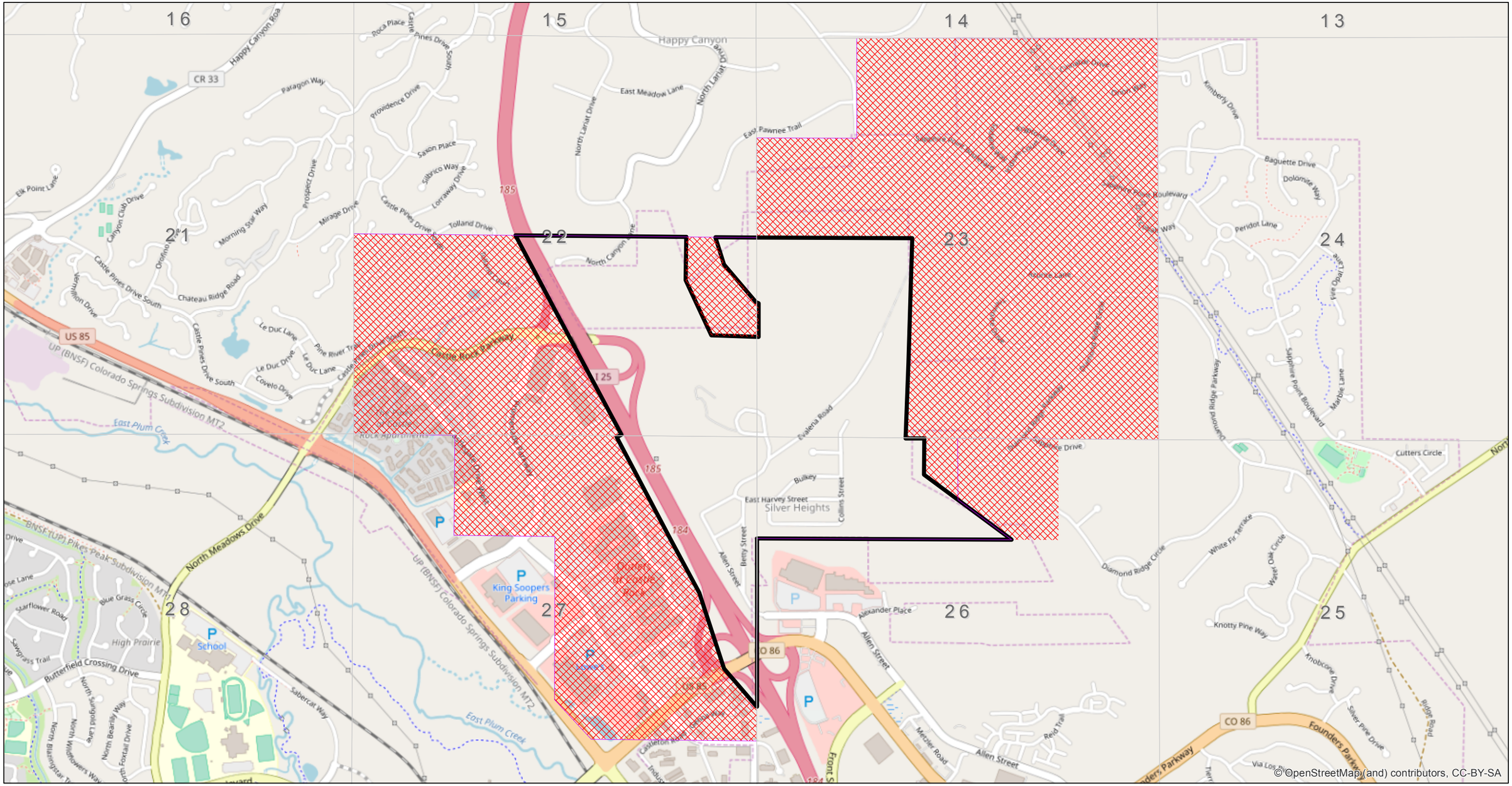
If you have any questions or concerns, please contact me at (303) 861-9000.

Sincerely,

Mason H. Brown

Enclosures

Copy: Richard T. Rasmussen
Greg Sekera
Karl Ohlsen



District Boundary

Original Boundary 1964

Exclusion

22 Section

N

0 1,000

Scale: Feet

Kennedy/Jenks Consultants

Silver Heights Water and Sanitation District

District Boundary

1846059*00

Date: 2/4/2019

TABLE 1

SILVER HEIGHTS WATER AND SANITATION DISTRICT

SUMMARY OF WELL PERMITS AND WATER RIGHTS

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

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

[2] NNT = not-nontributary, NT = nontributary

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

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

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

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

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

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

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

Carolyn Freeland

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

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

Hi Carolyn,

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

Please let me know if you need anything further.

Thanks,

Mason

Mason H. Brown

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

CONFIDENTIALITY NOTICE: This electronic mail message and any attachments may be privileged and/or confidential. This message is intended only for use by the person(s) or entity named above. If you are not the intended recipient(s) or a representative of the intended recipient(s), then you are PROHIBITED from disclosing, copying, using, or disseminating any information in this message or its attachments. If you have received this electronic message in error, please immediately contact the sender by calling collect to (303) 861-9000, destroy all electronic copies of this message and return any hard copies to the sender at 1900 Grant Street, Suite 1200, Denver, Colorado 80203.

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

Hi Mason,

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

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4361
Email | cfreeland@douglasco.gov

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

Traffic Impact Letter

December 11, 2023

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

RE: Adragna Minor Development- 1161 Evalena Rd.

Dear Public Outreach & Assistance Team:

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

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

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

Sincerely,

Casey Adragna
Principal Architect
Adragna Architecture + Development

ADRAGNA

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

LEGAL DESCRIPTION

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

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

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

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

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS. MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ADRAGNA. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNERS:

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

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

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___

BY SANDRA K. ADRAGNA, TRUSTEE AND MICHAEL T. ADRAGNA, TRUSTEE.

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

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST

BELLCO CREDIT UNION

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___

BY _____ AS _____ OF

BELLCO CREDIT UNION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

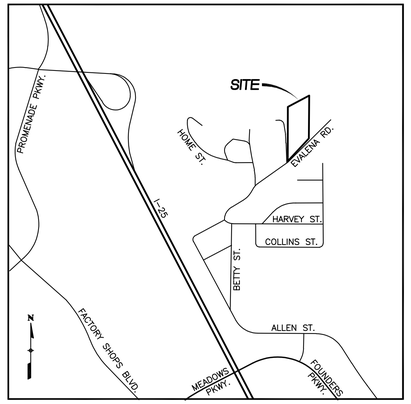
_____
NOTARY PUBLIC

OWNER/DEVELOPER

BRADFORD ADRAGNA
1161 EVALENA ROAD
CASTLE ROCK, CO 80108

LAND SURVEYOR

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



VICINITY MAP
SCALE: 1"=1000'

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

PLAT NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

2. BENCHMARK: NGS BENCHMARK "A 355", PID "KK0201", BEING A BRASS DISK SET IN TOP OF HEADWALL.
ELEVATION: 6050.82', NAVD88 DATUM

TEMPORARY BENCHMARK (T.B.M.): THE TOP OF THE FIRE HYDRANT LOCATED APPROXIMATELY 100' EAST AND 100' NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY.
ELEVATION: 6272.41'

3. THE SUBJECT PROPERTY CONTAINS AN AREA OF 201,263 SQUARE FEET OR 4.62 ACRES, MORE OR LESS.

4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

5. THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

6. BASIS OF BEARINGS: THE SOUTH LINE, SW 1/4, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR S89°12'00"W. IT IS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 23 BY A 3-1/4" ALUMINUM CAP – PLS 13485 AND AT THE NE CORNER OF LOT 11, BLOCK 8, SILVER HEIGHTS AMENDED BY A 1/2" REBAR, BENT, 2' BELOW GRADE.

7. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO, OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS MINOR DEVELOPMENT FINAL PLAT.

8. 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.

9. LOTS 1 AND 2 SHALL TAKE ACCESS FROM EVALENA ROAD VIA A PRIVATE ACCESS DRIVEWAY FOR EACH LOT.

10. NO-BUILD ZONES AS DEPICTED HEREON ARE FOR THE PURPOSE OF PRESERVING STEEP SLOPES, ROCK OUTCROPPINGS, AND SIGNIFICANT STANDS OF VEGETATION WITHIN THE SUBDIVISION. NO BUILD ZONES DEPICTED HEREON INDICATE AREAS IN WHICH NO STRUCTURES SHALL BE ALLOWED.

11. ALL WATER BENEATH THIS PROPERTY IS DEDICATED THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.

12. THE 10-FOOT AND 15-FOOT WIDE EASEMENTS AS SHOWN ON LOTS 1 AND 2 WILL BE FOR UTILITY PURPOSES. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

13. UTILITY EASEMENTS AS SHOWN HEREON WILL NOT BE ALLOWED TO BE ENCROACHED UPON BY BUILDINGS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, ACCESSORY STRUCTURES, MONUMENTS, RETAINING WALLS AND THEIR COMPONENTS.

14. OWNERSHIP AND MAINTENANCE OF EACH PRIVATE DRIVEWAY WILL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE LOT IT IS LOCATED ON. THERE WILL NOT BE A PRIVATE MAINTENANCE AGREEMENT BETWEEN THE LOT OWNERS. DOUGLAS COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF ANY MAINTENANCE AGREEMENTS BY SEPARATE DOCUMENT.

15. THE CORE EASEMENT SHOWN ON THE FOLLOWING PLAT EXHIBIT AS BEEN DEDICATED BY SEPARATE DOCUMENT. THIS EASEMENT WILL BE OWNED AND MAINTAINED BY CORE.

SURVEYOR'S CERTIFICATE

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

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

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

COLORADO REGISTERED BRIAN KROMBEIN 38344 P.E. & P.L.S.

TITLE VERIFICATION

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

BY: _____ _____
DATE

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAD)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___

BY _____.

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

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

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

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

BOARD OF COUNTY COMMISSIONERS

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

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

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

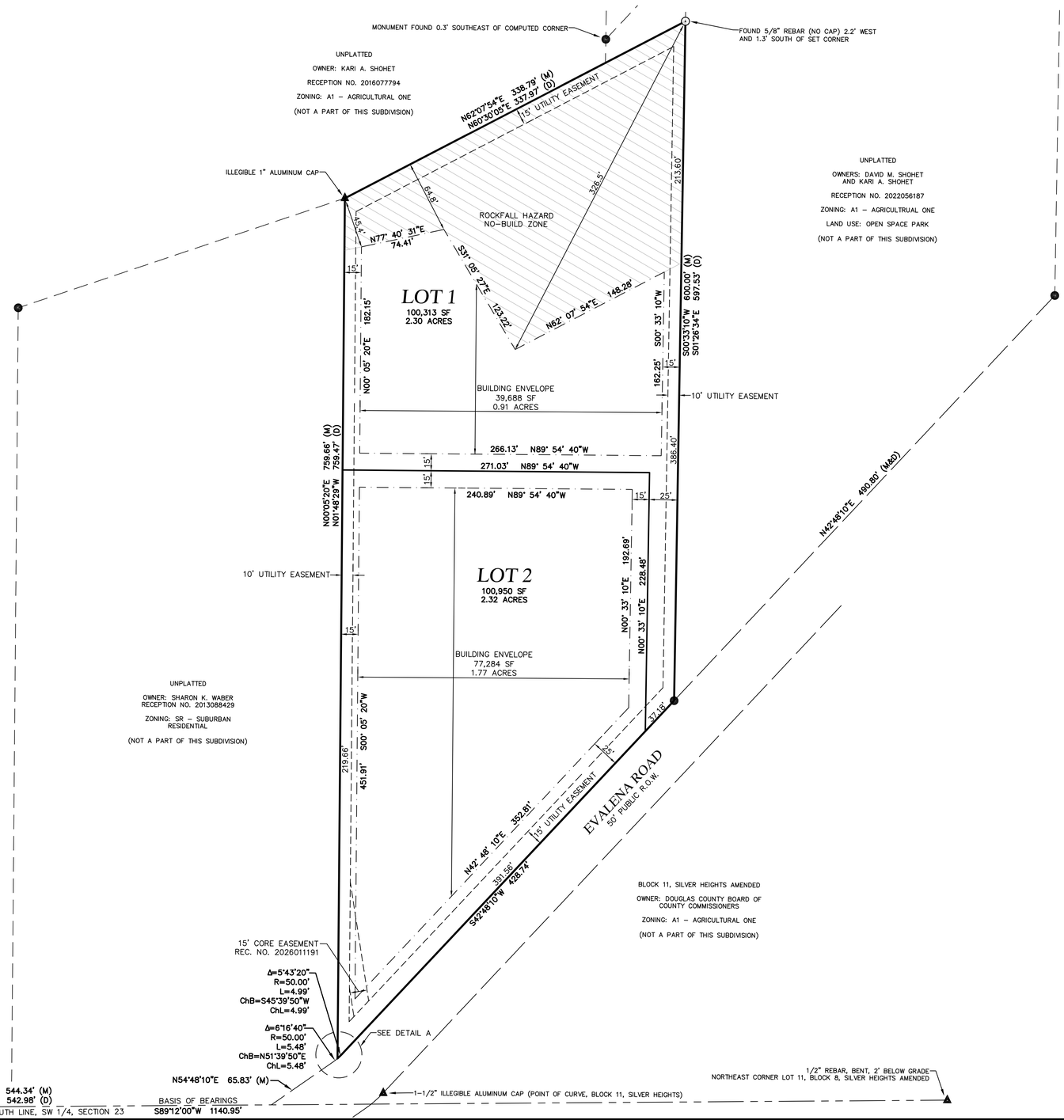
_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

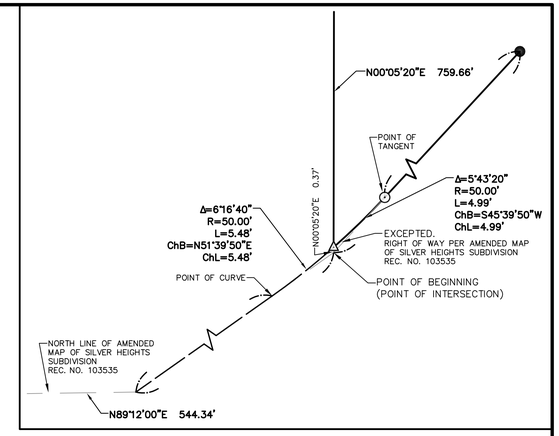
ADRAGNA
JOB NO. 23022
PREPARATION DATE: MARCH 10, 2026
SHEET 1 OF 2

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

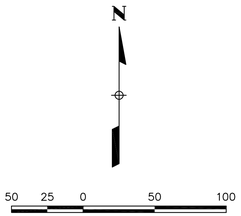
ADRAGNA

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





DETAIL A
SCALE: 1"=5'



SCALE: 1" = 50'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- RIGHT-OF-WAY LIMITS
- EXISTING LOT LINE
- BUILDING ENVELOPE
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND 1" ALUMINUM CAP – PLS 6935
- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR & 1-1/4" YELLOW CAP – PLS 6973
- FOUND PK NAIL & 1" BRASS TAG – PLS 6973
- NO BUILD ZONE

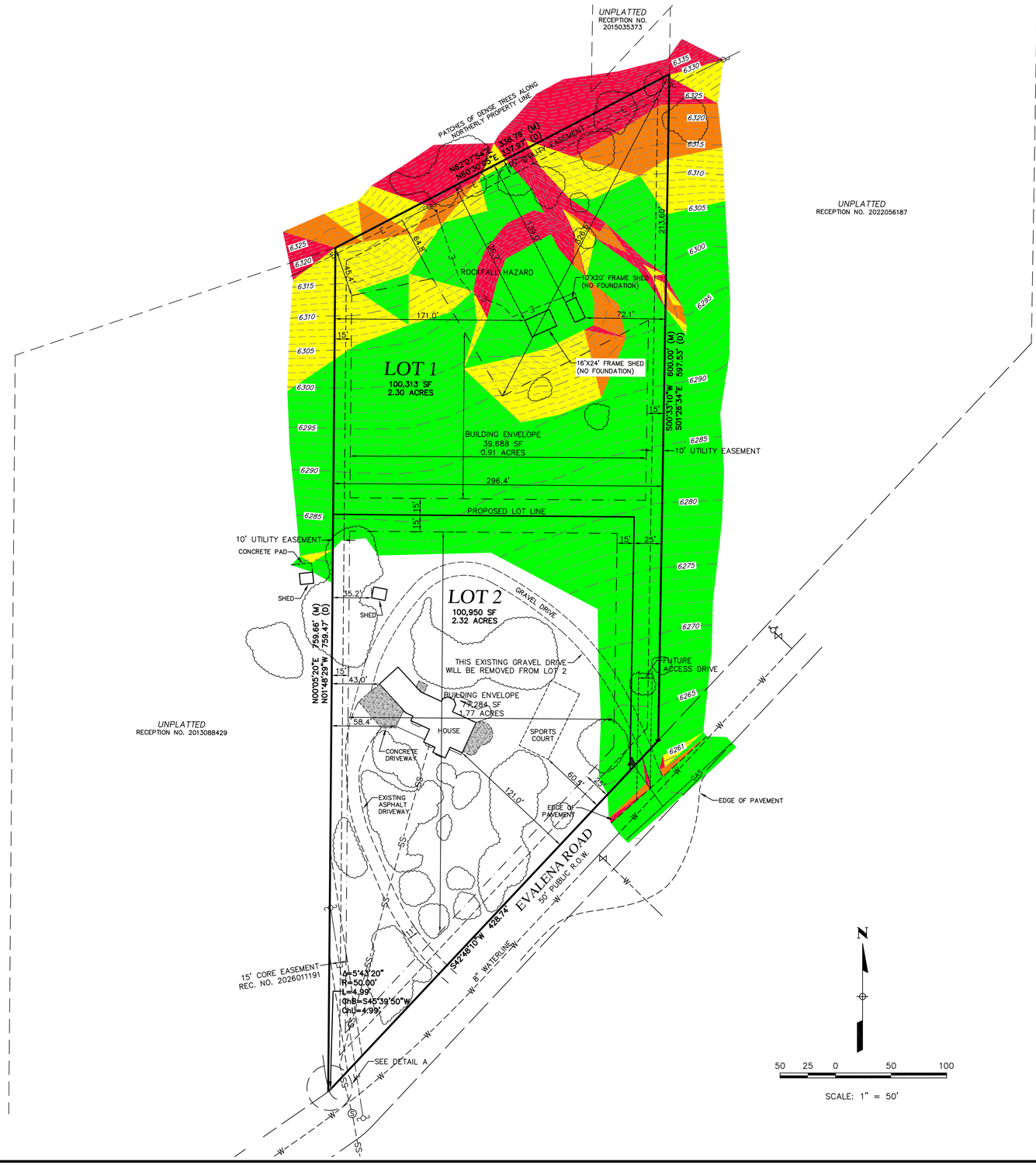
ADRAGNA
JOB NO. 23022
PREPARATION DATE: MARCH 10, 2026
SHEET 2 OF 2

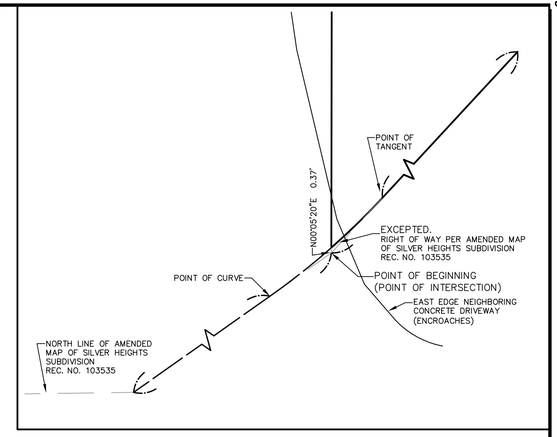
Vermilion Peak Engineering
Civil Engineering & Land Surveying
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / briank@vermilionpeak.com

SUPPLEMENTAL ANALYSIS EXHIBIT

ADRAGNA

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





DETAIL A
SCALE: 1"=5'

SLOPE TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
0%	14.9%	
15%	19.9%	
20%	24.9%	
25%	100%	

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LIMITS
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- BUILDING ENVELOPE
- CONTOUR LINE
- BUILDING SETBACK PER SR ZONING
- WATER LINE
- SANITARY SEWER
- GAS PIPE
- OVERHEAD ELECTRIC
- LIMITS OF VEGETATION
- NO BUILD ZONE

NOTES

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

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

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

MEETING DATE: July 14, 2026

STAFF PERSON RESPONSIBLE: Matthew Dziubanski, Chief Building Official

DESCRIPTION: An Ordinance Adopting the 2024 International Fire Code, with Amendments as Set Forth in Attachment 1 and Appendices B and C and Repealing All Ordinances and Resolutions in Conflict Therewith.

SUMMARY: The International Fire Code (IFC) is a model code that establishes minimum fire safety requirements for new and existing buildings, facilities, storage, and processes. The IFC is developed through a consensus-based code development process that includes public hearings and participation from fire districts, International Code Council (ICC) members, design professionals, builders, manufacturers, and the public. The code addresses fire prevention, fire protection systems, life safety, and the safe storage and use of hazardous materials.

Douglas County adopted the 2018 edition of the IFC on November 12, 2019. In preparation for adoption of the 2024 edition of the IFC, County staff worked closely with Douglas County fire districts to develop proposed amendments specific to the County. In accordance with C.R.S. § 30-15-401.5, the Douglas County Fire Code Adoption and Revision Committee recommends adoption of the 2024 IFC, as amended.

Adoption of the 2024 IFC will enhance fire and life safety, improve consistency in fire code enforcement throughout the County, and address new materials, methods, and technologies. Adoption of the updated code will also support strong Insurance Services Office (ISO) ratings for fire districts within Douglas County, which directly benefits County residents.

First reading of the Fire Code Ordinance was accomplished at a regular Business Meeting before the Board of County Commissioners on June 9, 2026.

RECOMMENDED ACTION: Approve an Ordinance adopting, as amended, the 2024 International Fire Code, including Appendices B and C.

REVIEW:

Janet Herman	Approve	7/9/2026
Jeff Garcia	Approve	7/9/2026
Christie Guthrie	Approve	7/9/2026
Doug DeBord	Approve	7/10/2026

ATTACHMENTS:

Ordinance Adoption of 2024 International Fire Code w amendments
Letter of Support 2024 IFC- DC Fire Chiefs Association
Cover Page

ORDINANCE NO. O-026-004

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

AN ORDINANCE ADOPTING THE 2024 EDITION OF THE *INTERNATIONAL FIRE CODE* SUBJECT TO THE AMENDMENTS AS SET FORTH IN ATTACHMENT 1 AND APPENDICES B AND C AND REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH

WHEREAS, Section 30-15-401.5(1), C.R.S., authorizes the Board of County Commissioners to adopt ordinances to provide for minimum safety standards, and;

WHEREAS, Section 30-15-401.5(3), C.R.S., authorizes the Board of County Commissioners to adopt fire code provisions for the unincorporated areas of Douglas County, and;

WHEREAS, pursuant to Section 30-15-401.5(2), C.R.S., the Board of County Commissioners has appointed a permanent commission, known as the Fire Code Adoption and Revision Commission, for the purpose of reviewing and making recommendations for the adoption of a fire code, and;

WHEREAS, pursuant to Section 30-15-401.5(2), C.R.S., the Board of County Commissioners has received a recommendation from the Fire Code Adoption and Revision Commission, and;

WHEREAS, after receiving the recommendations of the Fire Code Adoption and Revision Commission and duly considering the same, the Board of County Commissioners of Douglas County desires to adopt by reference the 2024 International Fire Code ("IFC") in its entirety, except as modified herein, to protect the safety and welfare of the citizens of Douglas County; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY as follows:

A. The Board of County Commissioners hereby approves the 2024 IFC, subject to the Amendments set forth in Attachment 1 and Appendices B and C.

B. The following properties shall be exempt from IFC coverage, except as provided in Subsection 102.5, as amended herein:
    1. Detached one or two-family dwellings;
    2. Factory built housing units certified by the State of Colorado;
    3. Factory built housing units constructed to federal standards;
    4. Buildings or structures accessory to a dwelling or other allowed private use; or used exclusively for private agricultural purposes; and
    5. Residential developments containing or creating three or fewer lots or parcels.

C. The provisions of the International Fire Code, as adopted herein, and from the date on which this ordinance shall take effect, shall be controlling within the limits of the Fire

Protection Districts of Castle Rock, Conifer Fire, South Metro Fire Rescue, Franktown, Jackson 105, Larkspur, West Douglas, Mountain Communities and West Metro Fire Rescue, along with the Metropolitan Districts of Highlands Ranch, Roxborough Park and Castle Pines and those areas of unincorporated Douglas County not included within a fire protection district. The Fire Code shall be enforced by the chief, commander or designated representative of each fire protection department or district listed above, or by the Board of County Commissioners in areas not included within a fire protection district.

D. Should any section, clause, sentence, or part of this Ordinance be adjudged by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect, impair or invalidate the ordinance as a whole or any part thereof other than the part so declared to be invalid.

E. All ordinances and/or resolutions, including Ordinance No. O-019-002, or parts or ordinances and/or resolutions, which are inconsistent with the provisions of this ordinance, are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED, READ AND ADOPTED ON FIRST READING on June 9, 2026

ADOPTED ON SECOND AND FINAL READING, AS AMENDED, on _____ and ordered published in its entirety in the Douglas County News-Press.

THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF DOUGLAS COLORADO

BY:

_____

George Teal, Chair

ATTEST:

_____

HAYLEY HALL, Clerk to the Board

ATTACHMENT 1 TO ORDINANCE NO. O-026-004

Amendments to the 2024 International Fire Code

Section 1. <u>Adoption of the International Fire Code</u>. That certain document, three (3) copies of which are filed in the office of the Douglas County Clerk & Recorder, being marked and designated as the *International Fire Code,* 2024 edition, including Appendix Chapters B and C as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, Illinois 60478, and amended by Douglas County, be and is hereby adopted by the Board of County Commissioners as the Douglas County Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in Section 2 of this Ordinance.

Section 2. <u>Additions, Insertions, Deletions and Changes</u>. The following sections of the Fire Code are hereby amended as set forth in Attachment 1 and Appendices B and C:

Subsection 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of Douglas County, hereinafter referred to as "this code".

Subsection 102.5 is amended to read as follows:

102.5 Application of this code to residential properties and construction. Where buildings, structures and portions thereof are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply only as follows:

1. Provisions of this code pertaining to fire apparatus access roads, water supplies and fire flow requirements apply to community fire protection for residential developments in which four (4) or more new lots or parcels are created but shall not apply to individual structures and properties within those residential developments, except when specifically required and approved by the Board of County Commissioners as a condition of the planned development process. Requirements for fire apparatus access roads for new residential development apply per Subsections 503.1 and 503.2 as amended herein. Water supplies and fire flow requirements for new residential development, where adequate and reliable water supplies exist and in which four (4) or more new lots or parcels are created, apply per Subsection 507.1, 507.3 and 507.5 as amended herein.

2. Construction permits for fire protection systems and associated equipment in the interior or exterior of the structure, not including dwelling unit fire sprinkler systems installed in accordance with Section P2904 of the International Residential Code.

3. Administrative and maintenance provisions shall apply. Operational permit requirements shall apply only as follows:
    a. Amusement areas per Subsection 105.5.3.

b. Open burning per Subsection 105.5.36.
c. Explosives per Subsection105.5.16.
d. Carnivals and fairs per Subsection 105.5.5.
e. LP-gas per Subsection 105.5.30.
f. Temporary membrane structures, special event structures, and tents greater than 2,500 sq. ft.

A new Subsection 102.13 is enacted to read as follows:

102.13 Douglas County Regulations. Where provisions of this code conflict with any other Douglas County code, standard, or adopted regulation, the more restrictive provision shall control. The Douglas County Wildfire Mitigation Standards shall govern in lieu of the International Wildland-Urban Interface Code. References within this code to the International Wildland-Urban Interface Code shall not apply.

Subsection 105.5.40 is amended to read as follows:

105.5.40 Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where elements of the event are regulated by this code or where planned attendance exceeds 500 persons on site at one time.

Subsection 105.5.51 is amended to read as follows (exceptions unchanged):

105.5.51 Temporary membrane structures, special event structures, inflatable amusement devices, and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure, an inflatable amusement device, or a tent having an area in excess of 400 square feet (37 m^2).

Subsection 105.6.21 is amended to read as follows:

105.6.21 Solar Photovoltaic Power Systems. A building permit is required to install or modify solar photovoltaic power systems. Maintenance performed in accordance with the International Building Code or International Residential Code as amended and adopted by Douglas County is not considered to be a modification and does not require a permit.

Subsection 105.6.25 is amended to read as follows:

105.6.25 Temporary Membrane Structures and Tents. A construction permit is required to erect a membrane structure, air-inflated membrane structure, air-supported membrane structure, a temporary special event structure, an inflatable amusement device or a tent in accordance with section 105.5.51.

Subsection 105.6.26 add new subsection to read as follows:

105.6.26 Electrified fences on commercial property. A construction permit is required to install or modify an electrified fence on commercial property regardless of the height of the fence.

Subsection 112.1 is amended to read as follows:

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be created a Regional Fire Code Board of Appeals ("board") by the entry of various fire districts into an intergovernmental agreement ("IGA"). The board shall be appointed through the operation of the IGA. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. The Douglas County Board of County Commissioners shall be notified of all appointments made to the board. Said notification shall be in writing and shall be given within 30 days of said appointment(s). Upon 30 days written notice, the County may elect to withdraw from the use of the board at any time and for any reason. In the absence of an appointed Board of Appeals, the Douglas County Board of County Commissioners may perform its functions.

Subsection 113.4 is amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or perform work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to fines up to the maximum specified in Section 30-15-402, C.R.S. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Subsection 114.4 is amended to read as follows:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines up to the maximum specified in section 30-15-402, C.R.S.

Section 202 General Definitions
Fire Apparatus Access Road- is amended to read as follows:

Fire apparatus access road - Any improved surface, designed or ordinarily used for vehicular travel that provides fire apparatus access, including fire lanes, public or private streets, and parking lot lanes. Fire Apparatus Access Road shall not include a private residential driveway, or a private residential shared driveway as defined herein.

Residential Driveway – Add new definition to read as follows:

Residential Driveway – A vehicular access for private use that serves one lot or parcel connecting a dwelling, garage, or other allowed use to the public or private road.

Residential Shared Driveway – Add new definition to read as follows:

Residential Shared Driveway – A vehicular access for private use that may serve no more than three lots or parcels for the purpose(s) of ingress and egress to buildings structures or other allowed use.

Subsection 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and the Douglas County Roadway Design and Construction Standards ("the Standards"). Should any provision of the fire code conflict with the Standards, the Standards shall control. Where the Standards are silent with respect to fire apparatus access roads, the Douglas County Public Works Engineering Director shall make the final determination based on fire code official input as to whether Sections 503.1.1 through 503.1.3 of the fire code shall apply.

Subsection 503.2 is amended to read as follows:

503.2 Specifications. Fire apparatus access roads shall be designed and installed in accordance with the Standards. Should any provision of the fire code conflict with the Standards, the Standards shall control. Where the Standards are silent with respect to roads, both public and private, the Douglas County Public Works Engineering Director shall make the final determination, based on fire code official input. For fire apparatus access, other than roads, both public and private, such as fire lanes and parking lot lanes, Sections 503.2.1 through 503.2.8 of the fire code shall apply.

Subsection 503.2.2 is amended to read as follows:

503.2.2 Authority. The Douglas County Public Works Engineering Director is the authority having jurisdiction (AHJ) and shall have the authority to review, permit, inspect and approve all fire apparatus access roads, public or private, in unincorporated Douglas County. For fire apparatus access, other than roads and private residential driveways, both public and private, such as fire lanes and parking lot lanes, the fire code official is the AHJ.

Subsection 503.4.1 is amended to read as follows:

503.4.1 Traffic calming devices. During design and prior to construction of traffic calming devices, fire code official review and comments shall be requested and considered by Douglas County.

Subsection 507.1 Required water supply. Exceptions are added to read as follows:

Exceptions:

1. Individual residential lots, parcels and developments legally in existence prior to the adoption of this code.
2. Developments containing or creating 3 or fewer residential lots or parcels.
3. Buildings or structures accessory to a dwelling or other allowed private use; or used exclusively for private agricultural purposes.
4. Developments subject to the Douglas County Standard for Water Supplies for Rural Fire Fighting.

Subsection 507.3 is amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B of this code as amended or a method approved by the fire code official and Douglas County. Where an existing water supply for firefighting is not available within two road miles of the vehicular entrance of any parcel, the Douglas County Standard for Water Supplies for Rural Fire Fighting shall apply. Residential developments legally in existence at the time of the adoption of this code are not required to provide minimum water supplies or upgrade existing water supplies to meet this code. Non-residential developments and multifamily developments legally in existence at the time of the adoption of this code are not required to provide minimum water supplies or upgrade existing water supplies to meet this code, unless there is a change of use or occupancy. Fire flow requirements shall not apply to individual residential lots, parcels or developments listed as exceptions in subsection 507.1.

Subsection 507.5 is amended to read as follows:

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6, and Appendix C of this code as amended, or the Douglas County Standard for Water Supplies for Rural Fire Fighting where applicable. The following locations shall not be subject to the standards contained in these Sections and/or Appendix C:

1. Fire apparatus access roads not having an existing water line, except when a new water line is installed to serve commercial or residential development or to convey water to another location.
2. Where access to sufficient water flow is unavailable as determined by the fire code official and the building official.

Subsection 507.5.1 is amended to read as follows (exceptions unchanged):

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official and the building official.

Subsection 510.1 Emergency responder communications enhancement systems in new buildings. Exception 5 is added to read as follows:

5. One and two-family dwellings and townhouses.

Subsection 609.1 General. Exception 1 is added to read as follows:

1. When the fire code official and the building official determines a requirement of NFPA 99 is not applicable to the type of hyperbaric chambers and associated devices being installed, the fire code official and the building official shall determine the applicable requirements for the hyperbaric facility.

Section 611 Electrified fences on commercial property. Add new Section to read as follows:

611.1 General. Electrified fences on commercial property shall be permitted in accordance with Section 105.6.26 and comply with the provisions of 611.2 through 611.6.

611.2 Components. Electrified fences on commercial property shall be installed with components manufactured and listed for use in such installations to ensure they do not pose a significant life-safety risk to humans.

611.3 Clearance from combustibles. Combustible materials including vegetation capable of being ignited shall be prohibited within 10' (minimum) of electrified fences, unless limited by lot lines or as otherwise approved by the fire code official.

611.4 Disconnecting means. A means shall be provided outside the electrified fence for emergency responders to disconnect power to electrified fences on commercial property to provide access to the site. The type and location of the disconnecting means shall be approved by the building code official and the fire code official.

611.4.1 Disconnecting means identification. The means provided to disconnect power to electrified fences on commercial property shall be approved by the fire code official.

611.5 Fire apparatus access roads. Fire apparatus access roads shall be maintained in accordance with Section 503 as amended.

611.6 Warning signs. Outward-facing warning signs shall be posted in a conspicuous manner at intervals of not less than thirty (30) feet on electrified fences on commercial property. The warning signs shall have a minimum letter size of two (2) inches and shall include the international symbol for high voltage.

Subsection 1101.1 is amended to read as follows:

1101.1 Scope. Where required by the fire code official and the building official, the provisions of this chapter shall apply to existing buildings constructed prior to this code.

Exceptions:
1. One and two-family dwellings and townhouses.

Subsection 1103.2 is amended to read as follows:

1103.2 Emergency responder communications enhancement in existing buildings. Where required by the fire code official and the building official, existing buildings that do not have approved communications enhancement for emergency responders within the building based upon the existing coverage levels of the public safety communications systems of the jurisdiction at the exterior of the building, shall be equipped with such coverage according to one of the following:

1. Whenever an existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 510.1, Exception 1.
2. Within a timeframe established by Douglas County.

Exception: Where it is determined by the fire code official or the building official that the communications enhancement system is not needed.

Subsection 1103.5.1 is amended to read as follows:

1103.5.1 Group A-2. Where alcoholic beverages are consumed in a Group A-2 occupancy having an occupant load of 300 or more, the fire area containing the Group A-2 occupancy shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. The fire code official shall work directly with the building owner to establish the scope of the work required and a reasonable timeframe to bring the building into compliance not to exceed one year from the formal written notification from the fire code official of this requirement.

Subsection 1103.7.6 is amended to read as follows:

1103.7.6 Group R-2. A manual and automatic fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

Exceptions:
1. [No Change]
2. [No Change]
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3, items 3.2 or 3.5.

Section 1205 is amended to read as follows:

Solar photovoltaic power systems. Solar photovoltaic power systems shall be installed in accordance with the International Building Code as amended, the International Residential Code as amended, and NFPA 70.

Subsection 3103.6 add sentence to end of paragraph.

Tents that utilize a water ballast system shall require a written analysis from a structural engineer demonstrating the ability to resist the wind load established by the jurisdiction where the tent is to be located.

Subsection 3105.4 Item number 1 add new 1.7 to read as follows:

1.7. Temporary special event structures that utilize a water ballast system shall require a written analysis from a structural engineer demonstrating the ability to resist the wind load established by the jurisdiction where the structure is to be located.

Subsection 5601.1.3 Fireworks. Exception 4 is amended to read as follows:

4. The possession, storage, sale, handling and use of permissible fireworks as defined by Section 24-33.5-2001, C.R.S.

Subsection 5704.2.9.6.1 is amended to read as follows:

5704.2.9.6.1 Locations of above-ground tanks. Above-ground tanks shall be located in accordance with this section.

Subsection 5706.2.4.4 Locations where above ground tanks are prohibited, is hereby deleted in its entirety.

Subsection 5806.2 Limitations, is hereby deleted in its entirety.

Subsection 6104.2 Maximum capacity within established limits, is hereby deleted in its entirety.

APPENDICES B AND C
TO
ORDINANCE NO. O-026-004

Only those appendix chapters of the 2024 International Fire Code listed herein are adopted as follows:

APPENDIX B, Fire-Flow Requirements for Buildings.

Subsection B103.3 is amended to read as follows:

B103.3 Areas without water supply systems. In rural and suburban areas in which adequate and reliable water supply systems do not exist, the International Fire Code as amended shall apply. When agreed upon by the fire code official and the building official, NFPA 1141, NFPA 1142, ISO Fire Suppression Rating Schedule or other approved methods may be utilized to determine fire flow requirements.

APPENDIX C, Fire-Hydrant Locations and Distribution.

Subsection C103.1 is deleted and replaced as follows:

C103.1 Hydrant spacing. Where existing water supplies permit, as determined by the fire code official and building official, the minimum number and distribution of fire hydrants available to a building, complex, or subdivision shall not be less than that listed in Table C102.1.

Where existing water supplies do not permit, nothing in this section shall be construed so as to require the presence of a minimum number and distribution of fire hydrants as set forth in Table C102.1.

For the purpose of a complex or subdivision, fire hydrant number and distribution requirements in Table C102.1 are to be applied to fire apparatus access roads and perimeter public streets from which fire operation could be conducted.

Douglas County Fire Chiefs Association
P.O. Box 53
Franktown, CO 80116

May 20, 2026

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Commissioners,

At the May meeting of the Douglas County Fire Chiefs Association, the Association—acting in its capacity as the Fire Code Adoption and Revision Commission for Douglas County—voted to formally support the adoption of the 2024 International Fire Code and the Wildfire Resiliency Code, as presented.

The proposed code and accompanying amendments are the result of a collaborative and cooperative process involving the Douglas County Building Department and the Douglas County Fire Marshal's group. Through a series of productive work sessions, these organizations worked together to develop a comprehensive code framework that strengthens life safety protections and enhances wildfire resiliency for the residents of Douglas County.

Efforts such as these demonstrate the value of strong interagency collaboration and our shared commitment to protecting the citizens and communities we serve. The Douglas County Fire Chiefs Association appreciates the professionalism, expertise, and dedication demonstrated throughout this process.

On behalf of the Association, we would also like to recognize and thank the members of the Douglas County Building Department and the Fire Marshal's group for their hard work and commitment in developing this important life safety code for Douglas County.

Respectfully,

David Woodrick
President
Douglas County Fire Chiefs Association

cc: Douglas County Fire Chiefs Association Members

MEETING DATE: July 14, 2026

STAFF PERSON RESPONSIBLE: Matthew Dziubanski, Chief Building Official

DESCRIPTION: An Ordinance Adopting the 2024 International Fire Code, with Amendments as Set Forth in Attachment 1 and Appendices B and C and Repealing All Ordinances and Resolutions in Conflict Therewith.

SUMMARY: The International Fire Code (IFC) is a model code that establishes minimum fire safety requirements for new and existing buildings, facilities, storage, and processes. The IFC is developed through a consensus-based code development process that includes public hearings and participation from fire districts, International Code Council (ICC) members, design professionals, builders, manufacturers, and the public. The code addresses fire prevention, fire protection systems, life safety, and the safe storage and use of hazardous materials.

Douglas County adopted the 2018 edition of the IFC on November 12, 2019. In preparation for adoption of the 2024 edition of the IFC, County staff worked closely with Douglas County fire districts to develop proposed amendments specific to the County. In accordance with C.R.S. § 30-15-401.5, the Douglas County Fire Code Adoption and Revision Committee recommends adoption of the 2024 IFC, as amended.

Adoption of the 2024 IFC will enhance fire and life safety, improve consistency in fire code enforcement throughout the County, and address new materials, methods, and technologies. Adoption of the updated code will also support strong Insurance Services Office (ISO) ratings for fire districts within Douglas County, which directly benefits County residents.

First reading of the Fire Code Ordinance was accomplished at a regular Business Meeting before the Board of County Commissioners on June 9, 2026.

RECOMMENDED ACTION: Approve an Ordinance adopting, as amended, the 2024 International Fire Code, including Appendices B and C.

REVIEW:

Janet Herman	Approve	7/9/2026
Jeff Garcia	Approve	7/9/2026
Christie Guthrie	Approve	7/9/2026
Doug DeBord	Approve	7/10/2026

ATTACHMENTS:

Ordinance Adoption of 2024 International Fire Code w amendments
Letter of Support 2024 IFC- DC Fire Chiefs Association