DOUGLAS COUNTY
COLORADO

Special District – Service Plan Amendment
Staff Report

DATE: JUNE 27, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

CC: DJ BECKWITH, PRINCIPAL PLANNER
LAUREN PULVER, PLANNING SUPERVISOR
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES

SUBJECT: **HUNTING HILL METROPOLITAN DISTRICT FOURTH AMENDMENT – SERVICE PLAN AMENDMENT**

PROJECT FILE: SV2024-001

APPLICANT:
HUNTING HILL METROPOLITAN DISTRICT
4725 S. MONACO ST., SUITE 360
DENVER, CO 80237

REPRESENTATIVE:
JENNIFER L. IVEY
ICENOGLE SEAVER POGUE, P.C.
4725 S. MONACO ST., SUITE 360
DENVER, CO 80237

PLANNING COMMISSION MEETING:	**JUNE 3, 2024 @ 6:00 PM**
BOARD OF COUNTY COMMISSIONERS MEETING:	**JUNE 25, 2024 @ 1:30 PM**
BOARD OF COUNTY COMMISSIONERS HEARING:	**JULY 9, 2024 @ 2:30 PM**

I. EXECUTIVE SUMMARY

The request is for approval of an amendment to the Hunting Hill Metropolitan District (District) Service Plan (Fourth Amendment).

The purpose of the Fourth Amendment is to expand the District's power and authority to include Parks and Recreation. The District's board, which is comprised of 5 homeowners, is proposing to expand the District powers to include park and recreation powers to own, operate, and/or maintain limited park and recreation elements such as dog runs, open space, pavilions, bike trails, pedestrian trails, pedestrian bridges, picnic areas, and common area landscaping. These improvements do not include any improvements or facilities, such as public recreation centers, that are already being provided in the area by Highlands Ranch Metropolitan District (HRMD) and South Suburban Parks and Recreation District (South Suburban).

At a Planning Commission (PC) hearing on June 3, 2024, the PC recommended approval of the Service Plan Fourth Amendment by a vote of 5-0. There was no public comment at the hearing.

II. REQUEST

A. Request

Approval of a Service Plan Amendment.

B. Process

Service plans and service plan amendments are processed in compliance with Colorado Revised Statutes (C.R.S.) Section 32-1-201 through 209 (the Control Act) and the County's Service Plan Review Procedures (Procedures).

The Control Act also provides that the Board of County Commissioners (Board) review the service plan to determine compliance with the specific criteria set forth in the Control Act; see the discussion in Section VIII – Staff Analysis.

C. Location

The District is located in Section 4 and 5, Township 6 South, Range 68 West of the 6th P.M., Douglas County, Colorado. Generally, the District is located north of C 470, south of County Line Rd, east of Highway 85, and west of Lucent Blvd.

III. CONTEXT

A. Background

The Service Plan for the District was originally approved by the Board on September 12, 2007.

The First Amendment to the Service Plan was approved by the Board on July 30, 2013, for the purpose of authorizing the issuance of an additional $2,000,000 of bonds for financing public improvements. The Second Amendment to the Service Plan was approved by the Board on October 9, 2018, for the purpose of clarifying language in the Service Plan and increasing the Mill Levy Cap. The Third Amendment to the Service Plan was approved by the Board on January 24, 2023, for the purpose of removing language referring to the repealed Gallagher Amendment.

B. Adjacent Land Uses and Zoning

North of the District is McLellan Reservoir. East of the District is privately owned land zoned Planned Development (PD). West of the District is privately owned land incorporated in the City of Littleton. South of the District is privately owned property zoned PD.

IV. DISTRICT FINANCIAL INFORMATION

A. Estimated Infrastructure Costs

The Fourth Amendment does not include any additional costs regarding new infrastructure.

B. Operations Costs

The Fourth Amendment does not include any additional costs regarding operations.

C. Organizational Costs

The Fourth Amendment does not include any additional organizational costs.

D. Developer Advances

The Fourth Amendment does not include any additional developer advances.

E. District Revenues

Revenues for the District come primarily from a mill levy on taxable property within its boundaries. The District may also rely upon other revenue sources such as fees, rates, tolls, penalties, or charges. The Fourth Amendment does not propose any changes to District revenues.

F. Mill Levies

The Fourth Amendment does not include any changes to the Maximum Total Mill Levy or the mill levies allocated for debt service and operations and maintenance.

G. Authorized Debt

The Fourth Amendment does not include any changes to the total debt limit for the District.

V. REFERRALS

Referrals for the proposed Service Plan Fourth Amendment were sent to the following agencies:

- Arapahoe County Engineering Services Division
- Arapahoe County PWD/ Planning
- AT&T Long Distance - ROW
- Black Hills Energy
- Centennial Water and Sanitation District
- CenturyLink
- Chatfield Community Association
- City of Centennial

- City of Littleton
- Colorado Division of Water Resources
- Comcast
- CORE Electric Cooperative
- Douglas County Addressing Analyst
- Douglas County Assessor
- Douglas County Building Services
- Douglas County Conservation District
- Douglas County Engineering Services
- Douglas County Health Department
- Douglas County Libraries
- Douglas County Office of Emergency Management
- Douglas County School District
- Douglas County Sheriff's Office
- E-470 Public Highway Authority
- High Line Canal Conservancy
- Highlands Ranch Metro District
- Jefferson County Planning and Zoning
- Mile High Flood District
- Northern Douglas County Water & San District
- Roxborough Water & Sanitation District
- RTD - Planning & Development Department
- Rural Water Authority of Douglas County
- South Metro Fire Rescue
- South Suburban Park & Recreation District
- Southwest Metro Water & San District
- Xcel Energy-Right of Way & Permits

Douglas County staff reviewed the proposed Fourth Amendment and suggested minor formatting changes that were addressed by the applicant.

Douglas County Conservation District made comments referring to recommendations for treating soil disruption in engineering design, revegetation of disturbed areas, grading, weed control, and erosion barriers. The comment strongly recommends that Low Impact Development techniques be implemented and included a custom soil report.

Highlands Ranch Metro District provided a letter of consent to the additional parks and recreation power provided that improvements do not duplicate or interfere with improvements or facilities constructed or planned by Highlands Ranch Metro District.

All other referral agency comments received responded with no comment.

VI. PUBLIC NOTICE AND INPUT

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

VII. PLANNING COMMISSION HEARING

At a public meeting on June 3, 2024, the PC recommended approval of the Service Plan Fourth Amendment by a vote of 5-0. No public comment was received. Planning Commissioners asked about public outreach to District residents, attendance at District meetings, and potential additional financial burden to District residents.

VIII. STAFF ANALYSIS

The CMP promotes the sustainability of special districts in Goal 5-3. Essentially, it looks for special districts to be financially sound and managed in the best interest of County residents.

The Board is required to evaluate information pertaining to existing zoning, development growth rates, and projections for required services necessary to demonstrate a need for the District. These, and other issues requiring analysis as identified by the Control Act, are examined in the analysis of the approval criteria.

1. **There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.**

   Staff Comment: The District is now partially built out and the District's Board, which is comprised of 5 homeowners, has found that the District could greatly benefit from and better serve its residents if it had limited park and recreation powers such that it could own, operate, and/or maintain limited park and recreation elements.

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

   Staff Comment: Highlands Ranch Metropolitan District and South Suburban Parks and Recreation District, which were providing park and recreation services in the area when the District was formed, are unable to provide the more community specific services the District is looking for and needing.

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

Staff Comment: The proposed amendment does not contain changes to the maximum debt limit or total mill levy from the original Service Plan.

4. **The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.**

   Staff Comment: The proposed amendment does not include changes to the District's debit limit.

5. **Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.**

   Staff Comment: No county municipality or other district in the area is willing or available to provide the services the District is requesting.

6. **The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 31-1-204(1), C.R.S.**

   Staff Comment: All facilities will continue to be constructed in accordance with the standards of the County and any other applicable local, state, or Federal rules and regulations.

7. **The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.**

   Staff Comment: The Districts are located in the Primary Urban Area as defined in the 2040 Comprehensive Master Plan and the current land use for this area falls within the guidelines.

8. **The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.**

   Staff Comment: At the time the original Service Plan was approved, the District was in compliance with the Colorado Clean Water Plan.

9. **The creation of the proposed special district will be in the best interests of the area proposed to be served.**

   Staff Comment: At the time the original Service Plan was approved, the property required services from either an adjacent municipality, an adjoining special district, or a new district and the new district was formed. Highlands Ranch and South

Suburban currently have consented to the overlapping powers proposed in this Fourth Amendment.

IX. STAFF ASSESSMENT

The Board is authorized to act on a service plan per C.R.S. Section 32-1-203.

Based upon this section, the Board shall deny the service plan amendment application if there is not sufficient information to address the Approval Criteria #1-4 above. Additionally, the Board may deny the service plan amendment application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9 above.

ATTACHMENTS **PAGE**

RESOLUTION NO. R-024-____

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

A RESOLUTION APPROVING THE FOURTH AMENDMENT TO SERVICE PLAN FOR HUNTING HILL METROPOLITAN DISTRICT

WHEREAS, on September 12, 2007, the Board of County Commissioners of the County of Douglas, Colorado (the "Board") adopted Resolution No. R-007-142 approving the Service Plan for the Hunting Hill Metropolitan District (the "Service Plan"); and

WHEREAS, the Hunting Hill Metropolitan District (the "District") was organized pursuant to an order and decree issued by the District Court in and for Douglas County dated November 20, 2007; and

WHEREAS, on July 30, 2013, the Board adopted Resolution No. R-013-084 approving the First Amendment to Service Plan for Hunting Hill Metropolitan District; and

WHEREAS, on October 9, 2018, the Board adopted Resolution No. R-018-105 approving the Second Amendment to Service Plan for Hunting Hill Metropolitan District; and

WHEREAS, on January 24, 2023, the Board adopted Resolution No. R-23-016 approving the Third Amendment to Service Plan for Hunting Hill Metropolitan District; and

WHEREAS, the current Service Plan, as amended, limits the District's powers to providing public infrastructure improvements and public services for the provision of water services, storm sewers, sanitary wastewater services, street and roadway improvements, traffic and safety control, and mosquito control; and

WHEREAS, the District is requesting an amendment to its Service Plan to provide the District the power to finance, design, construct, acquire, install, maintain, and provide for parks and recreation facilities, services, and programs, with the consent of overlapping districts in accordance with Section 32-1-107(3), C.R.S; and

WHEREAS, on April 30, 2024, a Fourth Amendment to Service Plan for Hunting Hill Metropolitan District ("Fourth Amendment") was filed with the Douglas County Clerk and Recorder ("Clerk"), to provide the District the power to finance, design, construct, acquire, install, maintain, and provide for parks and recreation facilities, services, and programs, with the consent of overlapping districts in accordance with Section 32-1-107(3), C.R.S; and

WHEREAS, the Clerk, on behalf of the Board, mailed a Notice of Filing of Special District Service Plan regarding the Fourth Amendment to the Division of Local Government in the Department of Local Affairs on May 10, 2024; and

WHEREAS, on June 3, 2024, the Douglas County Planning Commission recommended approval of the Fourth Amendment to the Board; and

WHEREAS, on June 25, 2024, the Board set a public hearing on the Fourth Amendment for July 9, 2024 ("Public Hearing"), and ratified (1) publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in the *Douglas County News-Press* on June 13, 2024; and (2) mailing notice of the date, time and location of the Public Hearing on June 10, 2024 to the governing body of the existing municipalities and special districts which have levied an ad valorem tax within the next preceding tax year and which have boundaries within a radius of three miles of the boundaries of the District and, on June 10, 2024, to the Division of Local Government and to the owners of record of all property within the District as such owners of record are listed on the records of the Douglas County Assessor on the date requested, pursuant to the provisions of Sections 32-1-204(1) and (1.5), C.R.S.; and

WHEREAS, on July 9, 2024, a Public Hearing on the Fourth Amendment was opened at which time all interested parties, as defined in Section 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Fourth Amendment was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY CONNISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that the procedural requirements of Sections 32-1-201, *et seq*., C.R.S., and the County's Service Plan Review Procedures relating to the Fourth Amendment have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find that the Fourth Amendment, based upon the statements set forth in the Fourth Amendment, this resolution, and upon all evidence presented at the Public Hearing on the Fourth Amendment, meets all conditions and requirements of Sections 32-1-201, *et seq.*, C.R.S., and the County's Service Plan Review Procedures.

Section 3. The Board hereby approves the Fourth Amendment without conditions.

Section 4. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 9th day of July 2024, in Castle Rock, Douglas County, Colorado.

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

BY: _____
Chair

ATTEST:

BY: _____
Deputy Clerk

HUNTING HILL METROPOLITAN DISTRICT SERVICE PLAN 4TH AMENDMENT

SV2024-001
ZONING MAP

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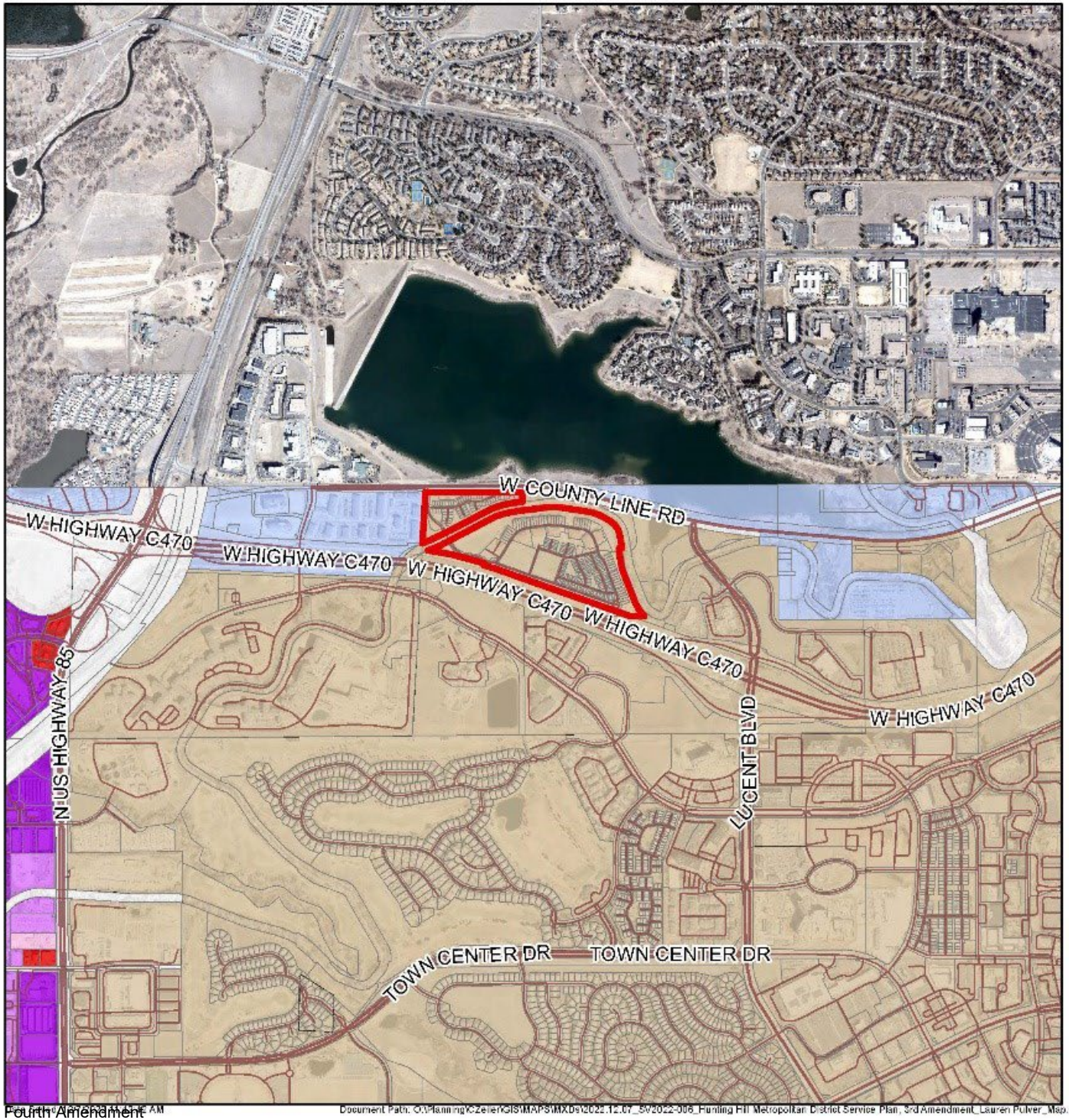

LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

ZONE DISTRICT

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

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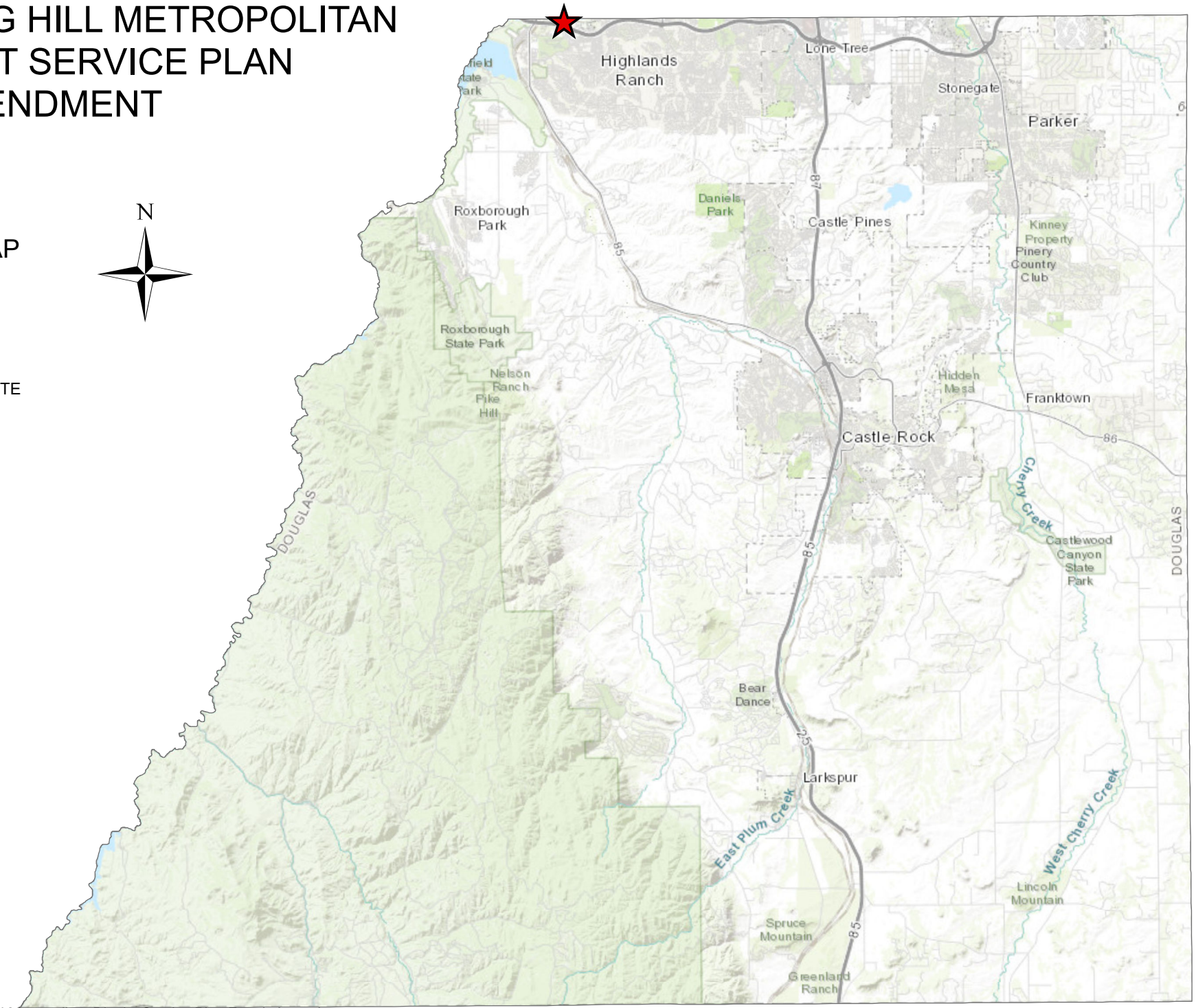
HUNTING HILL METROPOLITAN DISTRICT SERVICE PLAN 4TH AMENDMENT

SV2024-001
VICINITY MAP

N

LEGEND

PROJECT SITE



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DOUGLAS COUNTY
Department of Community Development
Planning Services
100 Third Street, Castle Rock, CO 80104
(303.660.7460)
www.douglas.co.us

SPECIAL DISTRICT SERVICE PLAN APPLICATION

PLEASE FILL OUT THIS APPLICATION FORM COMPLETELY

DISTRICT NAME: Hunting Hill Metropolitan District

LOCATION: N of C-470, S. of County Line Rd, E of S Santa Fe Dr, and W of Lucent Blvd

LEGAL DESCRIPTION: See Exhibit A

PLANNED DEVELOPMENT SUBDIVISIONNAME(S): Hunting Hill

FILING#:

SECTION#: NW 1/4 of Section 4 and NE 1/4 of Section 5

TOWNSHIP: Township 6 South

RANGE: Range 68 West of the 6th Principal Meridian

PROPERTY TAX PARCEL #(s): See Exhibit B

PRESENT ZONING: Residential

GROSS ACREAGE: 45.709 acres

PLANNING OFFICE USE ONLY

☐ NEW DISTRICT/PRESUBMITTAL ☑ MAJOR MODIFICATION

☐ NEW DISTRICT COMPLETE ☐ CONSOLIDATION

DATE COMPLETE APPLICATION SUBMITTED

This service plan has been reviewed by the Douglas County Community Development Department and is considered complete for purposes of submittal to the County Clerk as a formal application for staff review and subsequent public hearings. This completeness finding is not an endorsement or approval of the service plan or special district.

Signed
MAY 9th, 2024
Date

PLANNER SIGNATURE DATE

FEE (if required) PROJECT NO.

APPLICANT (Petitioner not Consultant)

NAME: Hunting Hill Metropolitan District Board of Directors

ADDRESS: c/o Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Ste 360

Denver, CO 80237

PHONE: (303) 292-3003 FAX: (303) 292-9101

AUTHORIZED REPRESENTATIVE

NAME: Jennifer Ivey, Icenogle Seaver Pogue, P.C.

ADDRESS: 4725 S. Monaco St., Suite 360

Denver, CO 80237

PHONE: (303) 867-3003 EMAIL: jivey@isp-law.com

LEGAL CONSULTANT

NAME: Jennifer Ivey, Icenogle Seaver Pogue, P.C.

ADDRESS: 4725 S. Monaco St., Suite 360

Denver, CO 80237

PHONE: (303) 292-3003 FAX: (303) 292-9101

FINANCIAL CONSULTANT

NAME: Lindsay Ross

ADDRESS: CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy, Ste 300

Greenwood Village, CO 80111

PHONE: 303-439-6014 FAX: 303-779-0348

ENGINEERING CONSULTANT

NAME: NOT APPLICABLE

ADDRESS:

PHONE: FAX:

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

NAME: See Exhibit B

ADDRESS:

PHONE: FAX:

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

DocuSigned by:
Howard Tallen
BE4D803AE8AF400...
APPLICANT SIGNATURE

4/1/2024
DATE

EXHIBIT A
Legal Description of Initial Boundaries

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 5, AND THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE S00°34'55"E, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 76.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AS RECORDED IN BOOK 159 AT PAGE 397, DOUGLAS COUNTY RECORDS, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING S00°34'55"E, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 114.23 FEET TO A POINT ON THE NORTH LINE OF THE HIGHLINE CANAL AS RECORDED IN BOOK 93 AT PAGE 64, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF THE HIGHLINE CANAL THE FOLLOWING FIVE (5) COURSES:

1. S82°10'57"W, A DISTANCE OF 127.86 FEET;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°36'12", A RADIUS OF 892.29 FEET, AND AN ARC LENGTH OF 305.29 FEET;
3. S62°34'45"W, A DISTANCE OF 656.12 FEET;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°46'26", A RADIUS OF 1071.47 FEET, AN ARC LENGTH OF 164.08 FEET, AND WHOSE CHORD BEARS S67°06'13"W, A DISTANCE OF 163.92 FEET;
5. S71°23'20"W, A DISTANCE OF 19.21 FEET;

TO A POINT ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 434 AT PAGE 655, DOUGLAS COUNTY RECORDS, THENCE N03°04'31"E, ALONG SAID WEST LINE A DISTANCE OF 594.09 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. N89°47'38"E, A DISTANCE OF 981.31 FEET;
2. S89°34'47"E, A DISTANCE OF 153.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 8.442 ACRES OF LAND, MORE OR LESS

TOGETHER WITH PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE S00°34"55"E, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 5, A DISTANCE OF 291.83 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN BOOK 134, AT PAGE 110, DOUGLAS COUNTY RECORDS, AND THE SOUTH LINE OF THE HIGHLINE CANAL AS RECORDED IN BOOK 93 AT PAGE 64, DOUGLAS COUNTY RECORDS, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE SOUTHERLY LINES OF SAID PARCELS THE FOLLOWING SIX (6) COURSES:

1. N82°01'07"E, A DISTANCE OF 256.23 FEET;
2. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°31'00", A RADIUS OF 650.63 FEET, AND AN ARC LENGTH OF 187.56 FEET;
3. S81°27'53"E, A DISTANCE OF 282.16 FEET;
4. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°59'14", A RADIUS OF 794.87 FEET, AND AN ARC LENGTH OF 305.03 FEET;
5. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 50°14'09", A RADIUS OF 283.19 FEET, AN ARC LENGTH OF 248.30 FEET, AND WHOSE CHORD BEARS S34°21'35"E, A DISTANCE OF 240.42 FEET;
6. S09°14'30"E, A DISTANCE OF 128.34 FEET;

THENCE CONTINUING ALONG THE EASTERLY LINES OF SAID PARCEL OF LAND RECORDED IN BOOK 134, AT PAGE 110 THE FOLLOWING FIVE (5) COURSES:

1. S76°12'15"W, A DISTANCE OF 40.13 FEET;
2. S09°14'30"E, A DISTANCE OF 188.65 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°44'30", A RADIUS OF 448.06 FEET, AND AN ARC LENGTH OF 91.82 FEET;
4. S20°59'00"E, A DISTANCE OF 378.85 FEET;
5. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°23'29", A RADIUS OF 392.89 FEET, AND AN ARC LENGTH OF 194.69 FEET;

TO A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 134, AT PAGE 110; THENCE S89°43'10"W, ALONG SAID SOUTH LINE, A DISTANCE OF 172.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY C-470, AS RECORDED IN BOOK 515 AT PAGE 27, DOUGLAS COUNTY RECORDS; THENCE N70°38'46"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1230.63 FEET; THENCE N69°32'38"W, A DISTANCE OF 87.79 FEET A POINT ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF

SECTION 5; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY C-470, AS RECORDED IN BOOK 483 AT PAGE 195, DOUGLAS COUNTY RECORDS THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING N69°32'38"W, A DISTANCE OF 114.82 FEET;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°37'39", A RADIUS OF 5879.58 FEET, AN ARC LENGTH OF 372.25 FEET, AND WHOSE CHORD BEARS N72°01'20"W, A DISTANCE OF 372.18 FEET;
3. N16°09'51"E, A DISTANCE OF 25.00 FEET;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°30'25", A RADIUS OF 5904.58 FEET, AN ARC LENGTH OF 670.56 FEET, AND WHOSE CHORD BEARS N77°05'22"W, A DISTANCE OF 670.20 FEET;

TO A POINT OF CUSP, ALSO BEING A POINT ON THE SOUTH LINE OF SAID HIGHLINE CANAL; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°46'39", A RADIUS OF 1171.47 FEET, AN ARC LENGTH OF 159.02 FEET, AND WHOSE CHORD BEARS N66°36'58"E, A DISTANCE OF 158.90 FEET;
2. N62°34'45"E, A DISTANCE OF 656.58 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°36'12", A RADIUS OF 792.29 FEET, AND AN ARC LENGTH OF 271.08 FEET;
4. N82°10'57"E, A DISTANCE OF 115.16 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 37.267 ACRES OF LAND, MORE OF LESS.
TOTAL AREA OF PARCELS A & B = 45.709 ACRES.

THE BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING S00°34'55"E BETWEEN A 1-1/2" BRASS CAP AT THE NORTHEAST CORNER AND A 3-1/4" ALUMINUM CAP AT THE EAST ONE QUARTER CORNER.

PREPARED BY: JANET A. CALDWELL, PLS 29027
FOR AND ON BEHALF OF THE LUND PARTNERSHIP INC.
12265 W. BAYAUD AVE., SUITE 130
LAKEWOOD, COLORADO 80228
JULY 16, 2007

EXHIBIT B

PROPERTY OWNER LIST

NAME1	NAME2	ADDRESS1	ADDRESS2	CITY	STATE CODE	ZIPCODE
CENTURY LAND HOLDINGS LLC	C/O PROPERTY TAX DEPT	8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
CENTURY LIVING AT VERONA LLC	C/O PERSONAL PROPERTY DEPARTMENT	8390 E CRESCENT PKWY		GREENWOOD VILLAGE	CO	80111 2811
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
KATIA CLUGSTON PATTERSON		2363 PRIMO RD UNIT D		LITTLETON	CO	80129 6566
ANDREW D FRANKLIN &	WENDY J FRANKLIN	2363 PRIMO RD E		LITTLETON	CO	80129
THOMAS W BARENBERG &	BRIDGET BARENBERG	1745 SHEA CENTER DR APT 370		HIGHLANDS RANCH	CO	80129 1537
MERLE LITTLEFIELD &	BEVERLY J LITTLEFIELD	2317 PRIMO RD UNIT A		LITTLETON	CO	80129 6564
JOHN G MICHAK JR &	RETA MICHAK	2317 PRIMO RD UNIT B		LITTLETON	CO	80129 6564
HAZZARD TRUST		2317 PRIMO RD C		LITTLETON	CO	80129
VERN AND CHRIS VOSS LIVING TRUST		2317 PRIMO RD UNIT D		LITTLETON	CO	80129 6564
DAVID J SEIFRIED		2317 PRIMO RD		LITTLETON	CO	80129 6564
JILL F BARR REVOCABLE TRUST		2317 PRIMO RD UNIT F		LITTLETON	CO	80129 6564
CHRISTY M NELSON		2261 PRIMO RD UNIT A		LITTLETON	CO	80129 6562
MARTIN D LYNCH & JEANNE M LYNCH		2261 PRIMO RD B		LITTLETON	CO	80129
LLOYD A GREENE &	JUDITH A GREENE	2261 PRIMO RD C		LITTLETON	CO	80129
CHARLES T BOWN TRUST &	MARY A BOWN TRUST	2261 PRIMO RD D		LITTLETON	CO	80129
THOMAS J AND SHERYL L STONE TRUST		2261 PRIMO RD E		LITTLETON	CO	80129
HOWARD ROGER TALLMAN &	DOREEN SUSAN TALLMAN	2261 PRIMO RD F		LITTLETON	CO	80129
CAMPBELL FAMILY TRUST		2195 PRIMO RD UNIT A		LITTLETON	CO	80129 6560
CHRISTINE ANN ROBERTSON &	IAN DOUGLAS ROBERTSON	2195 PRIMO RD UNIT B		LITTLETON	CO	80129 6560
JAMES S RANKIN &	LINDA S RANKIN	2195 PRIMO RD UNIT C		LITTLETON	CO	80129 6560
PRIMO REVOCABLE TRUST		609 W LITTLETON BLVD STE 206		LITTLETON	CO	80120 2352
1993 WRIGHT FAMILY TRUST		2195 PRIMO RD		LITTLETON	CO	80129 6560
JOHNSON FAMILY TRUST		2195 PRIMO RD UNIT F		LITTLETON	CO	80129 6560
ALFRED DEWITT SULLIVAN & DOROTHY HESS SULLIVAN &	ALFRED D SULLIVAN REVOCABLE TRUST & ETAL	2409 PRIMO RD UNIT A		LITTLETON	CO	80129 6568
KEVIN JAMES BARRE &	EUGENIA MARIE BARRE	2409 PRIMO RD UNIT B		LITTLETON	CO	80129 6568
MICHAEL T SPAHN &	TERRI L SPAHN	2409 PRIMO RD UNIT C		LITTLETON	CO	80129 6568
LARRY S NEWLIN & LAURA J NEWLIN		2409 PRIMO RD APT D		LITTLETON	CO	80129 6568
RANDY CHESTNUT LIVING TRUST	LISA CHESTNUT LIVING TRUST	2409 PRIMO RD		LITTLETON	CO	80129 6568
DAVID F HOFFMAN TRUST		2409 PRIMO RD APT F		LITTLETON	CO	80129 6568

CHERYL ANN SHAFRON REVOCABLE TRUST		2363 PRIMO RD UNIT A		LITTLETON	CO	80129 6566
KAREN TROTT		2363 PRIMO RD UNIT B		LITTLETON	CO	80129 6566
BRENDA A JENSEN REVOCABLE TRUST	DANIEL M JENSEN REVOCABLE TRUST	2363 PRIMO RD C		LITTLETON	CO	80129
JOHNNY P RAMSTETTER &	ROSA RAMSTETTER	2366 PRIMO RD UNIT 101		LITTLETON	CO	80129 6567
DARLA PIERCE LIVING TRUST		2366 PRIMO RD 102		LITTLETON	CO	80129
JUAN COLON		2366 PRIMO RD UNIT 103		LITTLETON	CO	80129 6567
PATRICIA A HAVENER		2366 PRIMO RD 201		LITTLETON	CO	80129
RICK CHILINGARIAN		2366 PRIMO RD UNIT 202		LITTLETON	CO	80129 6567
ROBERT C JOHNSON &	NADINE A JOHNSON	2366 PRIMO RD UNIT 203		LITTLETON	CO	80129 6567
JOHN AND PATRICIA ROTHARMEL TRUST		2366 PRIMO RD UNIT 204		LITTLETON	CO	80129 6567
GARY A WAYNE		2366 PRIMO RD UNIT 205		LITTLETON	CO	80129 6567
JOHANNA PETRONELLA BENINK		2366 PRIMO RD UNIT 206		LITTLETON	CO	80129 6567
ANNETTE STEARMAN		2366 PRIMO RD UNIT 207		LITTLETON	CO	80129 6567
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
VERONA BUILDING CO LLC		C/O BATHGATE CAPITAL PARTNERS	5350 S ROSLYN ST STE 400	GREENWOOD VILLAGE	CO	80111
ROBERT W CHELINE &	ROSELYN CHELINE	2320 PRIMO RD UNIT 101		LITTLETON	CO	80129 6572
BEVERLY DUPREY FAMILY TRUST		4066 THOMASON TRL		REDDING	CA	96002 9612
GOINS TRUST		2320 PRIMO RD UNIT 103		LITTLETON	CO	80129 6572
VAN S YOUNG &	DENISE H YOUNG	2320 PRIMO RD UNIT 201		LITTLETON	CO	80129 6573
TRACY DUNCAN &	SHANNON DUNCAN	8025 S MARION CT		CENTENNIAL	CO	80122 2906
MARK A LICHTWARDT		1091 MICHENER WAY		HIGHLANDS RANCH	CO	80126 4765
DOUGLAS M PARKER &	MYRA SAGER PARKER	2320 PRIMO RD APT 204		LITTLETON	CO	80129 6565
FRANCES LUNDGREN		2320 PRIMO RD UNIT 205		LITTLETON	CO	80129 6573
PETER J MACDONALD		2320 PRIMO RD APT 206		LITTLETON	CO	80129 6565
DAVID ARTHUR JOHN OUTTERIDGE		2320 PRIMO RD UNIT 207		LITTLETON	CO	80129 6573
GEORGIA E SIMPSON TRUST		2099 PRIMO RD A		LITTLETON	CO	80129
JOSEPH HAGEMAN &	MICHELLE HAGEMAN	2099 PRIMO RD UNIT B		LITTLETON	CO	80129 6575
BRUCE K TAYLOR &	DENISE FEY TAYLOR	2099 PRIMO RD C		LITTLETON	CO	80129
WILLIAM L TAYLOR TRUST		2099 PRIMO RD D		LITTLETON	CO	80129
MICHAEL MILLER LIFE ESTATE & DONNA MILLER LIFE ESTATE	MILLER IRREVOCABLE TRUST	6834 S UNIVERSITY BLVD APT 461		CENTENNIAL	CO	80122 1515
EARL F JAYNES &	PATSY A JAYNES	2099 PRIMO RD F		LITTLETON	CO	80129
LECKY PROPERTIES LLC		273 STILLWATER CIR		GRANBY	CO	80446 9223
GARRY S WOLFF &	DIANNE M WOLFF	2065 PRIMO RD UNIT B		LITTLETON	CO	80129 6577
JAMES RICHARD BAROFFIO SR		2065 PRIMO RD UNIT C		LITTLETON	CO	80129 6577

JOHN STANLEY BALDWIN &	MARJORIE LEE BALDWIN REVOCABLE TRUST	2065 PRIMO RD D		LITTLETON	CO	80129
DAVID A BIRD		2065 PRIMO RD		LITTLETON	CO	80129 6576
BARRY BRISBEN &	COLLEEN BRISBEN	2065 PRIMO RD UNIT F		LITTLETON	CO	80129 6577
JAMES H BISETTI		2033 PRIMO RD UNIT A		LITTLETON	CO	80129 6579
EDWARD M YOSSES &	BARBARA A YOSSES	2033 PRIMO RD UNIT B		LITTLETON	CO	80129 6579
ANDREW JONES		2033 PRIMO RD UNIT C		LITTLETON	CO	80129 6579
MITCHELL N VEEDER &	JAYNE B VEEDER	2033 PRIMO RD UNIT D		LITTLETON	CO	80129 6579
KENNETH G STUCKEY &	JOANNA W CHAU	2033 PRIMO RD UNIT E		HIGHLANDS RANCH	CO	80129 6579
HOLLY HARKNESS CLARK TRUST &	DONALD ROBERT CLARK TRUST	2033 PRIMO RD UNIT F		LITTLETON	CO	80129 6579
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
JEAN L ALLARDICE		2133 PRIMO RD 101		LITTLETON	CO	80129
STEPHEN L MOORE &	DEANNE H MOORE	2133 PRIMO RD UNIT 102		LITTLETON	CO	80129 6558
KAREN ASBRIDGE		2133 PRIMO RD UNIT 103		LITTLETON	CO	80129 6558
SAMUIL GOTLIB &	REGINA GOTLIB	2133 PRIMO RD APT 201		LITTLETON	CO	80129 6558
JUDITH I MARTURANO		2133 PRIMO RD APT 202		LITTLETON	CO	80129 6558
MARY LOU BLEECKER TRUST		2133 PRIMO RD UNIT 203		LITTLETON	CO	80129 6558
TIMOTHY A KERR &	SUSAN M KERR	2133 PRIMO RD UNIT 204		LITTLETON	CO	80129 6558
MARCUS K HEINRICH DECLARATION OF TRUST		1 BEACH DR SE UNIT 1605		SAINT PETERSBURG	FL	33701 3956
DARA LYN TRIBELHORN &	BETH A TRIBELHORN	2133 PRIMO RD APT 206		LITTLETON	CO	80129 6558
EMILY A COFFEY FAMILY TRUST AGREEMENT		2133 PRIMO RD UNIT 207		LITTLETON	CO	80129 6558
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
CHRISTOPHER R & MARJORIE H BEERY LIVING TRUST		2262 PRIMO RD APT 101		LITTLETON	CO	80129 6563
MARK S WILL &	KATHLEEN WILL	2262 PRIMO RD APT 102		LITTLETON	CO	80129 6563
JANET R GIBLEY		2262 PRIMO RD 103		LITTLETON	CO	80129
WAYNE T STERLING & TAMI L STERLING &	DONALD E STERLING & SUE M STERLING	2262 PRIMO RD UNIT 201		LITTLETON	CO	80129 6563
MACRAE NELSON FAMILY TRUST		2262 PRIMO RD UNIT 202		LITTLETON	CO	80129 6563
JERILYNN A KNUDTSON		2262 PRIMO RD APT 203		LITTLETON	CO	80129 6563
CARY FAMILY 1993 TRUST		2262 PRIMO RD UNIT 204		LITTLETON	CO	80129
SHANE LEE ASCHAN &	PATRICIA MARY WIPPRECHT ASCHAN	2262 PRIMO RD UNIT 205		LITTLETON	CO	80129 6563
THOMAS E TICER &	MARCIA K TICER	2262 PRIMO RD APT 206		LITTLETON	CO	80129 6563
THOMAS J CADWELL &	JULIE A CADWELL	2262 PRIMO RD APT 207		LITTLETON	CO	80129 6563
JAMES JOHN MCGINLEY &	JOAN F MCGINLEY	2198 PRIMO RD APT 101		LITTLETON	CO	80129 6561
ROBERT J LEENERTS JR &	KAY L LEENERTS	2198 PRIMO RD UNIT 102		LITTLETON	CO	80129 6561
MATTHEW L HENEHAN &	DEBORAH F HENEHAN	2198 PRIMO RD APT 103		LITTLETON	CO	80129 6561

RICHARD FRED KRAFT &	JUDITH O KRAFT	2198 PRIMO RD 201		LITTLETON	CO	80129
CAROL A WINDHOLZ		2198 PRIMO RD 202		LITTLETON	CO	80129
BOBBY LEE JONES &	SHELLEY SUTTON JONES	2198 PRIMO RD UNIT 203		LITTLETON	CO	80129 6561
DITOLLA REVOCABLE LIVING TRUST		2198 PRIMO RD 204		LITTLETON	CO	80129
KATHRYN D NEELY TRUST		2198 PRIMO RD 205		LITTLETON	CO	80129
THERESA I COPE		2198 PRIMO RD, UNIT 206		LITTLETON	CO	80129 6561
JAMES L SNYDER AND MELBA C SNYDER JOINT TRUST		7500 E MCCORMICK PKWY LOT 76		SCOTTSDALE	AZ	85258 2916
BRADFORD C SCOTT &	MARTHA K SCOTT	2134 PRIMO RD APT 101		LITTLETON	CO	80129 6559
TAN HUA LEE &	LI HUA CHENG	2134 PRIMO RD APT 102		LITTLETON	CO	80129 6559
LARRY AURICH &	BARBARA AURICH	2134 PRIMO RD APT 103		LITTLETON	CO	80129 6559
CHRISTOPHER R NELSON &	JUDITH A NELSON	2134 PRIMO RD APT 201		LITTLETON	CO	80129 6559
ROSE A SCILEPPI		2134 PRIMO RD APT 202		LITTLETON	CO	80129 6559
SANDRA J KALLENBACH		2134 PRIMO RD UNIT 203		LITTLETON	CO	80129 6559
MARJORIE JEAN HANSON		2134 PRIMO RD APT 204		LITTLETON	CO	80129 6559
START TO FINISH REAL ESTATE INVESTMENT SERVICES LLC		7608 S OVERLOOK WAY		LITTLETON	CO	80128 2601
JAMES M BENAQUIS		2134 PRIMO RD APT 206		LITTLETON	CO	80129 6559
BARBARA F SHISSLER		2134 PRIMO RD UNIT 207		LITTLETON	CO	80129 6559
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
DENNIS SEYMOUR LIVING TRUST		2663 CHANNEL DR		LITTLETON	CO	80129 3004
SHANNON ALLEN &	CHASE PICKETT	2655 CHANNEL DR		LITTLETON	CO	80129 3004
JACOB HEIDKE AVIS		2649 CHANNEL DR		LITTLETON	CO	80129 3004
MICHAEL VICTOR KAGAN &	MARIA BELEM SILVA KAGAN	2641 CHANNEL DR		LITTLETON	CO	80129 3004
JOAN ANDREA LACROIX		2633 CHANNEL DR		LITTLETON	CO	80129 3004
NEAL NGUYEN &	IVY TRAN	2625 CHANNEL DR		LITTLETON	CO	80129 3004
VIETTA DEKHTYAR		2617 CHANNEL DR		LITTLETON	CO	80129 3004
KEITH ALLEN WEYER &	JILL ANNE MELO GERVACIO	2609 CHANNEL DR		LITTLETON	CO	80129 3004
MARY JO HANSEN &	CHANCE DAVID SCOTT	2597 CHANNEL DR		LITTLETON	CO	80129 3005
JAKE LOMAS &	NATILIE LOMAS	2581 CHANNEL DR		LITTLETON	CO	80129 3005
JEFFERY LEONARD ENGLERT &	JOANNA DUDEK	2571 CHANNEL DR		LITTLETON	CO	80129 3005
BRENDA LEE BROOK		2559 CHANNEL DR		LITTLETON	CO	80129 3005
JEANEE LEIGH BURTON &	GRANT ROBERT DAHL	2551 CHANNEL DR		LITTLETON	CO	80129 3005
MARK POWELL		2543 CHANNEL DR		LITTLETON	CO	80129 3005

MICHAEL ADAM CHARNESKIE		2535 CHANNEL DR		LITTLETON	CO	80129 3005
PHU LE &	HAILEY HIEN LE & TRANG THI HOAI LE	2527 CHANNEL DR		LITTLETON	CO	80129 3005
SARAH R DAVIS		2519 CHANNEL DR		LITTLETON	CO	80129 3005
BARRY CARSON &	CAROL CARSON	2511 CHANNEL DR		LITTLETON	CO	80129 3005
CITYSCAPES AT HIGHLINE HOMEOWNERS ASSOCIATION INC		3600 S YOSEMITE ST STE 400		DENVER	CO	80237 1816
CITYSCAPES AT HIGHLINE HOMEOWNERS ASSOCIATION INC		3600 S YOSEMITE ST STE 400		DENVER	CO	80237 1816
NICHOLAS ALLIN ROBERTSON		2658 CHANNEL DR		LITTLETON	CO	80129 3004
KAYLENE MARIE HELLING		2652 CHANNEL DR		LITTLETON	CO	80129 3004
ZIP DOAN		2646 CHANNEL DR		LITTLETON	CO	80129 3004
AMY CHRISTINE HEALY		8333 RIVULET PT		LITTLETON	CO	80129 3008
DANIEL TERRANCE SPURGEON &	WILLIAM DANIEL SPURGEON	8337 RIVULET PT		LITTLETON	CO	80129 3008
NEST INVESTMENTS LLC		1354 E IRISH PLACE		CENTENNIAL	CO	80122
PAUL MICHAEL RAMIREZ &	KAREN E RICHTER	8347 RIVULET PT		LITTLETON	CO	80129 3008
ASHLEY ELIZABETH JORDET &	NATHAN RUSSELL PARKINSON	8350 RIVULET PT		LITTLETON	CO	80129 3008
SOUTPHAIPHANH PHIAVONG		22440 E ROCKINGHORSE PKWY		AURORA	CO	80016 7918
DANIEL P FARLEY JR		8342 RIVULET PT		LITTLETON	CO	80129 3008
KRISTIN CARR		8338 RIVULET PT		LITTLETON	CO	80129 3008
JESSICA L BROWN &	JULIAN A ULIBARRI	8332 RIVULET PT		LITTLETON	CO	80129 3008
MEREDITH ROSENBLATT &	DAN SZYMANSKI	8325 FARMERS WAY		LITTLETON	CO	80129 3006
KILA LEGLER		8331 FARMERS WAY		LITTLETON	CO	80129 3006
SAWYER ELIJAH PETTIT &	MEAGAN ARTHUR PETTIT	8335 FARMERS WAY		LITTLETON	CO	80129 3006
SYDNEY ELIZABETH LINDEMAN		8341 FARMERS WAY		LITTLETON	CO	80129 3006
BARBI FLOWERS &	KREGG FLOWERS	8340 FARMERS WAY		LITTLETON	CO	80129 3006
KAITLIN TAYLOR LUDWIG &	JAMES ROBERT LUDWIG & JULIA KAY LUDWIG	8334 FARMERS WAY		LITTLETON	CO	80129
KAREN SYPOLT 2017 TRUST		8330 FARMERS WAY		LITTLETON	CO	80129 3006
KATHY LEANNE EHLER LIVING TRUST		8324 FARMERS WAY		LITTLETON	CO	80129 3006
NATALIE NICOLE GRAVES &	SUDDHA SATTVA GRAVES	12547 SE OLD CYPRESS DR		HOBE SOUND	FL	33455 7900
TYLER HANNAH &	STEPHANIE TU	1663 STABLE VIEW DR		CASTLE PINES	CO	80108 9546
BARBARA JEAN SEPENZIS		8321 RIVERSCAPE CT		LITTLETON	CO	80129 3007
CRAIG JAMES SMITH		8318 RIVERSCAPE CT		LITTLETON	CO	80129 3007
CHRISTIAN BERENICE ORTEGA &	NATHAN ESPINOZA	8314 RIVERSCAPE CT		LITTLETON	CO	80129 3007
STEPHEN VINCENT TAYLOR &	KACI DEWITT RICKARDS	2504 CHANNEL DR		LITTLETON	CO	80129 3005
MICHAEL ANTHONY PERRY &	TANYA MARIE PERRY	2498 CHANNEL DR		LITTLETON	CO	80129 3003

HEATHER OLSON MANN		2492 CHANNEL DR		LITTLETON	CO	80129
CHRISTOPHER MICHAEL BAKER		2484 CHANNEL DR		LITTLETON	CO	80129 3003
WESKEAL DAMARA WEST		2476 CHANNEL DR		LITTLETON	CO	80129 3003
RHONDA LEE FERNSTEDT &	ROBERT L SIMPSON	2468 CHANNEL DR		LITTLETON	CO	80129 3003
ROBERT DANIEL MILES BRADSHAW		2460 CHANNEL DR		LITTLETON	CO	80129
TRISTAN MRAZ &	LINH MRAZ	6646 W HAMILTON DR		LAKEWOOD	CO	80227 5336
BRENNAN WILLIAM BOEHNE		2446 CHANNEL DR		LITTLETON	CO	80129 3003
MICHAEL H ORSI		2438 CHANNEL DR		LITTLETON	CO	80129 3003
CITYSCAPES AT HIGHLINE HOMEOWNERS ASSOCIATION INC		3600 S YOSEMITE ST STE 400		DENVER	CO	80237 1816
CENTENNIAL WATER AND SANITATION DISTRICT		62 PLAZA DR		HIGHLANDS RANCH	CO	80129 2304
RICHMOND AMERICAN HOMES OF COLORADO INC		4350 S MONACO ST		DENVER	CO	80237 3400
EMMA ALEJANDRA RUBIO RUBIO		8377 LORENZO LN UNIT A		LITTLETON	CO	80129 3084
TATIANA MARIE BAHOU		8377 LORENZO LN UNIT B		LITTLETON	CO	80129 3084
MARYAM SHAHROKHI TRUST		9929 CHATSWOOD TRL		HIGHLANDS RANCH	CO	80126 8825
SCOTT ALAN KISSINGER &	RYAN MICHAEL KISSINGER	8377 LORENZO LN UNIT D		LITTLETON	CO	80129 3084
SAKTHIVEL SADHANANTHAM &	ARCHANA KRISHNAN	8377 LORENZO LN		LITTLETON	CO	80129 3083
KATIE DEMPTER		8377 LORENZO LN UNIT F		LITTLETON	CO	80129 3084
MAKENNA JOANN SCHLEY		8376 LORENZO LN UNIT F		LITTLETON	CO	80129 3082
WHITNEY BLANCHARD		8376 LORENZO LN		LITTLETON	CO	80129 3081
GREGORY ARLETH		8376 LORENZO LN UNIT D		LITTLETON	CO	80129 3082
RAJATHI NARENDHARAN &	NARENDHARAN PALANISAMY RAJAHRAMAN	8376 LORENZO LN UNIT C		LITTLETON	CO	80129 3082
WILLIAM L TAYLOR TRUST		8376 LORENZO LN UNIT B		LITTLETON	CO	80129 3082
DUSTIN LLOYD WHITE &	BROOKE MICHELLE WHITE	8376 LORENZO LN UNIT A		LITTLETON	CO	80129 3082
MARK CHRISTOPHER BARONS		8387 DONATI TER UNIT A		LITTLETON	CO	80129 3062
MICHAEL DASHIELL THACKER		8387 DONATI TER UNIT B		LITTLETON	CO	80129 3062
HUNG CHUNG LI &	SHIH CHEN SU	8387 DONATI TER UNIT C		LITTLETON	CO	80129 3062
DONNA JEAN SCHWARTZ		8387 DONATI TER UNIT D		LITTLETON	CO	80129 3062
MOULIKA BOLLINADI		8387 DONATI TER		LITTLETON	CO	80129 3061
NGOCCAM AMY DYSTER REVOCABLE LIVING TRUST		8387 DONATI TER UNIT F		LITTLETON	CO	80129 3062
TEDD ALAN NICHOLLS		8388 DONATI TER UNIT F		LITTLETON	CO	80129 3064
ETHAN JOSEPH SMITH &	JOSEPH E SMITH	8388 DONATI TER		LITTLETON	CO	80129 3063
JORGE L BIGAS MULERO &	MADELINE QUINONES	8388 DONATI TER UNIT D		LITTLETON	CO	80129 3064
CATHERINE ASHLEY BEECHEN		8388 DONATI TER UNIT C		LITTLETON	CO	80129 3064
CENTURY LAND HOLDINGS LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940

RYAN HENRY		8388 DONATI TER UNIT A		LITTLETON	CO	80129 3064
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
VERONA CLUBHOUSE ASSOCIATION		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
GREGORY M TRUJILLO * MICHELLE ELAINE TRUJILLO &	ANDREW JOSIAH TRUJILLO	8410 DONATI TER		LITTLETON	CO	80129 3065
SHARON KAYE QUILAUSING		8410 DONATI TER UNIT D		LITTLETON	CO	80129 3066
THOMAS CHARLES BEEDY &	KELSEY ELIZABETH OLDERSHAW	8410 DONATI TER UNIT C		LITTLETON	CO	80129 3066
CATHERINE JOANNE FEY		8410 DONATI TER UNIT B		LITTLETON	CO	80129 3066
RODOLFO ENRIQUE MANOSALVA &	MOTOKO MANOSALVA	8410 DONATI TER UNIT A		LITTLETON	CO	80129 3066
MAHENDRANADHA REDDY YERASI &	NEERAJA YERASI	8430 DONATI TER UNIT D		LITTLETON	CO	80129 3070
DUSTIN JOSEPH PATTEN		8430 DONATI TER UNIT C		LITTLETON	CO	80129 3070
PUSHPA SEKHARA REDDY MATLI &	PADMAJA MATLI	8430 DONATI TER UNIT B		LITTLETON	CO	80129 3070
TANIA SHEILA FOSTER		8430 DONATI TER UNIT A		LITTLETON	CO	80129 3070
DIANE BOEGER LIVING TRUST &	BRUCE BOEGER REVOCABLE TRUST	2275 SANTINI TRL UNIT F		LITTLETON	CO	80129 3119
JOHN EDWARD DUNBAR III &	ASHLEY RENEE FOOSHEE	2275 SANTINI TRL		LITTLETON	CO	80129 3118
CHASE EMERSON HOVEN		2275 SANTINI TRL UNIT D		LITTLETON	CO	80129 3119
LIWEI ZHANG		2275 SANTINI TRL UNIT C		LITTLETON	CO	80129 3119
MAY KAO LEE &	JONATHAN GUO LEE	2275 SANTINI TRL UNIT B		LITTLETON	CO	80129 3119
MARK LEYBA &	RUTH MARIE LEYBA	2275 SANTINI TRL UNIT A		LITTLETON	CO	80129 3119
MICHAEL AARON BLOOD		2225 SANTINI TRL UNIT D		LITTLETON	CO	80129 3115
EVA E AL QUBAISI		2225 SANTINI TRL UNIT C		LITTLETON	CO	80129 3115
NALLELY SOLEDAD RODRIGUEZ ROMERO		2225 SANTINI TRL UNIT B		LITTLETON	CO	80129 3115
SHERI LEIGH BARONS		2225 SANTINI TRL UNIT A		LITTLETON	CO	80129 3115
ALEC MORGAN HOLLAND &	MEGAN GILCHREST HOLLAND	8405 GALVANI TRL A		LITTLETON	CO	80129
KATHERINE ELIZABETH HARTWIG		8405 GALVANI TRL B		LITTLETON	CO	80129
ARNELLA ASHOTOVNA GRIGORYAN &	STELLA GEORGIEVNA GRIGORYAN	8405 GALVANI TRL C		LITTLETON	CO	80129
JANA ELAINE EVANS		8405 GALVANI TRL UNIT D		LITTLETON	CO	80129 3072
TODD LAWRENCE HEINL &	SAMANTHA ANN HEINL	11157 SWEET CICELY DR		PARKER	CO	80134 4070
TEDD MARTIN STATELY		8421 GALVANI TRL UNIT B		LITTLETON	CO	80129 3076
SHREERAM NARAPAREDDY &	LATHA B KUMAR SWAMY	8421 GALVANI TRL UNIT C		LITTLETON	CO	80129 3076
KIMBERLY MARIE HYESOOK LAMBERT		8421 GALVANI TRL UNIT D		LITTLETON	CO	80129 3076
M5 LAND HOLDINGS LLC		5380 EVENING CANYON WAY		ALTA LOMA	CA	91737 1781
ALI JOHN HASHEMI		8421 GALVANI TRL UNIT F		LITTLETON	CO	80129 3076
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
MONICA JAEHEE WICHMANN &	MATTHEW DEAHAN WICHMANN	2300 SANTINI TRL UNIT A		LITTLETON	CO	80129 3121

UTSAB SARKAR		10134 WHITE OAK WAY		HIGHLANDS RANCH	CO	80129 4640
ANOOP JAVVADI &	CHRISHMA MAKINENI	2300 SANTINI TRL UNIT C		LITTLETON	CO	80129 3121
PRIYANKA GOEL		2300 SANTINI TRL UNIT D		LITTLETON	CO	80129 3121
MANOJ MISHRA &	NIHARIKA SHUKLA	2300 SANTINI TRL		LITTLETON	CO	80129 3120
CHRISTOPHER WRIGHT WOLLBERG		2300 SANTINI TRL UNIT F		LITTLETON	CO	80129 3121
GUOFAN XU		2260 SANTINI TRL UNIT A		LITTLETON	CO	80129 3117
SHANE THOMAS CALDERWOOD		2260 SANTINI TRL UNIT B		LITTLETON	CO	80129 3117
JESSE BRYAN LINDEN		2260 SANTINI TRL UNIT C		LITTLETON	CO	80129 3117
ALEX MUKASYAN		2260 SANTINI TRL UNIT D		LITTLETON	CO	80129 3117
BRENT KEKOA RAMOS		2260 SANTINI TRL		LITTLETON	CO	80129 3116
SEUL KI CHOI		2220 SANTINI TRL UNIT A		LITTLETON	CO	80129 3113
ZACHARY GARRETT GUTIERREZ		2220 SANTINI TRL UNIT B		LITTLETON	CO	80129 3113
ETHAN JOEL AGRANOFF		2220 SANTINI TRL UNIT C		LITTLETON	CO	80129 3113
MELISSA GRACE LOVEJOY		2220 SANTINI TRL UNIT D		LITTLETON	CO	80129 3113
AMIT BHAGAT &	HEMLATA SINGH BHAGAT	2220 SANTINI TRL		LITTLETON	CO	80129 3112
BDM CAPITAL TIME INVESTMENTS LLC		4651 S PERRY PARK RD		SEDALIA	CO	80135 8208
HARRISON RICHARD KILLEN		2180 SANTINI TRL UNIT B		LITTLETON	CO	80129 3111
CAROLEE MCNEIL		2180 SANTINI TRL UNIT C		LITTLETON	CO	80129 3111
SEAN MICHAEL THORNTON		2180 SANTINI TRL UNIT D		LITTLETON	CO	80129 3111
JEREMY SCOT FENN		2180 SANTINI TRL		LITTLETON	CO	80129 3110
GUI QING CHEN		2180 SANTINI TRL UNIT F		LITTLETON	CO	80129 3111
RISHI LUTHRA &	GEETIKA LUTHRA	2140 SANTINI TRL UNIT A		LITTLETON	CO	80129 3109
CARRIE K DELIMA &	ZACHARY KIEFER DELIMA	10362 W REMINGTON DR		LITTLETON	CO	80127 4285
BRANDON MARK KALAROVICH		2140 SANTINI TRL UNIT C		LITTLETON	CO	80129 3109
KATARINA SIPAN BAKER		2140 SANTINI TRL UNIT D		LITTLETON	CO	80129 3109
CODY T WOOD &	TYLER D WOOD	2140 SANTINI TRL		LITTLETON	CO	80129 3108
CAROLINE BENZ ZBORALSKI &	JASON ZBORALSKI	1354 E IRISH PL		CENTENNIAL	CO	80122 3037
WILLIAM LLOYD JR		2100 SANTINI TRL UNIT A		LITTLETON	CO	80129 3107
COLE MATTHEW PROCTOR		2100 SANTINI TRL UNIT B		LITTLETON	CO	80129 3107
BRENT TERRELL		2100 SANTINI TRL UNIT C		LITTLETON	CO	80129 3107
SHIR RAIZY LEVY &	JACOB JOHNATHAN LEVY	2100 SANTINI TRL UNIT D		LITTLETON	CO	80129 3107
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
ENHUI REN &	HENRY KUO	8412 GALVANI TRL		LITTLETON	CO	80129 3073

SUSAN THOMASON		8412 GALVANI TRL UNIT D		LITTLETON	CO	80129 3074
LARISA SAVELIEV		8412 GALVANI TRL C		LITTLETON	CO	80129
PORTIA R WEATHERSBY		8412 GALVANI TRL B		LITTLETON	CO	80129
MELINA C SNIDER		8412 GALVANI TRL UNIT A		LITTLETON	CO	80129 3074
JOEL CHRISTOPHER GALLI		8428 GALVANI TRL		LITTLETON	CO	80129 3077
HYOUNGSOO DO &	NURI LEE	8811 E HAMPDEN AVE STE 210		DENVER	CO	80231 4931
ANDREY MIKHAYLOVICH TOKAREV &	ANASTASIA SERGEEVNA MAKSIMENKO	8428 GALVANI TRL UNIT C		LITTLETON	CO	80129 3078
MARC RYAN LAWSON &	COURTNEY LYNNE LAWSON	8428 GALVANI TRL UNIT B		LITTLETON	CO	80129 3078
ANDREW JOSEPH ROSS &	EMILY JEAN SCHLEICH	8428 GALVANI TRL UNIT A		LITTLETON	CO	80129 3078
SHIRIN P CHOWDHURY		9908 PRAIRIE FOUNTAIN COURT		HIGHLANDS RANCH	CO	80130
SHANNON PHILLIPS		8440 GALVANI TRL UNIT B		LITTLETON	CO	80129 3080
THOMAS J VERRETTE &	STEPHANIE MIDDLETON VERRETTE	8440 GALVANI TRL UNIT A		LITTLETON	CO	80129 3080
PARAMASIVAM THIYAGARAJAN &	VIJAYALAKSHMI CONJEEVARAM	8403 RIZZA ST UNIT A		LITTLETON	CO	80129 3091
MCKADE AUSTIN CLARK &	ANDREA MIHAILESCU MANIO	8403 RIZZA ST UNIT B		LITTLETON	CO	80129 3091
DANIELE BONIFAZI &	PAULINE BONIFAZI	8403 RIZZA ST UNIT C		LITTLETON	CO	80129 3091
BENNETT OGDEN &	ABBY OGDEN	8403 RIZZA ST UNIT D		LITTLETON	CO	80129 3091
DULCY NADINE NIEMELA		8403 RIZZA ST		LITTLETON	CO	80129 3090
MIRZA MASHRUR AHMED &	SHAMAYETH SHAMPA	8417 RIZZA ST UNIT A		LITTLETON	CO	80129 3095
MATHEW CHARLES LICHINI		8417 RIZZA ST UNIT B		LITTLETON	CO	80129 3095
MEGANA GOWDA &	ANITHA M CHELUVARAJAPPA & SADANANDA NARAYANAPPA	8417 RIZZA ST UNIT C		LITTLETON	CO	80129 3095
JAMES MICHAEL ZEDOSKY &	TAMMY JONES ZEDOSKY	2605 CHADBOURNE DR		YORK	PA	17404 1154
AZAD MOHAMMAD HOSSAIN		8417 RIZZA ST		LITTLETON	CO	80129 3094
JEFFREY R KASSAL &	HEIDI J KASSAL	8433 RIZZA ST UNIT A		LITTLETON	CO	80129 3099
CAITLIN M OSBORN &	ROBERTA A OSBORN	8433 RIZZA ST, UNIT B		LITTLETON	CO	80129 3099
TYLER MATTHEW PROWANT &	KAITLYN MEKAYLA PROWANT	8433 RIZZA ST C		LITTLETON	CO	80129
KP PROPERTY LLC		8433 RIZZA ST, UNIT D		LITTLETON	CO	80129 3099
VIVEK KUMAR &	FNU SHIKHA KUMARI	8447 RIZZA ST A		LITTLETON	CO	80129
ELEANOR JEAN WILLS &	ZACHARY EUGENE PETRONE	8447 RIZZA ST B		LITTLETON	CO	80129
SIDNEY MARK WIRTZ		8447 RIZZA ST C		LITTLETON	CO	80129
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
JESSE COLE PERKINS &	KARA KRISTEN PERKINS	8404 RIZZA ST		LITTLETON	CO	80129 3092
LISA ANN SHELTON		8404 RIZZA ST UNIT D		LITTLETON	CO	80129 3093
BARRY GILANI &	ASHLEY GRACE GILANI	8404 RIZZA ST UNIT C		LITTLETON	CO	80129 3093
PAMELA LEE CALDERWOOD &	DAVID ALAN CALDERWOOD	8404 RIZZA ST UNIT B		LITTLETON	CO	80129 3093

MARC LEHMAN BLACKFORD		8404 RIZZA ST UNIT A		LITTLETON	CO	80129 3093
RAJEEV B RANGAPPA &	SARASWATHI S HANUMANTHEGOWDA	11553 174TH AVE NE		REDMOND	WA	98052 1642
RAGHUVIR V SHIRODKAR &	NIKITA SHIRODKAR	8418 RIZZA ST UNIT D		LITTLETON	CO	80129 3097
JOHN RETRUM		8418 RIZZA ST UNIT C		LITTLETON	CO	80129 3097
RIZWAN HUSSAIN FAROOQI		8418 RIZZA ST UNIT B		LITTLETON	CO	80129 3097
SRIDHAR BABU THUMMALAPENTA &	AMRITHA SRIDHAR	16795 E LAKE DR		CENTENNIAL	CO	80016 3083
CLIFFORD A GATES TRUST &	GREGORY D SAUNDERS	8434 RIZZA ST		LITTLETON	CO	80129 3100
NABIL DAWAHRE AKIL &	VIRGINIA ELENA OLIVIERI MARADEY	8434 RIZZA ST UNIT D		LITTLETON	CO	80129 3101
LYNN R BERG		8434 RIZZA ST UNIT C		LITTLETON	CO	80129 3101
MOM KASTURI BHATTACHARJEE		8434 RIZZA ST UNIT B		LITTLETON	CO	80129 3101
PARISI FAMILY TRUST		8434 RIZZA ST UNIT A		LITTLETON	CO	80129 3101
SIVA SWAROOP VONTELA &	SINDHURI VUKKA	8450 RIZZA ST		LITTLETON	CO	80129 3104
PUVIYARASUN PUGAZHANTHI &	DAVASELVI PUVIYARASUN	8450 RIZZA ST UNIT D		LITTLETON	CO	80129 3105
JOLYN MARIE PALUMBO		8450 RIZZA ST UNIT C		LITTLETON	CO	80129 3105
THARUN YADAV CHINNA REDDYGARI		8450 RIZZA ST UNIT B		LITTLETON	CO	80129 3105
RANDY BUCK &	LYNN BUCK	8450 RIZZA ST UNIT A		LITTLETON	CO	80129 3105
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEAVER POGUE P.C.	4725 S MONACO ST STE 360	DENVER	CO	80237
CENTURY LAND HOLDINGS LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
CENTURY LIVING AT VERONA LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
CENTURY LIVING AT VERONA LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
CENTURY LIVING AT VERONA LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
CENTURY LIVING AT VERONA LLC		8390 E CRESCENT PKWY STE 650		GREENWOOD VILLAGE	CO	80111 2940
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527
HUNTING HILL METROPOLITAN DISTRICT		C/O ICENOGLE SEVER POGUE P.C.	4725 S MONACO ST STE 225	DENVER	CO	80237 3527

FOURTH AMENDMENT TO

SERVICE PLAN

FOR

HUNTING HILL METROPOLITAN DISTRICT

DOUGLAS COUNTY, COLORADO

Prepared by:

Icenogle Seaver Pogue, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

As approved by Douglas County
_____ __, 2024

I. INTRODUCTION

The Service Plan dated August 29, 2007 (the "**Service Plan**") for the Hunting Hill Metropolitan District (the "**District**") was approved by the Douglas County Board of County Commissioners ("**Douglas County**") on September 12, 2007 pursuant to Resolution No. R-007-142, which was recorded with the Douglas County Clerk and Recorder (the "**Clerk and Recorder**") on September 12, 2007 at Reception No. 2007072874. The District was organized by Order of the District Court in Douglas County on November 20, 2007, which was recorded with the Clerk and Recorder on November 21, 2007 at Reception No. 2007091069. The District was organized to finance public improvements for the benefit of the residents, property owners, and taxpayers of the District.

The Service Plan was amended by the First Amendment to Service Plan for Hunting Hill Metropolitan District (the "**First Amendment**"), which was approved by Douglas County on July 30, 2013 pursuant to Resolution No. R-013-084 and recorded with the Clerk and Recorder on July 31, 2013 at Reception No. 2013063483. The Service Plan was further amended by the Second Amendment to Service Plan for Hunting Hill Metropolitan District (the "**Second Amendment**"), which was approved by Douglas County on October 9, 2018 pursuant to Resolution No. R-018-105 and recorded with the Clerk and Recorder on October 12, 2018 at Reception No. 2018062523. The Service Plan was amended again by the Third Amendment to Service Plan for Hunting Hill Metropolitan District (the "**Third Amendment**"), which was approved by Douglas County on January 24, 2023 pursuant to Resolution No. R-23-016 and recorded with the Clerk and Recorder on January 30, 2023 at Reception No. 2023004170.

This Fourth Amendment to Service Plan for Hunting Hill Metropolitan District (the "**Fourth Amendment**") is intended to be read in conjunction with the Service Plan, the First Amendment, the Second Amendment and the Third Amendment.

Section I.E of the Service Plan limits the District's powers to providing public infrastructure improvements and public services for the provision of water services, storm sewers, sanitary wastewater services, street and roadway improvements, traffic and safety control, and mosquito control. The Board of Directors of the District is requesting that Douglas County approve this Fourth Amendment to provide the District the power to finance, design, construct, acquire, install, maintain, and provide for parks and recreation facilities, services, and programs, with the consent of overlapping districts in accordance with § 32-1-107(3), C.R.S.

II. FOURTH AMENDMENT

1. The following subsection is hereby added as Subsection 7 to Section I.E (Powers), which will immediately precede the last un-numbered paragraph of Section I.E that begins with "In addition,...":

Parks and Recreation

7.0. The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public parks and public recreation centers and

other recreation facilities, services or programs, including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, pet recreation areas, pet waste stations, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To finance these parks and recreation facilities, the District also has the authority to establish and enter into agreements with 63-20 corporations or similar entities, issue additional bonds, or enter into a facilities acquisition and advance and reimbursement agreement with the developer of the community to repay a developer advance.

The District's park and recreation powers are limited to the extent that the use of such powers does not duplicate services or facilities provided by either Highlands Ranch Metro District ("**Highlands Ranch Metro**") or South Suburban Parks and Recreation District ("**South Suburban**"). The Boards of Directors of Highlands Ranch Metro and South Suburban have consented, pursuant to C.R.S. § 32-1-107, to the District's power to provide public park and public facilities and services. A copy of Highlands Ranch Metro's resolution and South Suburban's resolution in this regard are attached hereto as **Exhibit 1** and incorporated herein by this reference.

2. The following subsection is hereby added as Subsection F.5 to Section II (Purpose of the District):

F.5 As is more specifically described in Section V of this Service Plan, the District may finance, design, construct, acquire, install, maintain, and provide for public parks and recreation facilities. Highlands Ranch Metro and South Suburban have consented to the District's park and recreation powers as evidenced by the consents attached hereto as **Exhibit 1**.

3. The following subsection is hereby added as the new Subsection 7 to Section V.A (Type of Improvements) and the current Section 7 (Other) is renumbered as Section 8 (Other):

7 Parks and Recreation.

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation facilities, services or programs, including, but not limited to, grading, soil preparation, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, pet recreation areas, pet waste stations, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. Provided, however, the District's park and recreation powers are limited to the extent that the use of such powers does not

duplicate services or facilities provided by either Highlands Ranch Metro or South Suburban.

IV. EFFECT OF FOURTH AMENDMENT

Except as specifically amended as set forth above, all other provisions of the Service Plan, as amended by the First Amendment, the Second Amendment, and the Third Amendment, shall remain in full force and effect. To the extent there are any inconsistencies between this Fourth Amendment and either the Service Plan, the First Amendment, the Second Amendment, or the Third Amendment, this Fourth Amendment shall control. This Fourth Amendment shall be effective on the date of the effective date of Douglas County's Resolution approving this Fourth Amendment.

EXHIBIT 1

Highlands Ranch Metropolitan District and South Suburban Parks and Recreation District Consent to Overlapping Service

HIGHLANDS RANCH
Metro District

62 West Plaza Drive
Highlands Ranch, Colorado 80129

303-791-0430 - Telephone
303-791-3290 - Financial / Customer Service - Fax
www.highlandsranch.org

March 18, 2024

Jennifer L. Ivey
Icenogle, Seaver, and Pouge, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

RE: Hunting Hill Metropolitan District Service Plan

Dear Ms. Ivey,

At its February 27, 2024 meeting, the Board of Directors of the Highlands Ranch Metropolitan District considered and approved the Hunting Hill Metropolitan District's request pursuant to Section 32-1-107, C.R.S. to consent to the addition of the parks and recreation power to the Hunting Hill Metropolitan District's Service Plan provided that the any such park and recreation improvements do not duplicate or interfere with the improvements or facilities constructed or planned by Highlands Ranch Metropolitan District.

Sincerely,

Stephanie Stanley
General Manager

South Suburban Park and Recreation District
Resolution # 2024-09

A RESOLUTION CONSENTING TO THE OVERLAP OF DISTRICT BOUNDARIES WITH THE HUNTING HILL METROPOLTIAN DISTRICT

WHEREAS, Section 32-1-107(2), C.R.S. provides that no special district may be organized wholly or partly within an existing special district providing the same service; and

WHEREAS, Section 32-1-107(3)(b)(IV), C.R.S. provides that an overlapping special district may be authorized to provide the same service as the existing special district if, among other requirements, the Board of Directors of the special district consents to the overlapping special district providing the same service; and

WHEREAS, the boundaries of the Hunting Hill Metropolitan District (the "District") and South Suburban Park and Recreation District ("South Suburban") overlap; and

WHEREAS**,** the Service Plan of the District, as amended ("Service Plan") does not provide the details with regard to the location or specifications of the park and recreation improvements and programming to be provided; and

WHEREAS, South Suburban desires to consent to the District providing such other park and recreation activities as the Service Plan may allow, subject to the conditions set forth herein; and

WHEREAS, it is believed that such services, will not duplicate or interfere with any other improvements or facilities already constructed or now planned to be constructed within South Suburban; and

WHEREAS, South Suburban consents to the Service Plan of the District, and the overlapping services to be provided by the District, subject to the conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Suburban Park and Recreation District as follows:

Pursuant to Section 32-1-107(3)(b)(IV), C.R.S., South Suburban Park and Recreation District hereby consents to the Service Plan of the District and to

District possessing certain park and recreation powers and authority to serve the property, residents and taxpayers within the proposed boundaries of the District, subject to the following conditions:

1. The District shall have the authority to design, construct, acquire, finance, operate and maintain all pedestrian ways, passive open space, landscaping, bike paths and all necessary, incidental and appurtenant facilities, land and easements within its boundaries in its sole discretion (the “Pre-Approved Park and Rec Improvements”).

2. The District shall not apply for any grants or other funds from the Great Outdoors Colorado (GOCO), receive any monies from the Colorado Conservation Trust Funds, receive grants from County Sales Tax programs, or any other funds available from or through governmental or non-profit entities, for which South Suburban is eligible to apply, or compete with South Suburban for any other funding sources, except pursuant to an Intergovernmental Agreement with South Suburban.

3. The District shall have the authority to design, construct, acquire, finance, operate and maintain parks and recreational improvements other than any improvements connected to South Suburban facilities.

4. Prior to the construction, acquisition, financing or operation and maintenance of any improvements connected to or ultimately to be owned by South Suburban (“Additional Park and Rec Improvements”), the District shall be required to submit the plans and specifications for such Additional Improvements (the “Described Additional Improvements”) to South Suburban together with a written request for approval from South Suburban as to the ability of the District to proceed with the construction, acquisition, financing and/or operation and maintenance of the Described Additional Improvements (the “Request Submittal”). South Suburban shall have seventy-five (75) days from the date of receipt of the Request Submittal to object in a writing delivered to the District if South Suburban determines it does not consent to the District proceeding to provide the Described Additional Improvements or if South Suburban determines it is appropriate for the District and South Suburban to enter into an Intergovernmental Agreement prior to the initiation of construction of the Described Additional Improvements. If such an objection is delivered by South Suburban to the District, then the District shall have no authority to proceed with the

Described Additional Improvements until such time as the objections of South Suburban have been addressed to South Suburban's satisfaction or until the District and South Suburban have entered into an Intergovernmental Agreement regarding the Described Additional Improvements. If no such written objection is received by the District within the seventy–five (75) day period, South Suburban shall be deemed to consent and the District shall have the authority to proceed with the Described Additional Improvements.

PASSED, APPROVED AND ADOPTED this 13th day of March, 2024, by the Board of Directors of the South Suburban Park and Recreation District, by a vote of 4 for and 0 against.

South Suburban Park and Recreation District, by:

DocuSigned by:
Pam Eller
D994ADDAFDF6400...

Pam Eller, Vice Chairman

ATTEST:

DocuSigned by:
Peter J. Barrett
BC81BCBAF42C4FF...

Peter J. Barrett, Secretary

Legal compliance approval

DocuSigned by:
Jennifer King
090614099A4345A...

Project Name: Hunting Hill Metropolitan District Service Plan, 4th Amendment
Project File #: SV2024-001
Date Sent: 04/09/2024 **Date Due:** 04/23/2024

Agency	Date Received	Agency Response	Response Resolution
Arapahoe County Engineering Services Division	04/17/2024	See Letter: No Comment.	No Response Required.
Arapahoe County PWD/ Planning	04/15/2024	See Letter: No Comment.	No Response Required.
AT&T Long Distance - ROW		No Response Received.	No Response Required.
Black Hills Energy		No Response Received.	No Response Required.
Centennial Water and Sanitation District		No Response Received.	No Response Required.
CenturyLink		No Response Received.	No Response Required.
Chatfield Community Association		No Response Received.	No Response Required.
City of Centennial	04/18/2024	Received: No Comment. (verbatim)	No Response Required.
City of Littleton		No Response Received.	No Response Required.
Colorado Division of Water Resources	04/11/2024	See Letter: No Comment.	No Response Required.
Comcast		No Response Received.	No Response Required.
CORE Electric Cooperative	04/19/2024	Received: We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory. (verbatim)	No Response Required.
Douglas County Addressing Analyst	04/11/2024	Received: No Comment. (verbatim)	No Response Required.
Douglas County Assessor	04/23/2024	Received: No Comment. (verbatim)	No Response Required.
Douglas County Building Services	04/19/2024	Received: No Comment. (verbatim)	No Response Required.

Project Name: Hunting Hill Metropolitan District Service Plan, 4th Amendment
Project File #: SV2024-001
Date Sent: 04/09/2024 **Date Due:** 04/23/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	04/22/2024	See Letter: Comments refer to recommendations for treating soil disruption in engineering design, revegetation of disturbed areas, grading, weed control, and erosion barriers. The comment strongly recommends that Low Impact Development techniques be implemented and included a custom soil report.	This comment has been forwarded to the applicant. No response is required.
Douglas County Engineering Services	04/12/2024	See Letter: Engineering review fee must be paid prior to approval.	This comment has been resolved.
Douglas County Health Department		No Response Received.	No Response Required.
Douglas County Libraries		No Response Received.	No Response Required.
Douglas County Office of Emergency Management	04/10/2024	Received: OEM has no concerns with this project.	No Response Required.
Douglas County School District RE 1		No Response Received.	No Response Required.
Douglas County Sheriff's Office		No Response Received.	No Response Required.
E-470 Public Highway Authority		No Response Received.	No Response Required.
High Line Canal Conservancy		No Response Received.	No Response Required.
Highlands Ranch Metro District	04/22/2024	See Letter: HRMD has provided a letter of consent to the additional parks and recreation power provided that improvements do not duplicate or interfere with improvements or facilities constructed or planned by HRMD.	No Response Required.
Jefferson County Planning and Zoning		No Response Received.	No Response Required.
Mile High Flood District		No Response Received.	No Response Required.
Northern Douglas County Water & San District		No Response Received.	No Response Required.
Roxborough Water & Sanitation District		No Response Received.	No Response Required.
RTD - Planning & Development Dept	04/23/2024	See Letter: No exceptions.	No Response Required.

Project Name: Hunting Hill Metropolitan District Service Plan, 4th Amendment
Project File #: SV2024-001
Date Sent: 04/09/2024 **Date Due:** 04/23/2024

Agency	Date Received	Agency Response	Response Resolution
Rural Water Authority of Douglas County		No Response Received.	No Response Required.
South Metro Fire Rescue	04/15/2024	See Letter: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Service Plan Amendment.	No Response Required.
South Suburban Park & Recreation District		No Response Received.	No Response Required.
Southwest Metro Water & San District		No Response Received.	No Response Required.
Xcel Energy-Right of Way & Permits	04/15/2024	See Letter: No Conflict.	No Response Required.

ARAPAHOE COUNTY

PUBLIC WORKS AND DEVELOPMENT

BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

Engineering Services Division Referral Comments

April 17, 2024

Douglas County – Planning Services Division
100 Third St
Castle Rock, CO 80104
Attn: Case Manager

RE: HUNTING HILL METRO DIST SERVICE PLAN 4TH AMDMT
SV2024-001

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed Service Plan for this metro district. Staff has no comments regarding the referral at this time based on the information submitted.

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

Respectfully,

Ceila Rethamel, PE, PMP
Arapahoe County Public Works & Development
Engineering Services Division

cc Arapahoe County Case No. O24-063

From:	Terri Maulik
To:	Lauren Pulver
Cc:	referrals@arapahogov.com
Subject:	FW: AC CASE NO. O24-063 - DOUGCO REF / SV2024-001 / HUNTING HILL METRO DIST SERVICE PLAN 4TH AMDMT
Date:	Monday, April 15, 2024 8:43:53 AM

Lauren,

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

Terri L Maulik, Planning Technician
Planning Division

Arapahoe County Department of Public Works and Development
6924 S Lima St., Centennial, CO 80112
O: 720-874-6840
tmaulik@arapahoegov.com
www.arapahoeco.gov

-----Original Message-----
From: lpulver@douglas.co.us <lpulver@douglas.co.us>
Sent: Wednesday, April 10, 2024 11:14 AM
To: Referrals <Referrals@arapahoegov.com>
Subject: Douglas County eReferral (SV2024-001) Is Ready For Review

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

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

Sv2024-001, Hunting Hill Metropolitan District, 4th Amendment. This amendment is to add the Park and Recreation powers to the service plan.

This referral will close on Tuesday, April 23, 2024.

If you have any questions, please contact me.

Sincerely,

Lauren Pulver
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

From: Dickinson - DNR, Wenli
To: Lauren Pulver
Cc: Comanicu - DNR, Joana
Subject: Re: Douglas County eReferral (SV2024-001) Is Ready For Review
Date: Thursday, April 11, 2024 3:20:24 PM

Hi Lauren,

DWR has reviewed the referral for the Hunting Hill Metropolitan District Service Plan, 4th Amendment, File No. SV2024-001. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office only performed a cursory review of the referral information. No information regarding proposed water uses or estimated water demands were provided in the referral, therefore this office has no comments on the water supply for this referral.

Please let me know if you have any questions.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer

P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov
DWR Customer Satisfaction Survey

---------- Forwarded message ---------
From: <lpulver@douglas.co.us>
Date: Wed, Apr 10, 2024 at 11:15 AM
Subject: Douglas County eReferral (SV2024-001) Is Ready For Review
To: <joanna.williams@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!fPuAqoJNoBwVedcoGQ13IASikCqaWjRFtQdKdkgt_N7grkEWroMODi_H6bmrd2pR2oMwB3kPLpcGyqOQqjXDj07fQKE$

Sv2024-001, Hunting Hill Metropolitan District, 4th Amendment. This amendment is to add the Park and Recreation powers to the service plan.

This referral will close on Tuesday, April 23, 2024.

If you have any questions, please contact me.

Sincerely,

Lauren Pulver
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

DOUGLAS COUNTY
COLORADO

Department of Community Development
Planning Resources

www.douglas.co.us

April 9, 2024

REFERRAL RESPONSE REQUEST

Comments Due By: April 23, 2024

Fax: 303-379-4198

File # / Name: SV2024-001 Hunting Hill Metropolitan District, 4th Amendment

Request: Service Plan Amendment

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

☐ No Comment	
☐ Please be advised of the following concerns:	
☒ See letter attached for detail.	
Agency: Douglas County Conservation District	**Phone #:** (303) 218-2622
Your Name: David Shohet, President	**Your Signature:** Daniel Shohet
(please print)	**Date:** 4/22/2024

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

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

DATE: 4/10/24

RE: SV2024-001 Hunting Hill Metropolitan District, 4th Amendment

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at Hunting Hill, hereafter referred to as "on-site," are not limited to very limited for dwellings with (page, 35) and without basements (p 41), due to slope and shrink-swell, somewhat limited to very limited for small commercial buildings (p 47) 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 to very limited for streets and roads (p 53) due to frost action, shrink-swell, low strength, and slope, and somewhat limited to very limited for shallow excavations (p 60) due to slope and depth to soft bedrock. 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 (p 67) due to slow water movement, depth to bedrock, seepage, filtering capacity, 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.

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 45.709 acres.

DOUGLAS
—CONSERVES—
DOUGLAS COUNTY CONSERVATION DISTRICT
PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

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.

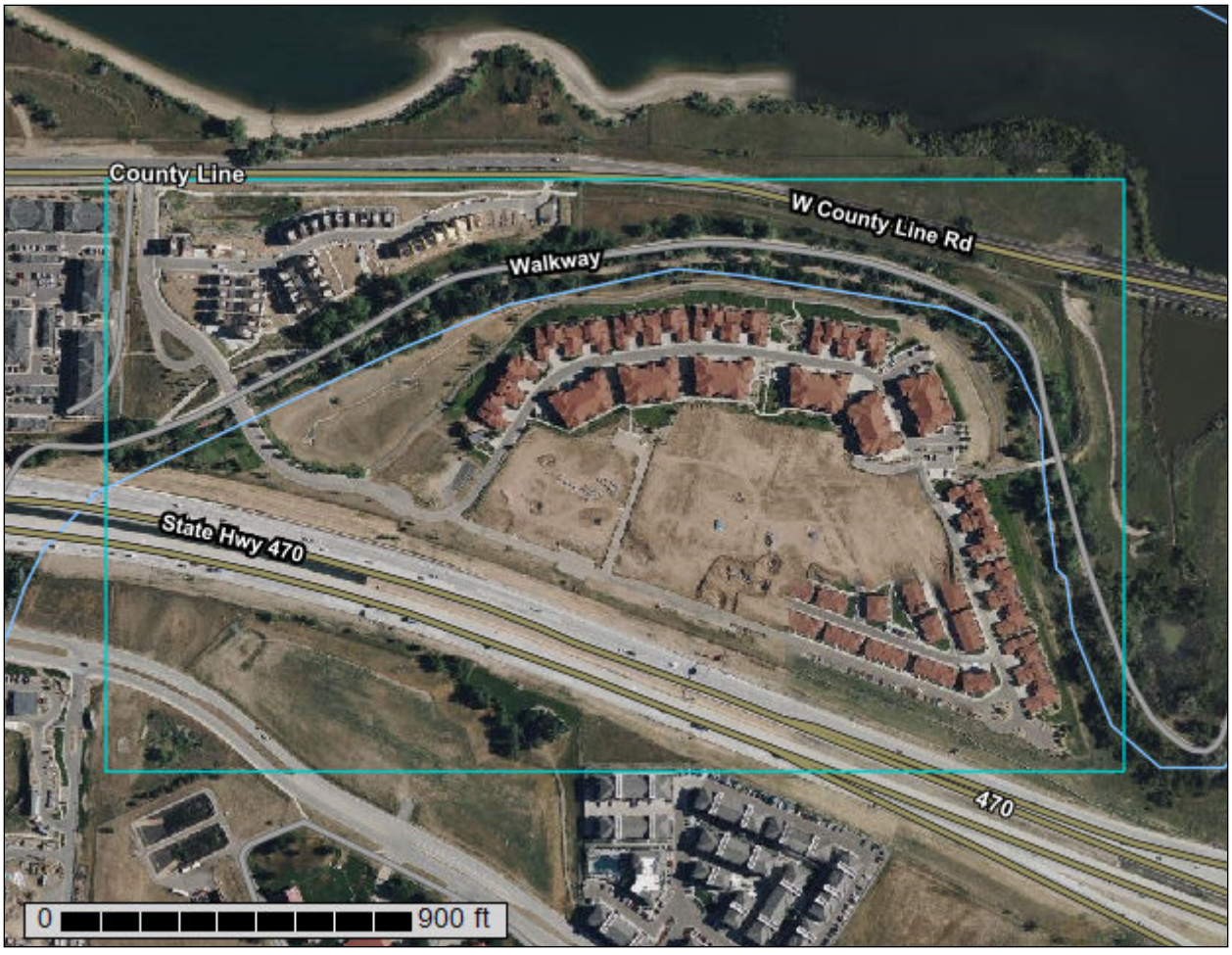
United States Department of Agriculture

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 Arapahoe County, Colorado; Castle Rock Area, Colorado; and Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties



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.

Contents

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.

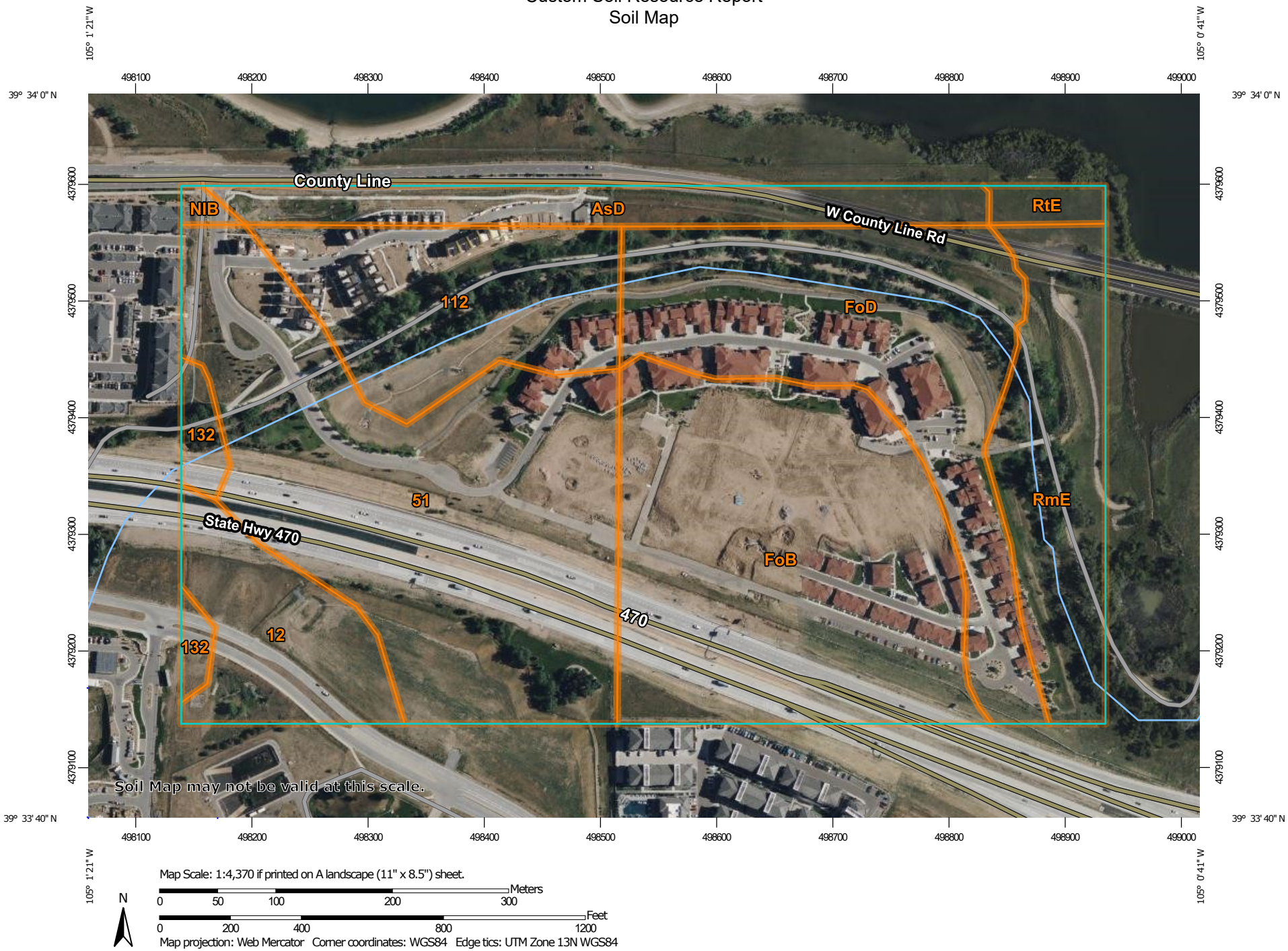
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree 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.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498800
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499000
39° 34' 0" N
39° 33' 40" N
4379600
4379500
4379400
4379300
4379200
4379100
County Line
W County Line Rd
State Hwy 470
470
NIB
AsD
RtE
112
FoD
132
51
RmE
FoB
12
132
Soil Map may not be valid at this scale.
Map Scale: 1:4,370 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 50 100 200 300
Feet
0 200 400 800 1200
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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 scales ranging from 1:20,000 to 1:24,000.

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: Arapahoe County, Colorado
Survey Area Data: Version 19, Aug 24, 2023

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

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
Survey Area Data: Version 18, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at

MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	5.6	6.1%
NlB	Nunn loam, 1 to 3 percent slopes	0.3	0.3%
RtE	Renohill-Litle-Thedalund complex, 9 to 30 percent slopes	0.8	0.9%
Subtotals for Soil Survey Area		**6.7**	**7.4%**
Totals for Area of Interest		**91.0**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	15.3	16.8%
RmE	Renohill-Buick complex, 5 to 25 percent slopes	8.4	9.3%
Subtotals for Soil Survey Area		**44.4**	**48.8%**
Totals for Area of Interest		**91.0**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	23.5	25.8%
112	Platner loam, 3 to 5 percent slopes	9.2	10.1%
132	Renohill loam, 5 to 9 percent slopes	1.4	1.5%
Subtotals for Soil Survey Area		**39.9**	**43.9%**
Totals for Area of Interest		**91.0**	**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.

Arapahoe County, Colorado

AsD—Ascalon sandy loam, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2tlmx
Elevation: 3,870 to 6,070 feet
Mean annual precipitation: 13 to 16 inches
Mean annual air temperature: 46 to 57 degrees F
Frost-free period: 135 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

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

Description of Ascalon

Setting

Landform: Interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Wind-reworked alluvium and/or calcareous sandy eolian deposits

Typical profile

Ap - 0 to 6 inches: sandy loam
Bt1 - 6 to 12 inches: sandy clay loam
Bt2 - 12 to 19 inches: sandy clay loam
Bk - 19 to 35 inches: sandy clay loam
C - 35 to 80 inches: sandy loam

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: B
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Stoneham

Percent of map unit: 10 percent
Landform: Interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Manter

Percent of map unit: 5 percent
Landform: Interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

NIB—Nunn loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tln2
Elevation: 3,900 to 6,250 feet
Mean annual precipitation: 13 to 16 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 135 to 160 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Nunn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pleistocene aged alluvium and/or eolian deposits

Typical profile

Ap - 0 to 6 inches: loam
Bt1 - 6 to 10 inches: clay loam
Bt2 - 10 to 26 inches: clay loam
Btk - 26 to 31 inches: clay loam
Bk1 - 31 to 47 inches: loam
Bk2 - 47 to 80 inches: loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately 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: 7 percent
Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 0.5
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Minor Components

Wages

Percent of map unit: 8 percent
Landform: Alluvial fans, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Fort collins

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Haverson, very rarely flooded

Percent of map unit: 2 percent
Landform: Alluvial fans, drainageways, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R067BY036CO - Overflow
Hydric soil rating: No

RtE—Renohill-Litle-Thedalund complex, 9 to 30 percent slopes

Map Unit Setting

National map unit symbol: 34z4
Elevation: 3,600 to 6,200 feet
Mean annual precipitation: 11 to 16 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 100 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Renohill and similar soils: 40 percent
Litle and similar soils: 32 percent
Thedalund and similar soils: 20 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Renohill

Setting

Landform: Drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loam clayey

Typical profile

H1 - 0 to 3 inches: loam
H2 - 3 to 15 inches: clay
H3 - 15 to 24 inches: clay loam
H4 - 24 to 28 inches: unweathered bedrock

Properties and qualities

Slope: 9 to 30 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
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

Description of Litle

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits

Typical profile

H1 - 0 to 3 inches: silty clay loam
H2 - 3 to 30 inches: silty clay
H3 - 30 to 34 inches: weathered bedrock

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
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: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Description of Thedalund

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Interbedded residuum weathered from sandstone and shale

Typical profile

H1 - 0 to 5 inches: clay loam
H2 - 5 to 23 inches: loam
H3 - 23 to 27 inches: weathered bedrock

Properties and qualities

Slope: 9 to 30 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 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Buick

Percent of map unit: 5 percent
Hydric soil rating: No

Tassel

Percent of map unit: 3 percent
Hydric soil rating: No

Castle Rock Area, Colorado

FoB—Fondis clay loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: jqyn
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: Farmland of statewide importance

Map Unit Composition

Fondis and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fondis

Setting

Landform: Mesas, buttes, hills, ridges
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over sedimentary rock coarse-silty outwash derived from arkose

Typical profile

H1 - 0 to 7 inches: clay loam
H2 - 7 to 24 inches: clay
H3 - 24 to 60 inches: sandy clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately 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
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Kutch
Percent of map unit: 7 percent
Hydric soil rating: No

Buick
Percent of map unit: 6 percent
Hydric soil rating: No

Satanta
Percent of map unit: 6 percent
Hydric soil rating: No

Aquic haplustolls
Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

FoD—Fondis clay loam, 3 to 9 percent slopes

Map Unit Setting
National map unit symbol: jqyp
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
Fondis and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fondis

Setting
Landform: Mesas, buttes, ridges
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over coarse-silty outwash derived from arkose

Typical profile
H1 - 0 to 7 inches: clay loam
H2 - 7 to 24 inches: clay
H3 - 24 to 60 inches: sandy clay loam

Properties and qualities
Slope: 3 to 9 percent
Depth to restrictive feature: More than 80 inches
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
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.4 inches)

Interpretive groups
Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Kutch
Percent of map unit: 5 percent
Hydric soil rating: No

Englewood
Percent of map unit: 5 percent
Hydric soil rating: No

Denver
Percent of map unit: 4 percent
Hydric soil rating: No

Aquic haplustolls
Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

RmE—Renohill-Buick complex, 5 to 25 percent slopes

Map Unit Setting
National map unit symbol: jqzy
Elevation: 5,500 to 6,200 feet
Mean annual precipitation: 15 to 17 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition
Renohill and similar soils: 50 percent
Buick and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Renohill

Setting

Landform: Hills
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered, calcareous clayey shale

Typical profile

H1 - 0 to 3 inches: clay loam
H2 - 3 to 12 inches: clay loam
H3 - 12 to 24 inches: clay loam
H4 - 24 to 28 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 25 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
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ
Hydric soil rating: No

Description of Buick

Setting

Landform: Hills
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over silty alluvium

Typical profile

H1 - 0 to 4 inches: loam
H2 - 4 to 15 inches: silty clay loam
H3 - 15 to 22 inches: loam
H4 - 22 to 60 inches: sandy clay loam

Properties and qualities

Slope: 5 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ
Hydric soil rating: No

Minor Components

Manzanola

Percent of map unit: 6 percent
Hydric soil rating: No

Satanta

Percent of map unit: 6 percent
Hydric soil rating: No

Fondis

Percent of map unit: 6 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent
Landform: Swales
Hydric soil rating: Yes

Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties

12—Blakeland loamy sand, 0 to 9 percent slopes

Map Unit Setting

National map unit symbol: jpl1
Elevation: 5,400 to 6,500 feet
Mean annual precipitation: 13 to 17 inches
Frost-free period: 126 to 142 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Blakeland

Setting

Landform: Alluvial fans, terraces, hillslopes
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Side slope, base slope, tread
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Eolian sands

Typical profile

H1 - 0 to 19 inches: loamy sand
H2 - 19 to 60 inches: loamy sand

Properties and qualities

Slope: 0 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Other vegetative classification: SANDY FOOTHILL (048AY210CO_2)
Hydric soil rating: No

Minor Components

Truckton

Percent of map unit: 5 percent
Landform: Alluvial fans, hillslopes, terraces
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Side slope, base slope, tread
Down-slope shape: Linear, concave
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Urban land

Percent of map unit: 5 percent
Hydric soil rating: No

Bresser

Percent of map unit: 5 percent
Landform: Alluvial fans, hillslopes, terraces
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Side slope, base slope, tread
Down-slope shape: Linear, concave
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

51—Fondis loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: jpp8
Elevation: 5,200 to 6,500 feet
Mean annual precipitation: 13 to 17 inches
Frost-free period: 126 to 142 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Fondis

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous, loamy eolian deposits derived from sedimentary rock

Typical profile

H1 - 0 to 5 inches: loam
H2 - 5 to 25 inches: silty clay
H3 - 25 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
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
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R049XB202CO - Loamy Foothill
Hydric soil rating: No

Minor Components

Nunn

Percent of map unit: 5 percent
Landform: Ridges, terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, tread
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Platner

Percent of map unit: 5 percent
Landform: Ridges, terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve, crest, tread
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Denver

Percent of map unit: 3 percent
Landform: Alluvial fans, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Urban land
Percent of map unit: 2 percent
Hydric soil rating: No

112—Platner loam, 3 to 5 percent slopes

Map Unit Setting
National map unit symbol: 2tlmz
Elevation: 3,580 to 5,600 feet
Mean annual precipitation: 13 to 19 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 140 to 165 days
Farmland classification: Prime farmland if irrigated

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

Description of Platner

Setting
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed eolian deposits over calcareous tertiary alluvium

Typical profile
Ap - 0 to 6 inches: loam
Bt1 - 6 to 11 inches: clay
Bt2 - 11 to 20 inches: clay
Bk1 - 20 to 27 inches: clay loam
Bk2 - 27 to 37 inches: sandy clay loam
C - 37 to 80 inches: sandy loam

Properties and qualities
Slope: 3 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately 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
Maximum salinity: Nonsaline (0.1 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Minor Components

Wages

Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

Stoneham

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY002CO - Loamy Plains
Hydric soil rating: No

132—Renohill loam, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: jplh
Elevation: 5,200 to 6,500 feet
Mean annual precipitation: 13 to 17 inches
Frost-free period: 126 to 142 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Renohill

Setting

Landform: Hillslopes, ridges
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Parent material: Residuum weathered from calcareous shale

Typical profile

H1 - 0 to 3 inches: loam
H2 - 3 to 16 inches: clay
H3 - 16 to 32 inches: clay loam
H4 - 32 to 36 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very 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
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill
Other vegetative classification: CLAYEY FOOTHILL (048AY208CO)
Hydric soil rating: No

Minor Components

Ulm

Percent of map unit: 3 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Stoneham

Percent of map unit: 3 percent
Landform: Knobs
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB202CO - Loamy Foothill
Hydric soil rating: No

Manzanola

Percent of map unit: 3 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope

Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Midway

Percent of map unit: 2 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R049XB212CO - Shaly Foothill
Hydric soil rating: No

Kutch

Percent of map unit: 2 percent
Landform: Ridges, hillslopes
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Hydric soil rating: No

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 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.

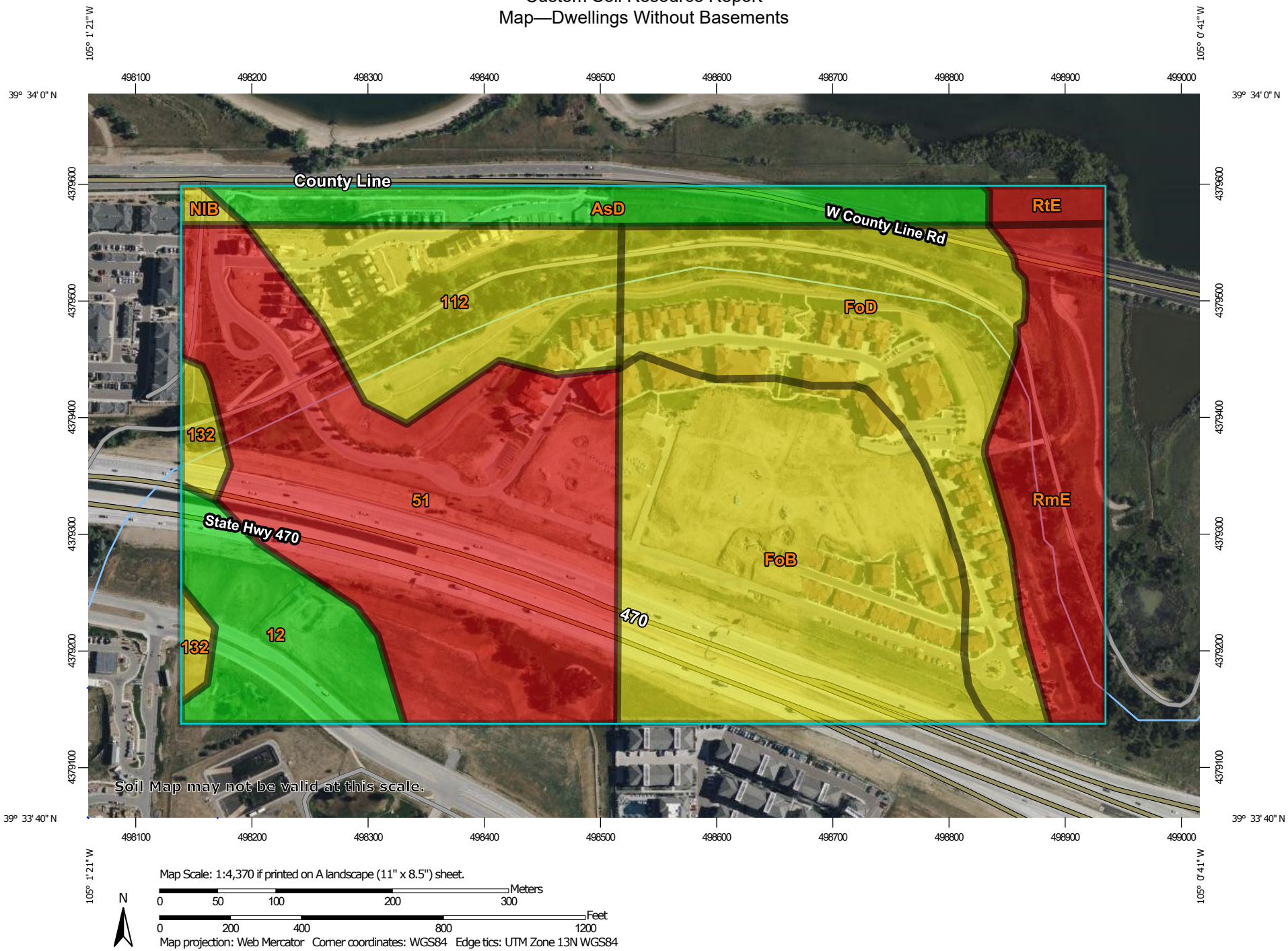
The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, 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.



Map Scale: 1:4,370 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

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 scales ranging from 1:20,000 to 1:24,000.

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.

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Survey Area Data: Version 19, Aug 24, 2023

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

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
Survey Area Data: Version 18, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at

MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Not limited	Ascalon (85%)		5.6	6.1%
			Stoneham (10%)			
			Manter (5%)			
NlB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Shrink-swell (0.77)	0.3	0.3%
RtE	Renohill-Litle-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Shrink-swell (0.10)		
			Litle (32%)	Shrink-swell (1.00)		
			Thedalund (20%)	Slope (1.00)		
Subtotals for Soil Survey Area					**6.7**	**7.4%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Shrink-swell (0.42)	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.42)	15.3	16.8%
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
Subtotals for Soil Survey Area					**44.4**	**48.8%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Not limited	Blakeland (85%)		5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	Very limited	Fondis (85%)	Shrink-swell (1.00)	23.5	25.8%
112	Platner loam, 3 to 5 percent slopes	Somewhat limited	Platner (85%)	Shrink-swell (0.03)	9.2	10.1%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Shrink-swell (0.01)	1.4	1.5%
Subtotals for Soil Survey Area					**39.9**	**43.9%**
Totals for Area of Interest					**91.0**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	46.9	51.5%
Very limited	32.7	36.0%
Not limited	11.4	12.6%
Totals for Area of Interest	**91.0**	**100.0%**

Rating Options—Dwellings Without Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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.

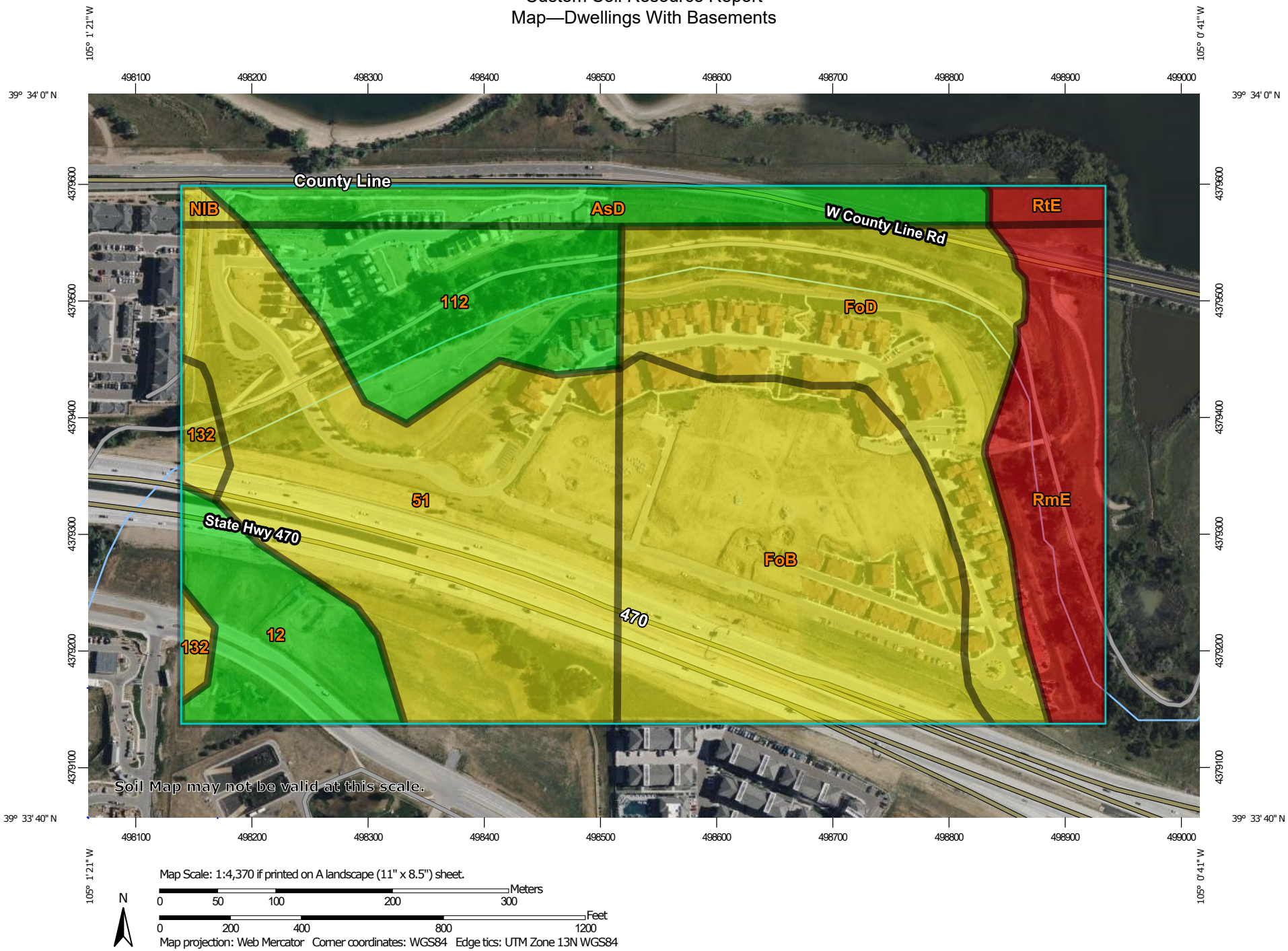
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance 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: 1:4,370 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Background
- Aerial Photography

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

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

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

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

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

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

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

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Survey Area Data: Version 19, Aug 24, 2023

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

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
Survey Area Data: Version 18, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at

MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—Sep 1, 2023

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

Tables—Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Not limited	Ascalon (85%)		5.6	6.1%
			Stoneham (10%)			
			Manter (5%)			
NlB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Shrink-swell (0.21)	0.3	0.3%
RtE	Renohill-Litle-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Depth to soft bedrock (0.90)		
				Shrink-swell (0.10)		
			Litle (32%)	Shrink-swell (1.00)		
				Depth to soft bedrock (0.46)		
			Thedalund (20%)	Slope (1.00)		
				Depth to soft bedrock (0.95)		
Subtotals for Soil Survey Area					**6.7**	**7.4%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Shrink-swell (0.01)	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.01)	15.3	16.8%
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
				Depth to soft bedrock (0.90)		
Subtotals for Soil Survey Area					**44.4**	**48.8%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Not limited	Blakeland (85%)		5.8	6.4%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
51	Fondis loam, 0 to 3 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.93)	23.5	25.8%
112	Platner loam, 3 to 5 percent slopes	Not limited	Platner (85%)		9.2	10.1%
			Wages (10%)			
			Stoneham (5%)			
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Depth to soft bedrock (0.29)	1.4	1.5%
				Shrink-swell (0.01)		
Subtotals for Soil Survey Area					**39.9**	**43.9%**
Totals for Area of Interest					**91.0**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	61.1	67.1%
Not limited	20.7	22.7%
Very limited	9.3	10.2%
Totals for Area of Interest	**91.0**	**100.0%**

Rating Options—Dwellings With Basements

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.

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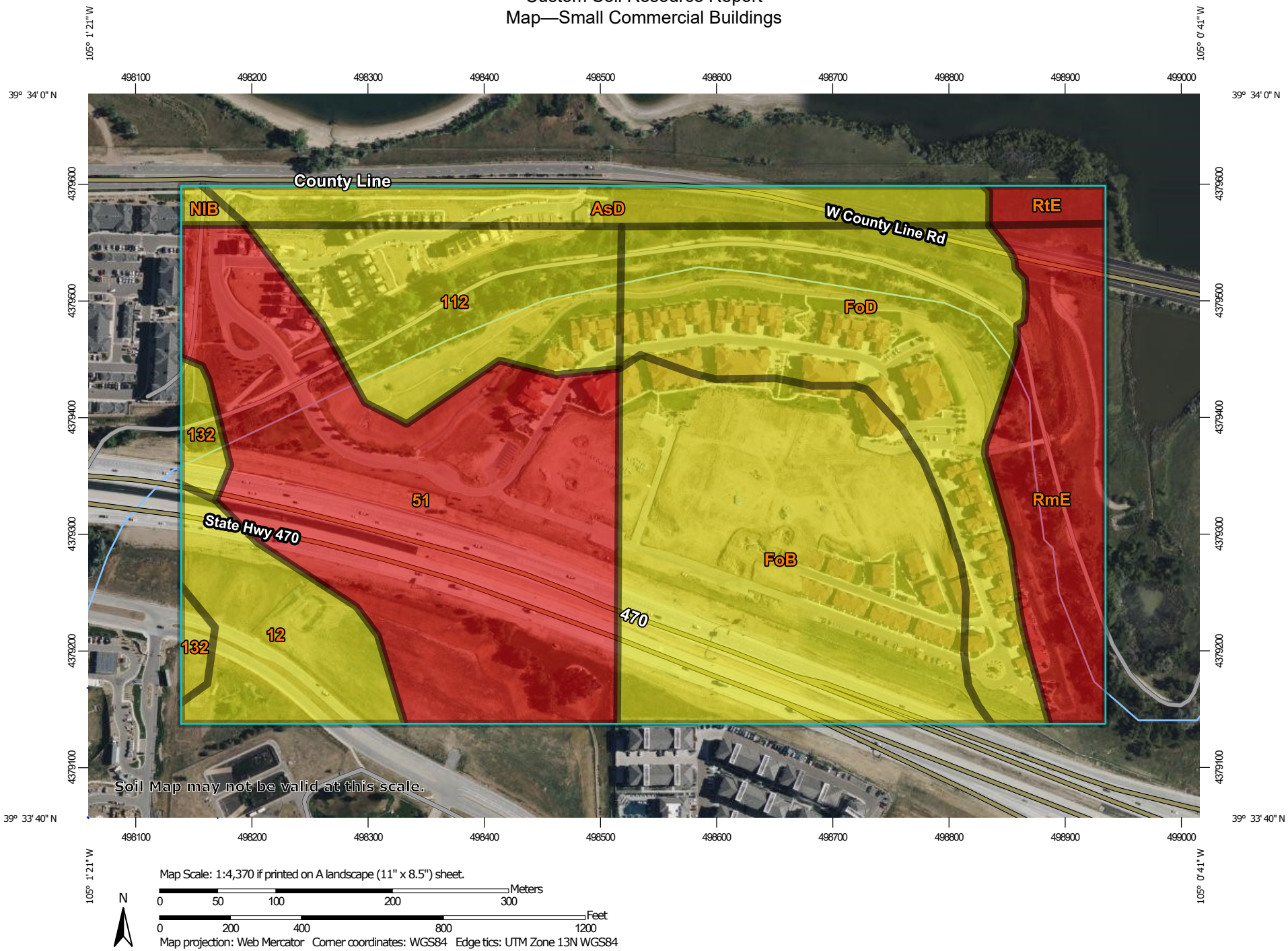

Map Scale: 1:4,370 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

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

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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MAP LEGEND

MAP INFORMATION

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Date(s) aerial images were photographed: Jul 1, 2020—Sep 1, 2023

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

Tables—Small Commercial Buildings

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Somewhat limited	Ascalon (85%)	Slope (0.88)	5.6	6.1%
			Stoneham (10%)	Slope (0.88)		
			Manter (5%)	Slope (0.88)		
NlB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Shrink-swell (0.77)	0.3	0.3%
RtE	Renohill-Litle-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Shrink-swell (0.10)		
			Litle (32%)	Shrink-swell (1.00)		
				Slope (0.88)		
			Thedalund (20%)	Slope (1.00)		
Subtotals for Soil Survey Area					**6.7**	**7.4%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Shrink-swell (0.42)	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Slope (0.52)	15.3	16.8%
				Shrink-swell (0.42)		
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
Subtotals for Soil Survey Area					**44.4**	**48.8%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Somewhat limited	Blakeland (85%)	Slope (0.14)	5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	Very limited	Fondis (85%)	Shrink-swell (1.00)	23.5	25.8%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
112	Platner loam, 3 to 5 percent slopes	Somewhat limited	Platner (85%)	Shrink-swell (0.03)	9.2	10.1%
				Slope (0.00)		
			Wages (10%)	Slope (0.00)		
			Stoneham (5%)	Slope (0.00)		
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Slope (0.88)	1.4	1.5%
				Shrink-swell (0.01)		
Subtotals for Soil Survey Area					**39.9**	**43.9%**
Totals for Area of Interest					**91.0**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	58.3	64.0%
Very limited	32.7	36.0%
Totals for Area of Interest	**91.0**	**100.0%**

Rating Options—Small Commercial Buildings

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.

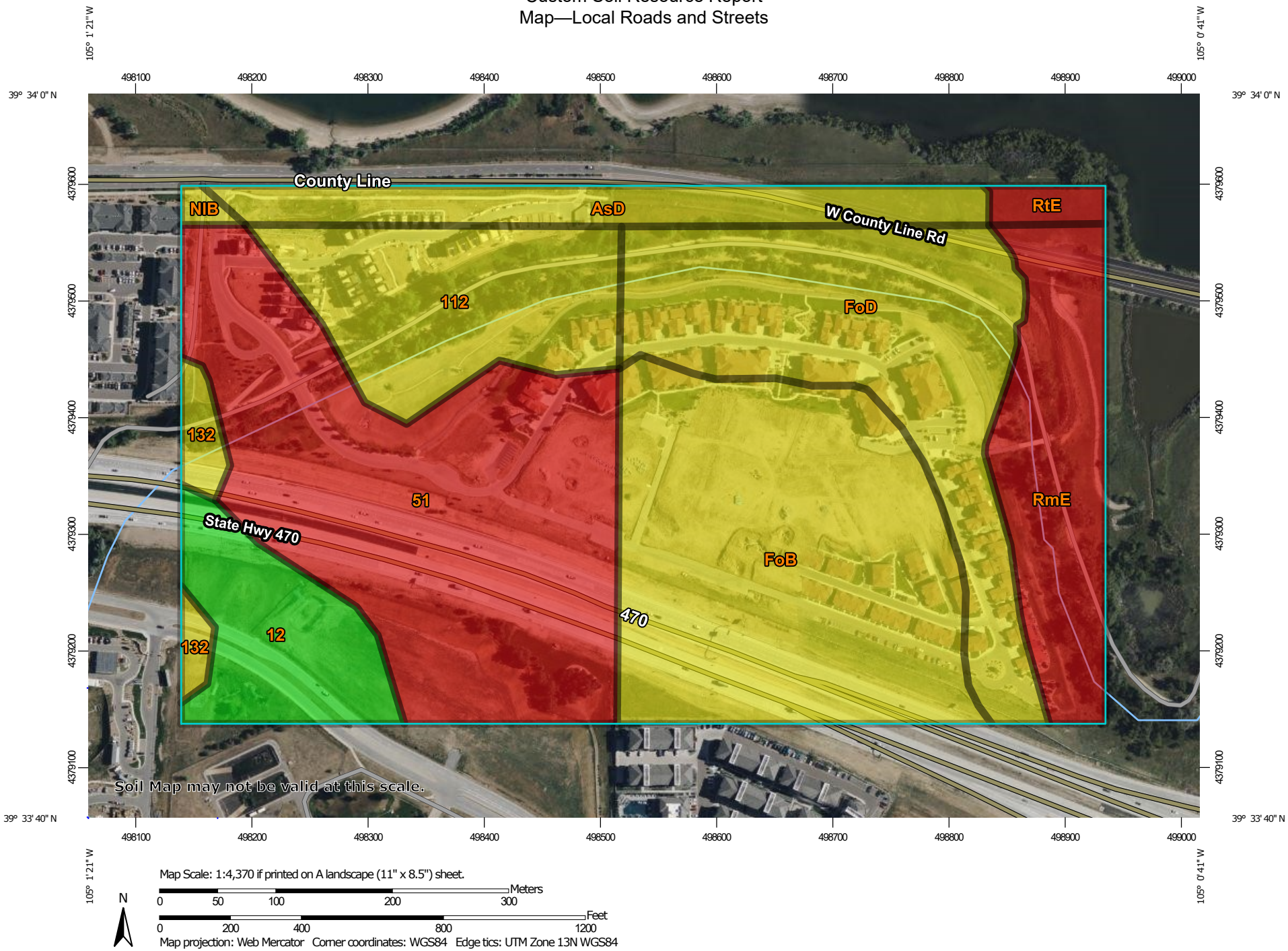
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the

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: 1:4,370 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

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 scales ranging from 1:20,000 to 1:24,000.

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: Arapahoe County, Colorado
Survey Area Data: Version 19, Aug 24, 2023

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

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
Survey Area Data: Version 18, Aug 24, 2023

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at

MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—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
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Somewhat limited	Ascalon (85%)	Frost action (0.50)	5.6	6.1%
			Stoneham (10%)	Frost action (0.50)		
				Low strength (0.04)		
			Manter (5%)	Frost action (0.50)		
NlB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Shrink-swell (0.77)	0.3	0.3%
				Low strength (0.77)		
			Wages (8%)	Frost action (0.50)		
				Low strength (0.04)		
			Fort Collins (5%)	Frost action (0.50)		
				Low strength (0.06)		
			Haverson, very rarely flooded (2%)	Frost action (0.50)		
				Flooding (0.20)		
				Low strength (0.04)		
RtE	Renohill-Litle-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Low strength (0.30)		
				Shrink-swell (0.10)		
			Litle (32%)	Shrink-swell (1.00)		
				Low strength (1.00)		
			Thedalund (20%)	Slope (1.00)		
Subtotals for Soil Survey Area					**6.7**	**7.4%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Frost action (0.50)	20.6	22.7%
				Shrink-swell (0.42)		
				Low strength (0.19)		
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Frost action (0.50)	15.3	16.8%
				Shrink-swell (0.42)		
				Low strength (0.19)		
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
				Low strength (0.04)		
Subtotals for Soil Survey Area					**44.4**	**48.8%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Not limited	Blakeland (85%)		5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	Very limited	Fondis (85%)	Shrink-swell (1.00)	23.5	25.8%
				Low strength (0.40)		
112	Platner loam, 3 to 5 percent slopes	Somewhat limited	Platner (85%)	Low strength (0.17)	9.2	10.1%
				Shrink-swell (0.03)		
			Wages (10%)	Frost action (0.50)		
			Stoneham (5%)	Frost action (0.50)		
				Low strength (0.00)		
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Low strength (0.19)	1.4	1.5%
				Shrink-swell (0.01)		
Subtotals for Soil Survey Area					**39.9**	**43.9%**
Totals for Area of Interest					**91.0**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	52.5	57.6%
Very limited	32.7	36.0%
Not limited	5.8	6.4%
Totals for Area of Interest	**91.0**	**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.

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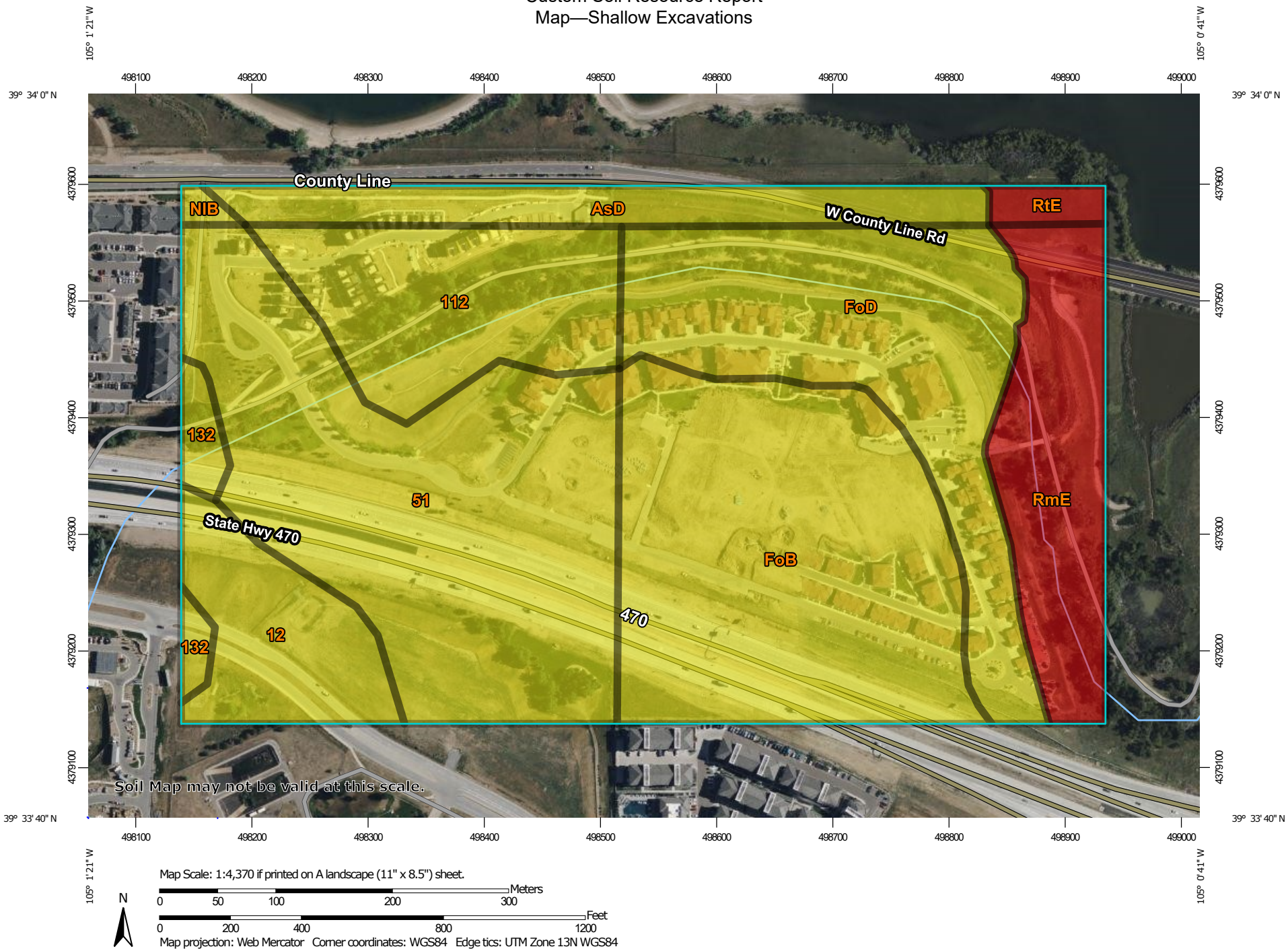
shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating 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: 1:4,370 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

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 scales ranging from 1:20,000 to 1:24,000.

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

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

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

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

Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
Survey Area Data: Version 18, Aug 24, 2023

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MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—Sep 1, 2023

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

Tables—Shallow Excavations

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Somewhat limited	Ascalon (85%)	Dusty (0.09)	5.6	6.1%
				Unstable excavation walls (0.01)		
			Stoneham (10%)	Dusty (0.29)		
				Unstable excavation walls (0.01)		
			Manter (5%)	Dusty (0.03)		
				Unstable excavation walls (0.01)		
NlB	Nunn loam, 1 to 3 percent slopes	Somewhat limited	Nunn (85%)	Dusty (0.33)	0.3	0.3%
				Unstable excavation walls (0.01)		
			Wages (8%)	Dusty (0.26)		
				Unstable excavation walls (0.01)		
			Fort Collins (5%)	Dusty (0.26)		
				Unstable excavation walls (0.01)		
			Haverson, very rarely flooded (2%)	Dusty (0.28)		
				Unstable excavation walls (0.01)		
RtE	Renohill-Litle-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Slope (1.00)	0.8	0.9%
				Depth to soft bedrock (0.90)		
				Dusty (0.38)		
				Unstable excavation walls (0.01)		
			Thedalund (20%)	Slope (1.00)		
				Depth to soft bedrock (0.95)		
				Dusty (0.33)		
				Unstable excavation walls (0.01)		
Subtotals for Soil Survey Area					**6.7**	**7.4%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Somewhat limited	Fondis (80%)	Dusty (0.31)	20.6	22.7%
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Dusty (0.31)	15.3	16.8%
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Slope (1.00)	8.4	9.3%
				Depth to soft bedrock (0.90)		
				Dusty (0.31)		
				Unstable excavation walls (0.01)		
Subtotals for Soil Survey Area					**44.4**	**48.8%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Somewhat limited	Blakeland (85%)	Unstable excavation walls (0.49)	5.8	6.4%
51	Fondis loam, 0 to 3 percent slopes	Somewhat limited	Fondis (85%)	Dusty (0.39)	23.5	25.8%
				Too clayey (0.03)		
				Unstable excavation walls (0.01)		
112	Platner loam, 3 to 5 percent slopes	Somewhat limited	Platner (85%)	Dusty (0.32)	9.2	10.1%
				Unstable excavation walls (0.01)		
			Wages (10%)	Dusty (0.24)		
				Unstable excavation walls (0.01)		
			Stoneham (5%)	Dusty (0.24)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Unstable excavation walls (0.01)		
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Dusty (0.31)	1.4	1.5%
				Depth to soft bedrock (0.29)		
				Unstable excavation walls (0.01)		
Subtotals for Soil Survey Area					**39.9**	**43.9%**
Totals for Area of Interest					**91.0**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	81.8	89.8%
Very limited	9.3	10.2%
Totals for Area of Interest	**91.0**	**100.0%**

Rating Options—Shallow Excavations

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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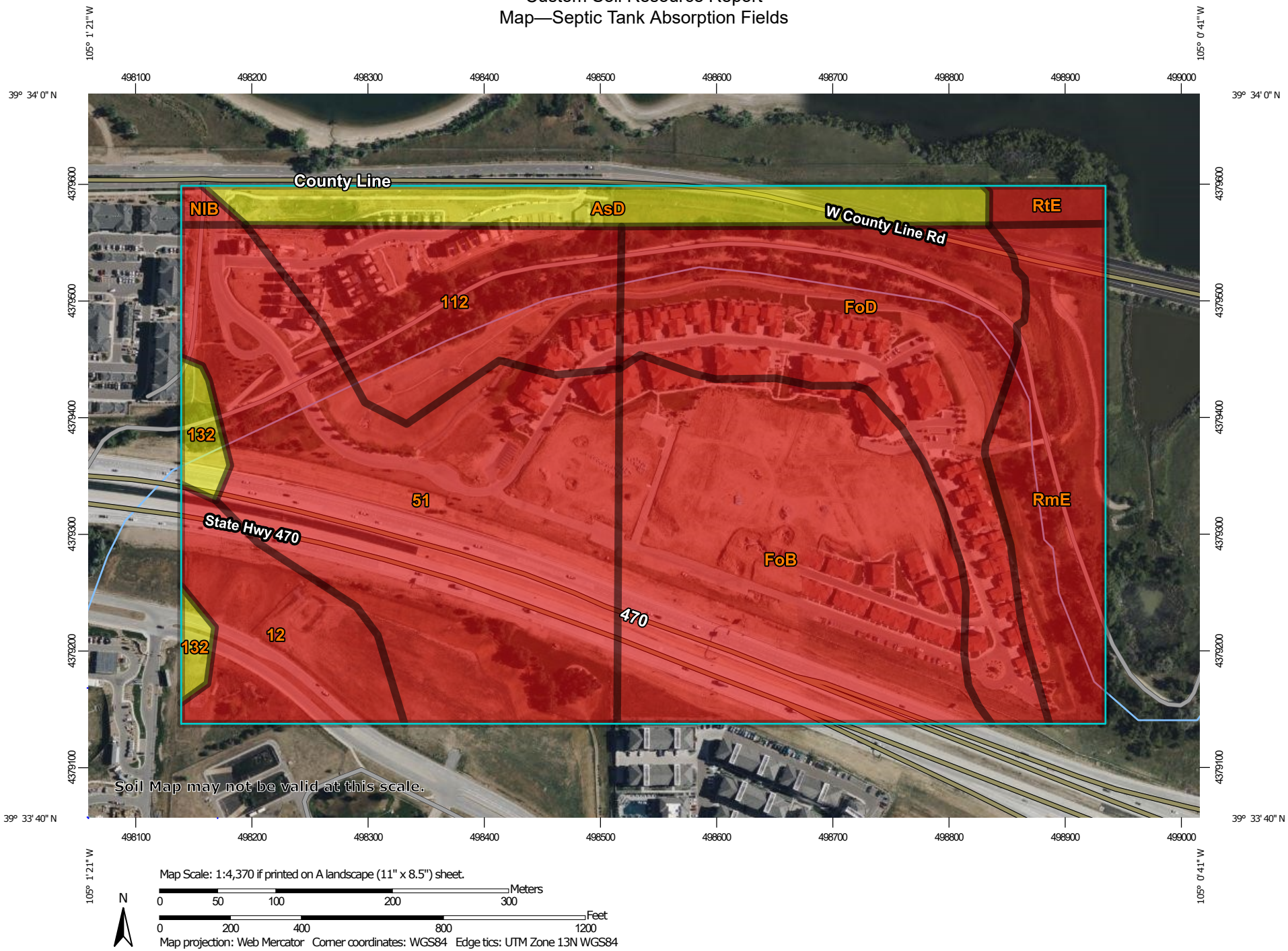
Map—Septic Tank Absorption Fields



Map Scale: 1:4,370 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

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 scales ranging from 1:20,000 to 1:24,000.

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

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

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Soil Survey Area: Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties
Survey Area Data: Version 18, Aug 24, 2023

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MAP LEGEND

MAP INFORMATION

different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Jul 1, 2020—Sep 1, 2023

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

Tables—Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
AsD	Ascalon sandy loam, 5 to 9 percent slopes	Somewhat limited	Ascalon (85%)	Slow water movement (0.50)	5.6	6.1%
			Stoneham (10%)	Slow water movement (0.50)		
NlB	Nunn loam, 1 to 3 percent slopes	Very limited	Nunn (85%)	Slow water movement (1.00)	0.3	0.3%
RtE	Renohill-Litle-Thedalund complex, 9 to 30 percent slopes	Very limited	Renohill (40%)	Depth to bedrock (1.00)	0.8	0.9%
				Slope (1.00)		
				Slow water movement (0.68)		
			Litle (32%)	Slow water movement (1.00)		
				Depth to bedrock (1.00)		
			Thedalund (20%)	Depth to bedrock (1.00)		
				Slope (1.00)		
Subtotals for Soil Survey Area					**6.7**	**7.4%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	Very limited	Fondis (80%)	Slow water movement (1.00)	20.6	22.7%
FoD	Fondis clay loam, 3 to 9 percent slopes	Very limited	Fondis (85%)	Slow water movement (1.00)	15.3	16.8%
RmE	Renohill-Buick complex, 5 to 25 percent slopes	Very limited	Renohill (50%)	Depth to bedrock (1.00)	8.4	9.3%
				Slope (1.00)		
				Slow water movement (0.72)		
Subtotals for Soil Survey Area					**44.4**	**48.8%**
Totals for Area of Interest					**91.0**	**100.0%**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
12	Blakeland loamy sand, 0 to 9 percent slopes	Very limited	Blakeland (85%)	Filtering capacity (1.00)	5.8	6.4%
				Seepage, bottom layer (1.00)		
51	Fondis loam, 0 to 3 percent slopes	Very limited	Fondis (85%)	Slow water movement (1.00)	23.5	25.8%
112	Platner loam, 3 to 5 percent slopes	Very limited	Platner (85%)	Slow water movement (1.00)	9.2	10.1%
132	Renohill loam, 5 to 9 percent slopes	Somewhat limited	Renohill (85%)	Slow water movement (0.72)	1.4	1.5%
Subtotals for Soil Survey Area					**39.9**	**43.9%**
Totals for Area of Interest					**91.0**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	84.1	92.3%
Somewhat limited	7.0	7.7%
Totals for Area of Interest	**91.0**	**100.0%**

Rating Options—Septic Tank Absorption Fields

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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April 9, 2024

REFERRAL RESPONSE REQUEST

Comments Due By: April 23, 2024

Fax: 303-379-4198

File # / Name: SV2024-001 Hunting Hill Metropolitan District, 4th Amendment

Request: Service Plan Amendment

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

☐ No Comment	
☒ Please be advised of the following concerns: The engineering review fee ($300.00) will need to be paid prior to our approval of this Service Plan Amendment	
☐ See letter attached for detail.	
Agency: DC Engineering	**Phone #:** 303-660-7490
Your Name: Chuck Smith *(please print)*	**Your Signature:** Chuck Smith **Date:** 4/12/2024

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

Lauren Pulver

Lauren Pulver
Planning Supervisor

Enclosure

DOUGLAS COUNTY PLANNING REFERRALS

REFERRAL NUMBER: SV2024-001 DATE RECEIVED: 4/10/24

PROJECT NAME: Hunting Hill Amend #4

PLANNER: Luren Pulver

DUE DATE: **April 23, 2024**

Parks and Parkways Manager Comments
Dirk Ambrose

No comment

Natural Resource Manager Comments
Nick Adamson

Construction and Facilities Maintenance Manager Comments
Tyler Ensign

Director of Parks, Recreation and Open Space Comments
Ken Standen

No comment

Public Works Manager of Development Engineering Comments
Forrest Dykstra

Director of Public Works Comments
Ryan Edwards

Public Works CWSD Project Engineer Comments
Austin Long

Public Works CSWD Project Manager Comments
Jon Klassen

Director of Recreation & Cultural Programs
Neil Alderson

Highlands Ranch Metropolitan District Director

Letter attached

Finance Department Comments

HIGHLANDS RANCH
Metro District

62 West Plaza Drive
Highlands Ranch, Colorado 80129

303-791-0430 - Telephone
303-791-3293 - Financial / Customer Service - Fax
www.highlandsranch.org

March 18, 2024

Jennifer L. Ivey
Icenogle, Seaver, and Pogue, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

RE: Hunting Hill Metropolitan District Service Plan

Dear Ms. Ivey,

At its February 27, 2024 meeting, the Board of Directors of the Highlands Ranch Metropolitan District considered and approved the Hunting Hill Metropolitan District's request pursuant to Section 32-1-107, C.R.S. to consent to the addition of the parks and recreation power to the Hunting Hill Metropolitan District's Service Plan provided that the any such park and recreation improvements do not duplicate or interfere with the improvements or facilities constructed or planned by Highlands Ranch Metropolitan District.

Sincerely,

Stephanie Stanley
General Manager

RTD Engineering Review Comments

Prepared by: C. Scott Woodruff

4/23/2024

Project Name: Hunting Hill Metropolitan District, 4th Amendment

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Lauren Pulver, Planning Supervisor
Douglas County Department of Community Development, Community and Resource Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Hunting Hill Metropolitan District, 4th Amendment
Project File #:	**SV2024-001**
S Metro Review #	REFOTH24-00056
Review date:	April 15, 2024
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The Board of Directors of the District is requesting that Douglas County approve this Fourth Amendment to provide the District the power to finance, design, construct, acquire, install, maintain, and provide for parks and recreation facilities, services, and programs, with the consent of overlapping districts in accordance with § 32-1-107(3), C.R.S.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2018 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Service Plan Amendment.

Right of Way & Permits

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

April 15, 2024

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

Attn: Lauren Pulver

Re: Hunting Hill Metropolitan District, 4th Amendment, Case # SV2024-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has no conflict with the mill levies for **Hunting Hill Metropolitan District, 4th Amendment**, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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

April 26, 2024

Alicia J. Corley
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

Re: Hunting Hill Metropolitan District, 4th Amendment
Project File No. SV2024-001

Dear Ms. Corley:

Thank you for the submittal of the Hunting Hill Metropolitan District, 4th Amendment. We have completed the presubmittal review of the service plan and have comments as stated below. Additionally, copies of referral agency comments received to-date are enclosed.

General Formatting Comments:

1. In Section V. A Type of Improvements, staff recommends revising the numbering so that Parks and Recreation aligns at number 7. Rather than include all sections in the Amendment, staff recommends adding a statement that clarifies that all sections will be renumbered accordingly.

Referral Agency and County Consultant Comments:

1. Please address the comments provided by Douglas County Engineering Services.

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

Sincerely,

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

May 9, 2024

Alicia Corley
Icenogle Seaver Pogue, P.C.
4725 S. Monaco St. Ste 360
Denver, CO 80237
via email

Re: Hunting Hill Metropolitan District – 4th Amendment
Project File No. SV2024-001

Dear Ms. Corley,

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

ACTION	DATE
Application stamped complete, Department of Community Development	**5/9/24**
PC meeting	**6/3/24, 7:00 pm**
BCC meeting to set hearing date	**6/25/24, 1:30 pm**
BCC hearing	**7/9/24, 2:30 pm**
BCC adopts resolution of approval or provides reason for denial	**7/9/24, 2:30 pm**

All meetings will be held in the Board of County Commissioners' Hearing Room at 100 Third Street, Castle Rock.

Please note some additional deadlines for this application; the staff report for the Board of County Commissioners hearing is to be mailed on June 27, 2024. The final version of the Service Plan, as it is to be delivered to the Board, should be provided to our office by Monday, June 17, 2024.

To ensure the applications are processed and heard according to the above schedule, it will be important for you to provide and comply with the following requirements.

A. NOTICING

State Statutes require public notice for the Board of County Commissioners hearing. The Douglas County *Service Plan Review Procedures* ("Review Procedures") require the

applicant to fulfill the following noticing requirements. Please also refer to Section 32-1-204, C.R.S. for further information:

1. Newspaper Noticing

A notice needs to be published in the *Douglas County News-Press* at least 20 days before the BCC hearing. The notice shall include the date, time, location, purpose of the hearing, and a general description of the land contained within the boundaries of the metropolitan district and information outlining methods and procedures pursuant to Section 32-1-203 (3.5), C.R.S., concerning the filing of the petition for exclusion of territory. See the relevant section of the State Statutes and the Review Procedures for further explanation of this last issue.

Please provide Planning Services with a copy of the draft notice before it is sent to the newspaper for publishing so we can confirm all information is included.

2. Existing Surrounding Municipalities and Special Districts

A written notice must be sent to "the governing body of any existing municipality or special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three miles of the proposed special district boundaries" (Section 32-1-204 (1), C.R.S., as amended).

This notice needs to state the date, time and location of the Board of Commissioners' public hearing. This notice must be sent out at least 20 days prior to the Board's hearing. Please provide Planning Services with a copy of the above draft notice and a list of the municipalities or special districts prior to mailing the notice.

3. Property Owners

Pursuant to Section 32-1-204(1.5), C.R.S., not more than 30 days or less than 20 days prior to the Board of County Commissioners hearing, a notice stating the date, time, location, and purpose of the Board of Commissioners public hearing, a reference to the type of special district, maximum mill levy, if any, or stating that there is no maximum that may be imposed by the proposed special district, and procedures for the filing of a petition for exclusion pursuant to Section 32-1-203(3.5), C.R.S., as amended, shall be sent to the owners of property within the proposed special district as listed on the records of the County Assessor.

Please note that Planning Services maintains its interpretation that public notice requirements as described within State statutes are applicable to this request. Based upon the identified Board of County Commissioners' hearing date of Tuesday, July 9, 2024, public notice to all property owners within the boundaries of the districts is required to be mailed between June 9 and June 19, 2024.

B. AFFIDAVIT OF NOTICE

Once the above noticing has been completed, an affidavit of publication will be required from the *Douglas County News-Press* to verify that the notice was published. In addition, the Department of Community Development will need an affidavit of notice stating that the

other two noticing requirements have been completed. These affidavits must be delivered to the Department of Community Development not less than five (5) business days prior to the Board of County Commissioners' hearing.

C. RESOLUTION

The applicant needs to provide the Department of Community Development a copy (electronic only is acceptable) of the resolution(s) by June 17, 2024, in time for the July 9, 2024, Board of County Commissioners' hearing.

Any revisions to the Service Plan pursuant to the conditions of approval that may be in the staff report for the July 9, 2024, hearing will need to be provided prior to the Board hearing of the same date.

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

Sincerely,

Donald J Beckwith
Principle Planner

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

DJ Beckwith

From: Jennifer Ivey <jivey@isp-law.com>
Sent: Friday, May 17, 2024 12:58 PM
To: DJ Beckwith; Alicia J. Corley
Cc: Lauren Pulver
Subject: RE: Purpose for the 4th Amendment

Hi DJ,

They have consented to the overlap to allow the District to provide these more localized/community specific services which they are not providing.

Jennifer L. Ivey
jivey@isp-law.com
Direct: 303.867.3003 Mobile: 810.287.1978
Facsimile: 303.292.9101
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

ICENOGLE SEAVER POGUE

From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Friday, May 17, 2024 12:56 PM
To: Alicia J. Corley <acorley@isp-law.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>; Jennifer Ivey <jivey@isp-law.com>
Subject: RE: Purpose for the 4th Amendment

Thank you Alicia,

Appreciate that information.

Did want to get clarified that Highlands Ranch and South Suburban are not willing to provide these services, is that correct?

All the best,
DJ Beckwith | Principal Planner
Douglas County Department of Community Development
Planning Resources
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4330 **Main** | 303-660-7460
Email | dbeckwith@douglas.co.us

From: Alicia J. Corley <acorley@isp-law.com>
Sent: Friday, May 17, 2024 12:01 PM
To: DJ Beckwith <dbeckwith@douglas.co.us>
Cc: Lauren Pulver <lpulver@douglas.co.us>; Jennifer Ivey <jivey@isp-law.com>
Subject: RE: Purpose for the 4th Amendment

Hi DJ,

The District was formed in 2007 and pursuant to its existing service plan does not have park and recreation powers due, at least in part, to its overlap with Highlands Ranch Metropolitan District and South Suburban Parks and Recreation District which were already providing park and recreation services in the area when the District was formed. The District is now partially built out and the remaining development in the District is being completed by Century Communities and Richmond Homes.

The District's board, which is comprised of 5 homeowners, has found that the District could greatly benefit from and better serve its residents if it had limited park and recreation powers such that it could own, operate, and/or maintain limited park and recreation elements such as dog runs, open space, pavilions, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping that do not include any improvements or facilities, such as public recreation centers, that may compete with services already being provided in the area by Highlands Ranch Metropolitan District and South Suburban Parks and Recreation District.

Please let us know if you have any additional questions.

Thanks!

Alicia J. Corley
acorley@isp-law.com
Direct: 303.867.3007 Mobile: 251.375.4362
Facsimile: 303.292.9101
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

ICENOGLE SEAVER POGUE

From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Friday, May 17, 2024 10:53 AM
To: Alicia J. Corley <acorley@isp-law.com>
Cc: Lauren Pulver <lpulver@douglas.co.us>
Subject: Purpose for the 4th Amendment

Greetings Alicia,

Could you provide some information on the need for Hunting Hill MD to propose this amendment?

Thank you!

All the best,
DJ Beckwith | Principal Planner
Douglas County Department of Community Development
Planning Resources
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4330 **Main** | 303-660-7460
Email | dbeckwith@douglas.co.us