

Planned Development Major Amendment Staff Report

DATE: JUNE 26, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT
CC: HEATHER SCOTT, AICP, PRINCIPAL PLANNER
CURTIS J. WEITKUNAT, AICP, LONG RANGE PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: RIVER CANYON PLANNED DEVELOPMENT, 11TH AMENDMENT

PROJECT FILE: ZR2024-009

OWNERS:
GEOFF COLLINS
RIVER CANYON REAL ESTATE INVESTMENTS LLC
11118 CARETAKER ROAD
LITTLETON, CO 80120

REPRESENTATIVE:
KYNAN FRANKE
SAGE DESIGN GROUP
1500 S. PEARL STREET
DENVER, CO 80210

JOHN FREDERICKS
RAVENNA METROPOLITAN DISTRICT
700 17TH STREET, SUITE 2200
DENVER, CO 80202

PLANNING COMMISSION HEARING:	JULY 1, 2024 @ 6:00 p.m.
BOARD OF COUNTY COMMISSIONERS HEARING CONTINUED:	JULY 9, 2024 @ 2:30 p.m.
BOARD OF COUNTY COMMISSIONERS HEARING CONTINUED:	AUGUST 27, 2024 @ 2:30 p.m.
BOARD OF COUNTY COMMISSIONERS HEARING:	OCTOBER 8, 2024 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant requests a major amendment to the River Canyon Planned Development (PD) (dba Ravenna) to create a new residential planning area, convert an open space tract to golf course, and adjust planning areas to create a short golf course. An alternative for cash-in-lieu for a regional trail commitment is proposed. Open space will be reduced from 322.7 acres to 307.3 acres, still meeting the minimum required open space established in the PD. This request does not result in an increase in overall density or area of the River Canyon PD, rather it provides new planning areas within the existing development.

The Planning Commission heard the PD amendment at its July 1, 2024, public hearing, and recommended denial by a vote of 4 to 3.

II. REQUEST

A. Request

This request is to amend the River Canyon PD. If approved the amendment would:

- Realign Planning Areas GC-5, OS-1, and OS-6 to create a new five-acre residential planning area for up to four (4) dwelling units.
- Change OS-12 to GC-9 to eventually shift ownership and maintenance responsibilities from the metro district to the golf course. The planning area will remain at 0.3 acres.
- Reconfigure OS-18, GC-6, and GC-8 to create Planning Area GC-7, to allow for a short course, training golf course. GC-7 will be approximately 6 acres.
- Reduce the open space in the PD from 323 acres to approximately 307 acres.
- Remove the required regional trail through OS-1 and add a commitment in Section A.1 - Parks & Trails to consider an optional payment instead of construction of the trail.

B. Process

A Major PD Amendment application is processed pursuant to Section 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). Per DCZR Section 1522.08, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines."

C. Location

The River Canyon PD lies in the northwestern portion of the county, south of Waterton Road and east of the South Platte River. Planning areas GC-5, OS-1, and OS-6 are south of Cicero Court, adjacent to the Roxborough Park community. OS-12 is adjacent to Dante Drive as the road bends to the west. OS-18, GC-6, and GC-8 are located west of the club house, off Dante Drive. Vicinity, zoning, and aerial maps which show the site location and existing conditions are attached to the staff report.

D. Project Description

The applicants, River Canyon Real Estate Investments and Ravenna Metro District, request a major amendment to the River Canyon PD to establish two new planning areas.

Planning Areas GC-5, OS-1, and OS-6, ("Fairways 8 and 9 area") will be adjusted and reduced in area to create the new five-acre residential planning area, ESF-8.

Planning Area OS-12 is a 0.3-acre tract adjacent to the Ravenna Golf Course and is owned by the metro district. The applicants would like to change the use to golf course so the golf club may own and maintain this tract.

Existing Planning Areas OS-18, GC-6, and GC-8 will be adjusted to accommodate a new “short course” golf course (“Short Course area”) adjacent to the existing golf course and club house.

The applicants would like to remove the delineation of the regional trail on page 6 of the Planned Development. Instead, they propose language on page 2 – Section I. Dedications, A. Parks, Trails & Open Space, 2. Parks & Trails to allow for financial contributions to offsite improvements if a trail is not constructed onsite.

III. CONTEXT

A. Background

The approximately 650-acre River Canyon Planned Development was rezoned from Agricultural One (A-1) and General Industrial (GI) to Planned Development in 2001 for residential, golf course, open space, and community uses. Final plats were approved in 2002, 2004, and 2005.

B. Adjacent Land Uses and Zoning

The project area is located within the Roxborough Separated Urban Area as designated in the 2040 Douglas County Comprehensive Master Plan (CMP). Planning Areas GC-5, OS-1, and OS-6 are south of Cicero Court; OS-12 is adjacent to Dante Drive; and Planning Areas OS-18, GC-6, and GC-8 are west of the Ravenna Club House off Dante Drive. Chatfield Reservoir is to the north, the Roxborough Park community and Arrowhead Golf Course are to the south, and the hogback is to the east.

	Zoning	Uses
North	River Canyon (PD)	Chatfield State Park, South Platte River, residential, open space, and wastewater treatment facility
East	River Canyon (PD) Agricultural One (A-1)	Residential, open space, and clay mine
South	Roxborough Park (PD)	Residential and open space
West	Agricultural One (A-1), Open Space (OS), and National Forest	Open space and Pike National Forest

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The Fairways 8 and 9 area (Planning Areas GC-5, OS-1, and OS-6) is developed as Fairways 8 and 9 of the Ravenna golf course and includes a utility water storage in the southwest corner of OS-6. This site slopes to the east and northeast. OS-1 has steep slopes, drainage, and rock outcroppings. Planning Area OS-12 slopes to the middle of the site and has a drainage inlet.

The Short Course area (Planning Areas OS-18, GC-6, and GC-8) includes “Fairway 1” of the Ravenna golf course, the driving range, and Ravenna clubhouse. This site slopes to the north and east. Planning Area OS-18 has steep slopes north down toward the High Line Canal trail.

B. Transportation and Access

Primary vehicular access for the Fairways 8 and 9 area (Planning Areas GC-5, OS-1, and OS-6) is from Cicero Court which connects to Bramante Lane and ultimately, Dante Drive. Primary vehicular access for the Planning Areas OS-12 and the Short Course area (Planning Areas OS-18, GC-6, and GC-8) is from Dante Drive. County Engineering will not require a Traffic Impact Assessment as the total number of dwelling units will not increase.

C. Soils and Geology

The CMP Class 3 Hazards and Environmental Constraints map was provided with the previous applications and constraints were found on the site. Any future subdivision or Site Improvement Plan will require submittal of geotechnical and sub-surface soil investigative reports and a referral to Public Works Engineering and Colorado Geological Survey.

D. Floodplain and Drainage

There are no mapped 100-year floodplains associated with any of the planning areas.

F. Wildlife

The *Douglas County Comprehensive Master Plan* Wildlife Resources map identifies the Planning Areas OS-1, OS-6, OS-12, OS-18, GC-5, GC-6, and GC-8 as having high habitat value, containing an overland connection, and being part of a wildlife movement corridor. The River Canyon PD established a Wildlife Improvement and Management Plan to address wildlife improvements and monitoring by allocating \$450,000 of the golf course construction budget to address wildlife improvement through sensitive design and construction of the golf course. Any subdivision application in Planning Area ESF-8 or Site Improvement application for Planning Area GC-10 (Fairways 8 and 9 area) will be referred to Colorado Parks and Wildlife for review. The Short Course area will require a Site Improvement Plan and will also be referred to Colorado Parks and Wildlife.

G. Historic Preservation

The River Canyon PD is mostly developed and will require adjustments to shift residential uses and add additional golf uses. Cultural resources surveys for the developable areas in the River Canyon subdivision have been submitted during previous land use applications. The applicant may need to provide additional surveys for any development in previously designed open spaces. A referral will be made to Douglas County Historic Preservation with any future review processes.

V. PROVISION OF SERVICES

A. Schools

Douglas County School District (DCSD) reviewed the proposal and made no comment as the overall density will not increase. Any remaining requirements will be satisfied at the time of subdivision for the proposed Fairways 8 and 9 Area (ESF-8).

B. Fire Protection and Sheriff Services

Fire protection is provided by West Metro Fire Rescue (West Metro). West Metro has reviewed the proposal and stated that it has no objection to the Major Amendment to the River Canyon PD.

The Douglas County Sheriff's Office (DCSO) provides police protection services to the subdivision. No response was received from the DCSO, DCSO E911, and DCSO Office of Emergency Management.

C. Water and Sanitation

The Roxborough Water and Sanitation District (District) provides water and sanitary sewer service for this site. The district has reviewed the proposal and has no objection to the Major Amendment to the River Canyon PD.

D. Utilities

Utility service is provided by AT&T, Lumen, and Xcel Energy. Xcel Energy stated that they own and operate existing natural gas and electric lines in the area. There are standard distribution easements that would be required for any new or modified facilities. No other comments were received from other utilities.

VI. AMENITIES

Parks, Trails, and Open Space

Open space areas have been set aside through commitments within the River Canyon PD. There are currently 323 acres of dedicated open space, 152 acres dedicated for golf, and 7 acres for active recreation. Open space will be reduced to approximately 307 acres, which still meets the minimum requirement of 300 acres. Construction of the golf course addressed wildlife improvements and enhancement through sensitive design of the cart path crossings, drainage, and wildlife-friendly landscaping. Future changes to the golf

course are required to follow the guidelines set forth in the “Golf Course Management Plan” on pages 4 and 5 of the PD.

Additional park or trail dedications are not required with this amendment, as no increase in density is proposed. The regional trail through OS-1 would traverse steep rocky terrain and would require substantial costs to construct. The applicant is removing reference to the location of the regional trail through OS-1 on page 6 and proposing the option to provide financial contributions to trail improvements in the community. The High Line Canal Conservancy is currently designing improvements to their trail head north of this subdivision.

VII. PLANNING COMMISSION HEARING

The Planning Commission heard the request at its Monday, July 1, 2024, hearing. Neighbors from Roxborough Park attended the hearing and opposed the amendment on the grounds that the original developer promised that the golf course and open space would be a buffer between homes in River Canyon and Roxborough. The neighbors contended that allowing homes in the buffer area is not in keeping with the original intent of the planned development. The neighbors also commented that the amendment would affect the enjoyment of the adjacent golf course and open space and conferred a special benefit to the developer. Subsequent to the hearing, the Roxborough Park Foundation submitted documentation from the original planned development application, ZR1999-021, to corroborate that testimony, including a statement from the developer that, “our plan provides a series of open space areas creating appropriate transitions to the seven sides of the property abutting existing residential uses.” The documentation is provided under referral comments below.

Four Planning Commissioners cited the proposed amendment did not meet the approval criteria of 1520.02, 1520.03, and 1520.04 and recommended denial with a vote of 4 to 3.

VIII. PUBLIC NOTICE AND INPUT

Notifications of an application in process were mailed to the owners of all properties abutting the boundaries of the proposed 11th Amendment area. DCZR Section 1523 requires mailed, published, and posted notice of the public hearing.

All public correspondence, including the applicant’s response to citizen comments, is attached to this staff report. Staff received several phone calls questioning the request and letters of objection from abutting property owners in Roxborough Park. Their concerns relate to the first planning area impacted include loss of open space, disruption to drainage, diminishing views, devaluation of existing properties, and extending Cicero Court south which will parallel Roxborough Drive North. The applicant’s response to citizen comments is also included in the attachments to the staff report.

IX. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a Major PD Amendment application. Following is an analysis of the application in light of these criteria.

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Staff Comment: The 11th Amendment request is consistent with the development standards, commitments, and overall intent of the PD. The proposed amendment includes changes to Planning Areas GC-5, OS-1, and OS-6 to ESF-8 (Fairways 8 and 9 area) to allow for the development of 4 residential units. The River Canyon PD does not allocate density to specific planning areas, rather a maximum of 250 units may be constructed within the development. Other changes include redesignating Planning Area OS-12 to GC-9 and adjusting Planning Areas OS-18, GC-6, and GC-8 to GF-7 (Short Course area) to allow for a new "short course" golf course near the existing driving range, golf course, and clubhouse. Regional trail commitment in Section A.2 Parks & Trails to include provision for \$30,000 instead of the regional trail in OS-1. The commitment requiring a minimum of 300 acres of open space is still met.

1520.02 Whether the amendment is consistent with the intent, efficient development, and preservation of the entire planned development.

Staff Comment: The request is consistent with the efficient development and preservation of the entire PD. The proposed amendment would amend Planning Areas GC-5, OS-1, and OS-6 to create Planning Area ESF-8 for residential use, change Planning Area OS-12 to GC-9 for golf course maintenance, and amend Planning Areas OS-18, GC-6, and GC-8 to create GC-7 for additional golf course uses. The residential and golf course uses are adjacent to similar planning areas which preserves the original intent of the planned development of residential and golf course-related activities.

1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Staff Comment: Development reports with future development will be necessary to minimize any impacts to grading, drainage, and wildlife corridors. Adjoining neighbors have noted the potential for the new homes to block views. Building envelopes are required on lots more than 0.75 acres to protect wildlife, steep slopes, rock outcroppings and should be considered to reduce impacts to neighbors.

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

Staff Comment: The amendment does not confer a special benefit upon an individual. The proposed amendment shifts residential units, alters maintenance responsibilities, and creates a new "short course" golf course in addition to the existing golf course and clubhouse uses. The amendment also removes delineation of a trail on the map and in

exchange, allows for financial contributions to offsite improvements if a trail is not constructed onsite.

1520.05 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

Staff Comment: The PD Amendment does not increase the intensity of allowed land uses and there is no increase in density.

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

Staff Comment: The proposed PD Amendment does not change the impact on public facilities and services can accommodate the proposed development. The application has been reviewed by West Metro Fire; the Douglas County School District, and the Roxborough Water and Wastewater District. None of these agencies expressed an inability to serve the development. Neighboring residents in Roxborough Park noted the extension of Cicero Court, parallel to Roxborough Drive North, as an impact on existing services and should not be allowed.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Staff Comment: The applicant did not need to provide an updated Traffic Impact Analysis as the density is not increasing and will not impact the level-of-service in the existing public roadway network.

X. STAFF ASSESSMENT

Staff has evaluated the Major PD Amendment in accordance with Section 15 of the DCZR. The request would create a new five-acre residential planning area in Planning Areas GC-5, OS-1, and OS-6; change an open space tract to golf course so the maintenance responsibilities can shift from the metro district to the golf course in Planning Area OS-12; shift the golf course and driving range operations to allow for development of a “short course” golf course in Planning Areas OS-18, GC-6, and GC-8; and allow for a cash-in-lieu option instead of trail construction. The request retains the original intent of the River Canyon Planned Development with a mix of residences, golf course uses, and open space. Should the Board find that the approval criteria for a Major Amendment to a Planned Development application are met, the following conditions may be considered for inclusion with its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant’s representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
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Referral Response Summary Report.....	26
Referral Responses	31
Community Input	154
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Planned Development Exhibit	186

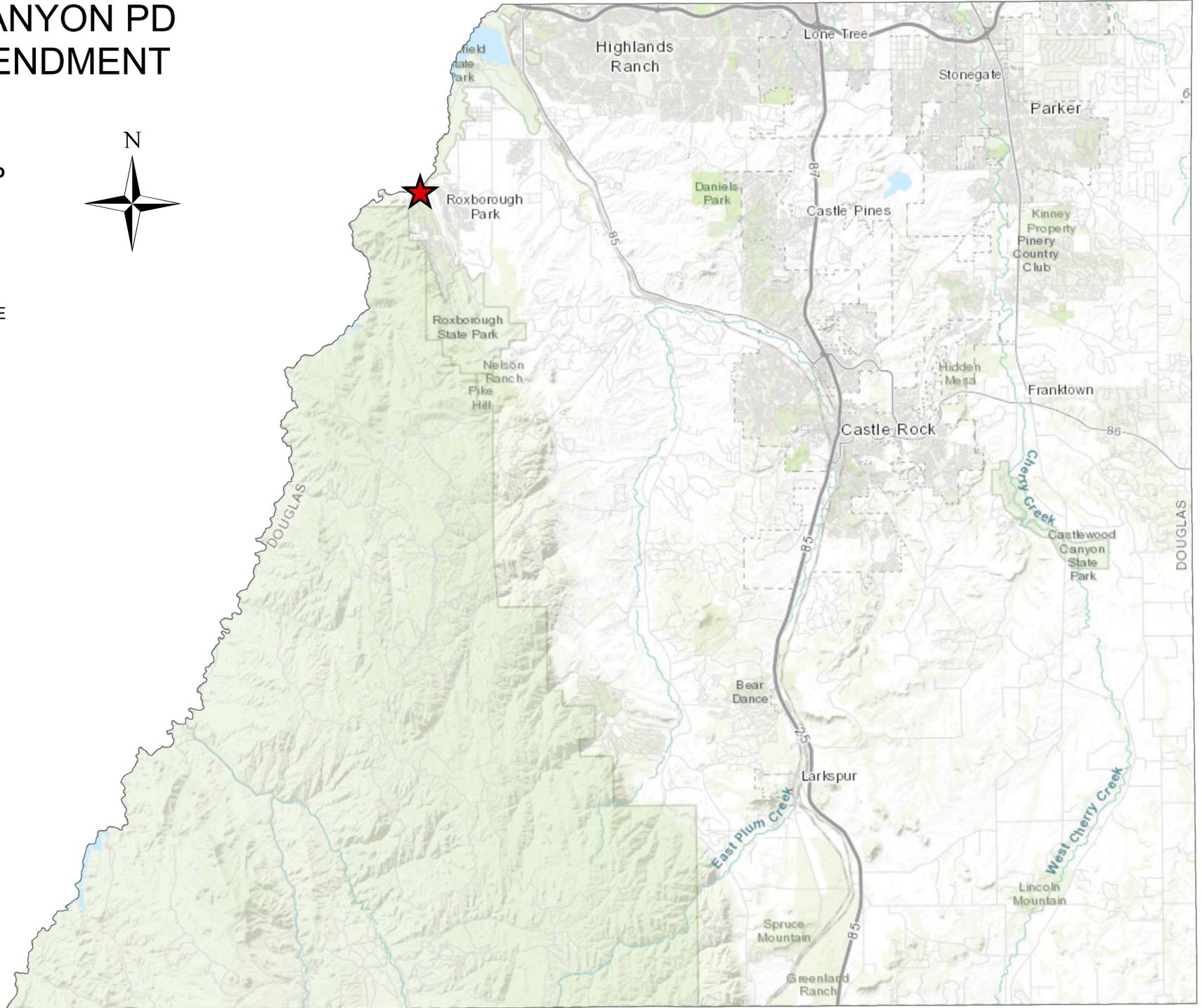
RIVER CANYON PD 11TH AMENDMENT

ZR2024-009
VICINITY MAP



LEGEND

 PROJECT SITE



RIVER CANYON PD 11TH AMENDMENT

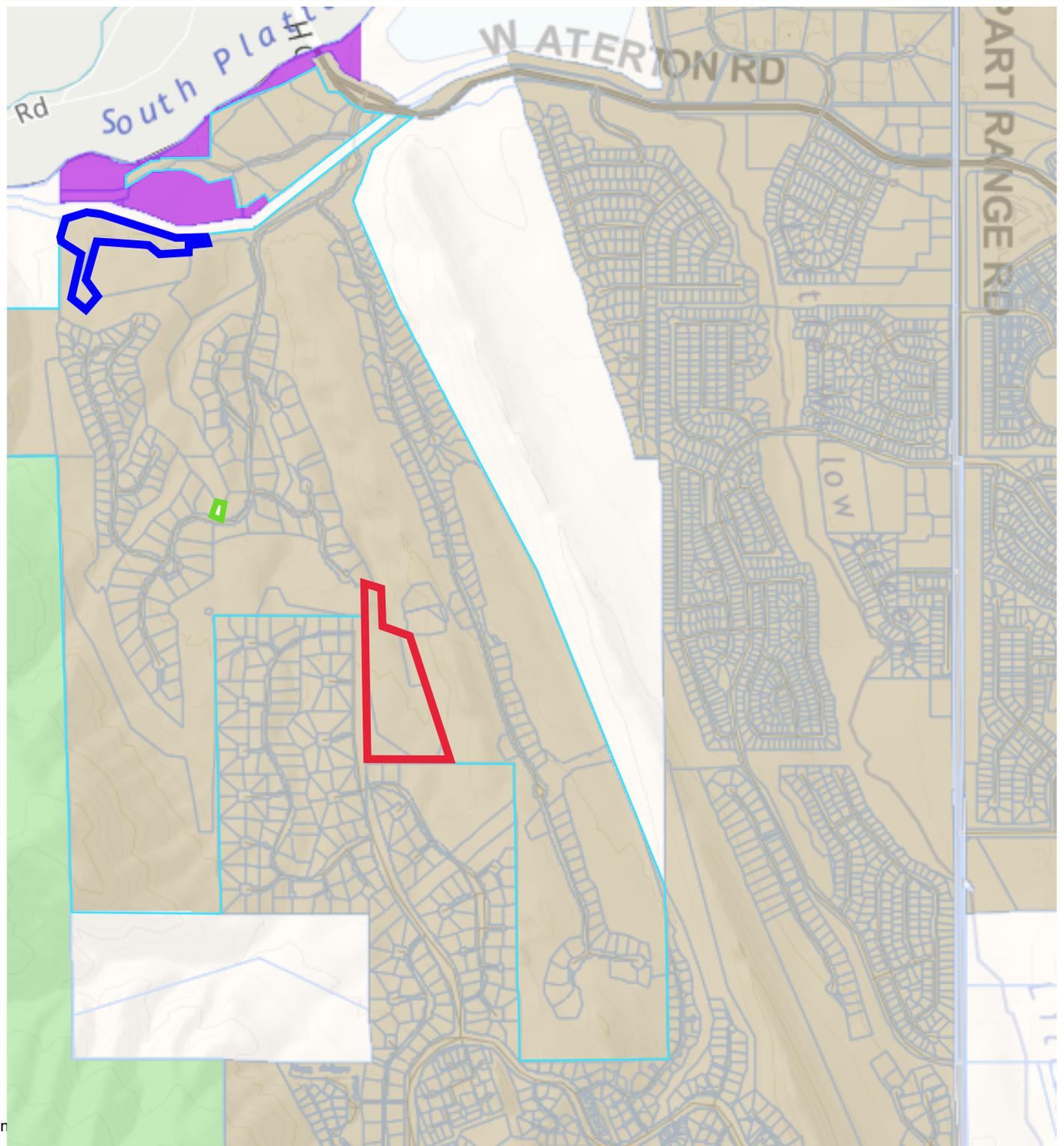
ZR2024-009
ZONING MAP

LEGEND

-  RIVER CANYON PD BOUNDARY
-  MAJOR ROADS
-  OTHER ROADS
-  PLANNING AREAS GC-5, OS-1, & OS-6
-  PLANNING AREA OS-12
-  PLANNING AREAS GC-6, GC-8 & OS-18

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



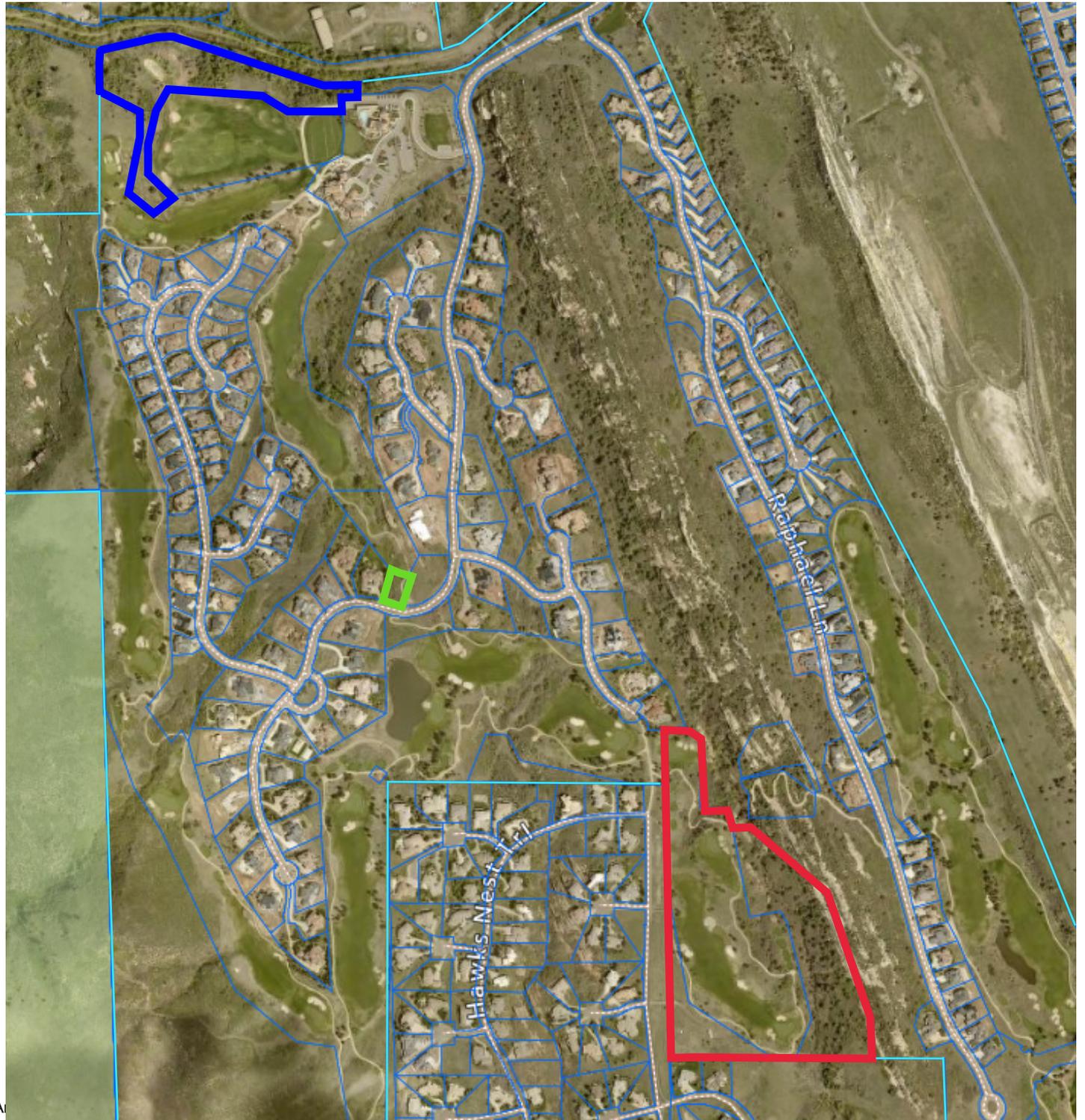
RIVER CANYON PD 11TH AMENDMENT

ZR2024-009
AERIAL MAP



LEGEND

-  PLANNING AREAS GC-5, OS-1, & OS-6
-  PLANNING AREAS GC-6, GC-8 & OS-18
-  PLANNING AREA OS-12
-  RIVER CANYON PD BOUNDARY
-  MAJOR ROADS
-  OTHER ROADS



LAND USE APPLICATION

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

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

OFFICE USE ONLY	
PROJECT NAME: <u>River Canyon Planned Development, 11th Amendment</u>	PROJECT FILE #: <u>ZR2024-009</u>
PROJECT TYPE: <u>PD Amendment / Rezoning</u>	PLANNING FEES: <u>\$1,135.00</u>
MARKETING NAME: <u>River Canyon Planned Development 11th Amendment</u>	ENGINEERING FEES: <u>\$500.00</u>
SITE ADDRESS: <u>8285 Dante Dr Littleton CO. / Part of Tract J by Roxbrough Dr. North. / Tract N-1 River Canyon 1A 1st Amd.</u>	TOTAL FEES: <u>\$1,635.00</u>
OWNER(S): Name(s): <u>River Canyon Real Estate Investments (RCREI) LLC & Ravenna Metro District (RMD)</u> Address: <u>RCREI LLC. - 11118 Caretaker Rd, Littleton. & RMD - 700 17th St. STE 2200. Denver</u> Phone: <u>RCREI LLC. - 303-489-7633 & RMD -</u> Email: <u>RCREI LLC. - kcollins@ravennagolf.com and geoff@ravennagolf.com</u> RMD -	RELATED PROJECTS: _____ _____ _____ _____ _____
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i> Name: <u>Kynan M. Franke / Sage Design Group</u> Address: <u>1500 S. Pearl St. STE. 200 Denver, CO. 80210</u> Phone: <u>720-358-9519</u> Email: <u>kynan@sagedesigngroup.com</u>	

LEGAL DESCRIPTION: **SEE TABLE ON PAGE 2 OF THIS APPLICATION FOR DETAILS**

Subdivision Name: _____

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

STATE PARCEL NUMBER(S): **SEE TABLE ON PAGE 2 OF THIS APPLICATION FOR DETAILS**

ZONING: **SEE TABLE ON PAGE 2 OF THIS APPLICATION FOR DETAILS**

Present Zoning: _____ Proposed Zoning: _____ Gross Acreage: _____

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

SERVICE PROVIDERS: **SEE TABLE ON PAGE 2 OF THIS APPLICATION FOR DETAILS**

Fire District: _____ Metro District: _____ Gas: _____

Water: _____ Sewer: _____ Electric: _____

Roads: Public Private (please explain): _____

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



KYNAN M. FRANKE

Applicant Signature

March 22, 2024

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Legal Description										
Full Name	Owner	Filing	Lot	Section	Township	Range	Address / Location	Planning Area	Tract	Acreage
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	34	65	69W	8285 Dante Dr, Littleton 80125	OS-18	Q-1	15.9
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	2	75	69W	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	109.5
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	3	75	69W	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	0.3
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	2	75	69W	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	2.4
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	RIVER CANYON 1A 2ND AMEND	NA	34	65	69W	The driving range at the Club at Ravenna	GC-8	S-1A	8.2
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	River Canyon 1A	NA	2	75	69W	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	12.9
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	River Canyon 1A	NA	34	65	69W	Hole 2 at the Club at Ravenna	GC-5	Part of J	4.8
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	River Canyon 1A	na	3	75	69W	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	47.8

State Parcel Numbers						
Full Name	Owner	Address / Location	Planning Area	Tract	State Parcel Number	Acreage
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	8285 Dante Dr, Littleton 80125	OS-18	Q-1	2227-344-04-070	15.9
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	2227-344-03-018	109.5
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	2355-031-05-022	0.3
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	2355-022-02-014	2.4
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	The driving range at the Club at Ravenna	GC-8	S-1A	2227-344-04-073	8.2
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	2355-022-02-013	12.9
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	Hole 2 at the Club at Ravenna	GC-5	Part of J		4.8
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	2355-031-03-057	47.8

Zoning							
Full Name	Owner	Address / Location	Planning Area	Tract	Current Zoning Type Per. Douglas County Assessors Page	Proposed Zoning Type Per. River Canyon Planned Development 11th Amendment	Acreage
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	8285 Dante Dr, Littleton 80125	OS-18	Q-1	Exempt/Open Space	A portion will become Commercial/Golf Course. The remaining land will be Exempt/Open Space	Open Space - 9.6 Acres Golf Course - 6.3 Acres
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	Exempt/Open Space	A portion will become Commercial/Golf Course. A portion will become Residential. The remaining land will be Exempt/Open Space	Open Space - 9.6 Acres Golf Course - 7.1 Acres Residential - .15 Acres
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	Exempt/Open Space	Commercial/Golf Course	Golf Course - 0.3 Acres
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	Exempt/Open Space	A portion will become Residential. The remaining land will be Exempt/Open Space	Open Space - 0.9 Acres Residential - 1.5 Acres
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	The driving range at the Club at Ravenna	GC-8	S-1A	Commercial/Golf Course	No change to Zoning	Golf Course - 8.2 Acres
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	Commercial/Golf Course	A portion will become Residential. The remaining land will be Commercial/Golf Course	Golf Course - 61.35 Acres Residential - 5.25 Acres
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	Hole 2 at the Club at Ravenna	GC-5	Part of J	Commercial/Golf Course	No change to Zoning	Golf Course - 8.2 Acres
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	Commercial/Golf Course	No change to Zoning	Golf Course - 47.8 Acres

Service Providers										
Full Name	Owner	Address / Location	Planning Area	Tract	Fire District	Metro District	Gas	Water	Sewer	Electric
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	8285 Dante Dr, Littleton 80125	OS-18	Q-1	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	The driving range at the Club at Ravenna	GC-8	S-1A	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	Hole 2 at the Club at Ravenna	GC-5	Part of J	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	West Metro Fire District	Ravenna Metro District	XCEL Energy	Roxborough Water and Sanitation	Roxborough Water and Sanitation	XCEL Energy



ZR2024-009 River Canyon 11th Planned Development Amendment Narrative

Statement of Request: Major Amendment / Rezoning

Site Summary:

Legal Description										
Full Name	Owner	Filing	Lot	Section	Township	Range	Address / Location	Planning Area	Tract	Acreage
TRACT Q-1 RIVER CANYON 1A 1ST AMEND 15.88 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	34	6S	69W	8285 Dante Dr, Littleton 80125	OS-18	Q-1	15.9
MOST TRACT Y RIVER CANYON 1A 1ST AMEND 109.538 AM/L MTD 0479057	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	2	7S	69W	The open space / rock cliffs that run between the lots along Dante Dr and Raphael Ln.	OS-1	Most of Tract Y	109.5
TRACT N-1 RIVER CANYON 1A 1ST AMEND 0.30 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	3	7S	69W	The open space between lot 36 of River Canyon 1A 1st Amd. and lot 37 of River Canyon 1A	OS-12	N-1	0.3
TRACT X RIVER CANYON 1A 1ST AMEND 2.44 AM/L	Ravenna Metropolitan District	River Canyon 1A 1 st Amendment	NA	2	7S	69W	7562 Roxborough Dr. North Littleton, 80125	OS-6	X	2.4
TRACT S-1A RIVER CANYON 1A 2ND AMEND 8.17 AM/L	River Canyon Real Estate Investments LLC.	RIVER CANYON 1A 2ND AMEND	NA	34	6S	69W	The driving range at the Club at Ravenna	GC-8	S-1A	8.2
PART TRACT J RIVER CANYON 1A 12.92 AM/L MTD 0467228 0606965 0606966	River Canyon Real Estate Investments LLC.	River Canyon 1A	NA	2	7S	69W	Holes 8, 9, & 16 at the Club at Ravenna	GC-5	Part of J	12.9
PART TRACT J RIVER CANYON 1A 4.77 AM/L MTD 0467245	River Canyon Real Estate Investments LLC.	River Canyon 1A	NA	34	6S	69W	Hole 2 at the Club at Ravenna	GC-5	Part of J	4.8
MOST OF TRACT J RIVER CANYON 1A 47.873 AM/L MTD 0467228 0467245 0606965	River Canyon Real Estate Investments LLC.	River Canyon 1A	na	3	7S	69W	7882 Dante Dr. Littleton, CO 80125	GC-5	Most of Tract J	47.8

Infrastructure and Services

Fire: West Metropolitan Fire Department

Gas: XCEL Energy

Water: Roxborough Water and Sanitation

Sewer: Roxborough Water and Sanitation

Electric: XCEL Energy / CORE Electric

Metro: Ravenna Metropolitan District

DCZR 1507 PROJECT SUMMARY

1507.01-The name and address of:

- Landowner/applicant
 - Owner 1

1500 South Pearl Street, Suite 200 Denver, Colorado 80210 303.470.2855 (p)



- Name: River Canyon Real Estate Investments LLC
 - Address: 11118 Caretaker Rd. Littleton, CO. 80125
 - Owner 2
 - Name: Ravenna Metropolitan District
 - Address: 700 17th St. STE. 2200 Denver, CO. 80202
- Representative
 - Name: Kynan M. Franke / Sage Design Group
 - Address: 1500 S. Pearl St. STE. 200 Denver, CO. 80210
- Mineral Rights Owners
 - Owner 1
 - Name: Union Pacific Railroad Company
 - Address: 1400 W. 52nd Ave. Bldg. 1259 Denver, CO 80221
 - Owner 2
 - Name: McCullis Oil and Gas Inc and COTA Resources Inc
 - Address: P.O Box 221515, Denver, CO 80222
 - Owner 3
 - Name: Virgil Peterson
 - Address: No address listed.
- Water Rights Owner
 - Name: N/A
 - Address: N/A

1507.02-General project concept:

River Canyon Real Estate Investments LLC. (Ravenna) intends to rezone a portion of golf course land (GC-5) and open space land (OS-1 and OS-6) to shift an existing building density of 4 lots within the planned development. The other intention is to rezone parts of open space land (OS-1, OS-12, and OS-18) to golf course to accommodate the new layout of holes 8 and 9, include a new short course by the clubhouse, and simplify the maintenance responsibilities for the Ravenna Metro District and The Club at Ravenna.

1507.03- Development Staging and Time Frame.

January 2024 - July 2024

1507.04-Relationship to existing and adjacent land uses.

ESF-8

- Existing and adjacent land uses
 - Open Space to the south and east
 - Golf Course to the north
 - Residential to the south and west



GC-7

- Existing and adjacent land uses
 - Open Space to the north and west
 - Golf Course to the south
 - Residential to the south and southeast
 - Recreational / Commercial to the north and southeast

1507.05-Changes in character of the neighborhood, since the land was last zoned, to substantiate a rezoning.

There will be no changes to the character of the neighborhood. The 4 dwelling units to be relocated within the River Canyon Planned Development will be of similar character, size, and style to the existing homes in Ravenna and will be located adjacent to golf course land. The areas to be rezoned allowing for more golf course land, will not change the character either as it will be for a new future short course game and making updates to the layout of holes 8 and 9. The character of Ravenna will continue to be that of a golf course community.

1507.06-Availability and adequacy of public services and facilities.

River Canyon Real Estate Investments LLC. has been collaborating with Roxborough Water and Sanitation to utilize the existing utilities and make additions in order to provide adequate water and sanitation services. We are working to get a will-serve letter prior to our planning commission hearing. West Metro Fire, Douglas County Law Enforcement, XCEL Energy, and CORE Electric will be able to serve this area.

1507.07-An analysis of the site characteristics related to the proposal, including any environmentally hazardous, sensitive, or natural resource areas. Describe any natural or manmade hazards.

There are no environmentally or manmade hazardous areas related to this proposal. The intention of this rezoning is to relocate 4 lots within the River Canyon Planned Development and include additional land for golf course activities. In order to relocate the 4 lots, golf course land is being rezoned to make land available for them. In order to include additional areas for golf course activities, open space land is being rezoned to make land available for it. There are no inclusions of any environmental, natural, or manmade hazards with this proposal.

1507.08-Impacts on existing flora and fauna:

With the rezoning, open space and golf course landscaping will be removed in preparation for the new road layout, future lots, and clubhouse short course. All flora material within the area of the proposed 4 lots and golf course will either be transplanted or replaced with new material. There will be no major impact on the fauna in the area.

1507.09-Compliance with the: (Amended 5/26/2015)

- Douglas County Comprehensive Master Plan – Please see the responses in this narrative below listed under “Douglas County Comprehensive Masterplan / Urban Land Use Goals” for review.



- 1041 Regulations regarding New Communities – The 1041 Regulations do not apply to this proposal since a new community is not being made.

1507.10-A description of the recreational facilities, including existing and proposed park sites, open space and accessibility to parks and open space areas.

Currently, there are no developed parks near the site. The existing recreational facility around the proposed lots include the Ravenna Golf Course. To the east runs the Hogback Mountains which include a vast amount of open space and connection with community walking trails adjacent to the east that connect to Roxborough Park and the Highline Canal Trail system. Additionally, there is a golf cart path that connects holes 8 and 9 to Raphael Lane.

With the proposed lots the only change to the recreational amenities will be a revised layout of golf holes 8 and 9 to accommodate the shift in building density to this area. Open space will be rezoned to expand the golf course but will not disturb the integrity and beauty of the Hogback Mountains. The route of the golf cart path will be modified around holes 8 and 9 to accommodate the new layout of the course, but no changes will be made to the cart path along the Hogback Mountains or the community walking trails.

The existing recreational facilities around the proposed short course include the Ravenna clubhouse, fitness center, and golf course. Currently, there are no parks near the short course site. To the west is the Waterton Canyon, an open space that is dedicated to wildlife conservation, and to the north runs the Highline Canal. Community walking trails that connect to the Highline Canal Trail will be connected to the clubhouse short course.

With the rezoning, open space will become new golf course land for a proposed short course, adding a new amenity for the club. There will be no changes to the existing community walking trail except to add more accessibility within the community. The regional trail in OS-1 will be removed and cash-in-lieu will be provided.

1507.11-Any other required information as applicable when other applications are processed in conjunction with the land-use application.

1507.12-Comparison Analysis

ESTATE SINGLE FAMILY	Proposed	County
Maximum height	35'	35'
Front / Street Setback	20'	25'
Side Setbacks	10'	15'
Rear Setbacks	15'	25'

**DOUGLAS COUNTY COMPREHENSIVE MASTERPLAN
URBAN LAND USE GOALS**

Goal 2-1: Improve and enhance existing infrastructure; support healthy living; reduce vehicle miles traveled; maintain air quality standards; and conserve open space.

1500 South Pearl Street, Suite 200  Denver, Colorado 80210  303.470.2855 (p)



This proposal will utilize and simply the existing utilities on site for the 4 lots. The open space south of the proposed lots contains a confusing layout of utilities. With this proposal, River Canyon Real Estate and Roxborough Water and Sanitation have been able to collaborate on this project in order to simplify the layout of the utility lines to be usable for the relocated 4 lots.

The proposal supports healthy living as it will create additional cart paths to be used by the community for golf course activities and leisure walking trails.

A private road is being proposed in order to access these lots, but overall vehicle miles traveled will not be affected as The Club at Ravenna has various walking trails throughout the neighborhood, providing opportunities for people to walk, golf, and bike in a unique and natural setting of mountains, open space, and native landscaping. With the addition of the short course, more paths will be made to utilize as well.

There will be no changes to air quality since we are only shifting existing densities for land to be made available for golf courses, which currently exist in the community.

The River Canyon Planned Development states that River Canyon Real Estate Investments must maintain a minimum quantity of 300 acres of open space in the area. The proposal will continue to honor that commitment set forth in the planned development.

Goal 2-2: Support environmental systems comprised of water, wildlife, wildlife habitat, recreation and sense of place.

There are no environmental systems in the area of either project being proposed. River Canyon Real Estate values the wildlife activity through the community and will take any precautionary measures to maintain and support the unique quality of the development.

The proposal will support the recreational amenities as it will provide additional land to incorporate more golf course activities, which will be beneficial in creating additional recreational opportunities as we are relocating 4 lots by holes 8 and 9. Furthermore, by providing additional opportunities for recreational activity, users will be able to enjoy the sense of place that is Ravenna, a golf course community set within the natural mountain setting.

Goal 2-3: Provide connected parks, trails, and recreational facilities appropriate to the scale of the development.

The homeowners and those that utilize the trail system are able to circulate throughout the entire area and ultimately connect with the recreational facilities The Club at Ravenna has to offer, namely the wellness center, clubhouse, and golf course that spans throughout the development.

Goal 2-4: Establish public spaces or gathering places in new and existing neighborhoods.

With this proposal, we are including a short course near the clubhouse for beginner players and those who want to play a short game. In doing so we will create additional space for community gatherings in the public area of the community for those playing a short round of golf together.



Goal 2-5: Design development to complement both the natural and historic landscape.

With the creation of ESF-8, the 4 relocated dwelling units would be built into a new location in the community that would allow for creative thinking and detailing of architectural and landscape design elements. With careful collaboration between the homeowner, designers, and design review committee, each of these dwelling units will be designed in order to ensure the architecture blends with the existing aesthetics of the historic Hogback mountains and the surrounding natural landscape.

Goal 2-6: Achieve compatibility between residential and nonresidential land uses, in terms of land use and design.

In the development of a golf course community, it is imperative in the design and layout of the lots to integrate them with the overall intention and theme of the neighborhood (in this case a golf course). To create compatibility between the current homeowners, future homeowners, and the golf course, landscaping is integrated to provide a safety buffer while providing an aesthetic appeal that blends the natural elements of a golf course with natural landscaping into the relocated lots and the surrounding area.

Goal 2-7: Foster a balanced community and robust economy.

In order to respond to a constantly changing economy, anticipated growth, and the changing needs and values of county residents, it is necessary to create a space with longevity in mind. Planned Developments exist to help balance the community through various statements, commitments, and limitations on development. River Canyon Real Estate continues to utilize as much of the 250 lots, set forth in the planned development, as possible to continue developing a well-balanced community that benefits the lifestyle of the residents and the economic growth of the county and state.

Goal 2-8: Conserve resources.

All necessary municipalities and consultants have been contacted to meet the standards of the county resource preservation plan.

Goal 2-9: Ensure development occurs concurrently with essential services and infrastructure.

The essential services and infrastructure will be installed before development occurs. Agreements have been made with these services to ensure the satisfaction of this requirement.

Goal 2-10: Utilize environmental systems comprised of water, wildlife and wildlife habitat, recreation, and sense of place as the basis for community from within the Chatfield Urban Area.

Sustaining and revitalizing the surrounding habitat is a primary goal of this amendment by lessening the burden on existing public facilities, maintaining pedestrian-oriented facilities (less environmental degradation if pedestrians don't have clear circulation routes), and furthering the creation of neighborhood aesthetics and interaction.



Goal 2-11: Design density-appropriate development to complement both the natural and historic landscape.

The design and layout of the 4 relocated dwelling units have been carefully considered in order to maintain appealing views of the Hogback mountains and the natural landscape for the surrounding neighbors. The architecture will follow the architectural and landscape design guidelines in order to blend the house with natural and historic landscapes.

Goal 2-12: Provide density-appropriate connected parks, trails, and recreational facilities.

The existing clubhouse provides recreational facilities to the whole development and visitors interested in joining the club. The creation of a short course will connect to the clubhouse which connects to all areas of the development. The short course and updated layout of holes 8 and 9 will create more trail systems for walking and biking.

Goal 2-13: Ensure the cohesive implementation of community-identified values in the Chatfield Urban Area as expressed by this Plan.

The Chatfield Urban Area community values are met through the versatility in land uses, transportation, and the integration of natural system elements. The wildlife corridors will be maintained, and the sense of place will be replicated in any additions within the community. All channels of communication will remain open throughout the development process for stakeholders and community members to participate.

Goal 2-14: Establish vibrant community activity centers.

By maximizing the existing building density with 4 relocated residential dwelling units and more spaces for outdoor gatherings, community centers will be fortified with high-intensity community amenities in mind.

Goal 2-15: Preserve the integrity of the Separated Urban Areas.

In this rezoning amendment, the limited expansion of development is offset by the integration of the short course as a separation buffer for the native area and clubhouse. The limited expansion is needed for the influx of Colorado inhabitants and the continued growth of Douglas County residents. This will help maximize the existing densities and foster an environment of connectivity within the Ravenna community. Since the site limits are established, the integration of the short course and re-zoning of the residential area would not affect Roxborough Village or the nearby Chatfield Farms.

Goal 2-16: Encourage coordinated Comprehensive Master Plans between the county and municipalities.

A primary goal of this rezoning request is to coordinate with local municipalities and HOAs to address the proposed updates to the community. It is necessary to foster communication between all parties to provide future development that adheres to the goals, objectives, and policies of municipalities and the

county. In doing so, we will be able to improve our community while respecting the needs and wants of the surrounding neighborhoods.

**DOUGLAS COUNTY ZONING RESOLUTION SECTION 1520 MAJOR AMENDMENT APPROVAL
CRITERIA (AMENDED 5/26/15)**

The following criteria shall be considered by the Board for approval of the major amendment:

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

The overall intent of this amendment is to rezone portions of land within the community to maximize our building density set within the River Canyon Planned Development, adjust the layout of the existing golf course, and include a short course near the clubhouse. We are required to have a minimum amount of 300 acres of open space set forth within the commitments of the Planned Development, which we will have after this rezoning. The overall intent of the River Canyon Planned Development is a golf course community. With the approval of this amendment, the overall intent will remain the same since we are only shifting building densities and adding golf amenities.

1520.02 Whether the amendment is consistent with the intent, efficient development, and preservation of the entire planned development.

The amendment is consistent with the planned development. We are maximizing the lotting density outlined in the planned development and adjusting the layout of the golf course to accommodate the shift. Additionally, we are utilizing space within the community to create another golf course amenity which will be available for the members and residents. These improvements will follow the improvement commitments within the planned development and obtain approval from Douglas County before proceeding.

1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

This amendment will not affect the public interest or enjoyment of the adjacent land as it will continue to have a golf course and open space land. Only 4 lots are being shifted here and will be in an area that has a low impact on the land and surrounding area. The 4 lots are being carefully designed in order to avoid obstructing the views of the surrounding neighbors.

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

The sole purpose of this amendment does not confer a special benefit on one individual. This amendment will benefit the current River Canyon homeowners by adding amenities to the golf course,



providing golf club members with new golf challenges, adding tax revenue, and increasing the value of the surrounding residents in River Canyon and Roxborough Park.

1520.05 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

We are not proposing an increase in the intensity of allowed land use. The River Canyon Planned Development states that we are allowed 250 dwelling units. With this proposal, we will be at 246 residential lots.

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

We have obtained confirmation that public facilities and services will be able to accommodate this proposed area with the building density shift.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

The roadway capacity will be available to meet the impacts of the proposed building density shift. The roadway will be designed to meet Douglas County roadway design requirements and be approved by Douglas County. The roadway will be maintained by an HOA in the future.

**DOUGLAS COUNTY ZONING RESOLUTION SECTION 2502 REZONING APPROVAL CRITERIA
(AMENDED 11/18/14)**

2502.01 Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan

The application is in compliance with the Douglas County Zoning Resolution as we are staying within the boundaries of the planned development commitments by having a minimum of 300 acres of open space, staying under the 250 Dwelling Unit cap, and providing a resolution to offer cash-in-lieu for the private regional trail system that will benefit Roxborough and Douglas County. We are in compliance with the Douglas County Comprehensive Master Plan as we are enhancing existing infrastructure and conserving resources by updating the utility system (instead of installing a completely new system) and routes of the utilities to the south of the proposed lots in OS-6 which will simplify maintenance for Ravenna and Roxborough Water and Sanitation. We are supporting healthy living by adding more opportunities for golf activities, walking, and biking with the addition of a new short course while at the same time providing recreational activities and generating a new source of economic income. Ravenna cares deeply about the historic and natural landscape and for that reason has taken careful consideration to relocate lots and a new short course that will blend in with the historic Hogback



mountains and cause no disturbances upon it while also upholding our commitment to preserve the 300 acres of open space set forth in the PLANNED DEVELOPMENT.

2502.02 Whether the application is in compliance with all applicable statutory provisions

The application is and will be compatible as the building of the relocated lots and golf course land will follow all municipal and state building codes and will go through the appropriate channels to obtain approval before operations commence.

2502.03 Whether there has been a substantial change in the character of the neighborhood, since the land was last zoned

The proposal is not causing a change in the character of the neighborhood, that being a golf course, as we are only shifting housing density and adding more recreational opportunities for the residents and members of the community which are golf related.

2502.04 Whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development;

The application will demonstrate that public facilities and services are available with the proposal. We have been diligently working to obtain a will-serve letter from Roxborough Water and Sanitation, which we will have before the Planning Commission Hearing, for this project. We have received confirmation from Core and West Metro Fire that they will not have any issues with these shifts in density. We can obtain additional letters if the county deems it necessary.

2502.05 Whether the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development

We have received confirmation from the Senior Traffic Engineer at Douglas County that the shift in dwelling units would not warrant an analysis as there are very few trips being generated with this proposal.

2502.06 Whether the application is in conformance with Section 18A, Water Supply - Overlay District, herein; (Amended 5/26/15)

A water supply letter has been provided for review.

2502.07 Whether the proposed rezoning is compatible with the surrounding land uses; and

The proposed rezoning is compatible as the only changes are shifting building density that is within an existing residential community and adjacent to nearby residential communities. The rezoning is also compatible as we are adding more recreational opportunities for residents and members of the community that relate to the existing golf course.



2502.08 Whether the subject land is suitable for the intended use.

The land in question is suitable as the relocated lots will be located along golf course land, which is an existing theme in the community, has views of historic landscapes and mountain formations, and will utilize pre-existing utility systems.

ADDITIONAL INFORMATION REGARDING THIS PROPOSAL

Staff comment regarding the regional trail and its development.

River Canyon Real Estate Investments LLC. (Ravenna) has been working diligently with the county to provide a response and decision in regard to the regional trail set within the planned development. Due to the terrain of the proposed location indicated in the planned development, it is infeasible to build a trail in this area. Construction of this trail system would also cause scarring to the Hogback mountains as it would require the demolition of parts of the mountain in order to build the trail. Also, The Club at Ravenna is a private community, and incorporating a regional trail that does not connect to other public trail systems will not benefit the club or the public.

Therefore, River Canyon Real Estate Investments LLC. is proposing to donate \$30,000 cash-in-lieu to the Waterton Trailhead currently in the early stages of design. This number was reached through discussions and meetings with the Highline Canal Organization and Livable Cities Studios who are currently in the design process of the Waterton Trailhead. Ravenna wants to contribute to making this project special for the Roxborough community and Douglas County. The Highline Canal Organization and Livable Cities Studios projected that \$30,000 would be needed to construct a new trailhead monument. River Canyon Real Estate understands that the design is conceptual in nature and is subject to change but still would like to provide funding towards that as they feel it would benefit the public much more since funds would be put towards a more public and popular trail system that spans throughout Roxborough instead of a private trail system in a gated community.

Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Date Sent: 04/05/2024

Date Due: 04/26/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/05/2024	No Comment	No comment necessary
Assessor	04/09/2024	No Comment	No comment necessary
AT&T Long Distance - ROW		No Response Received	No comment necessary
Building Services	04/09/2024	No Comment	No comment necessary
CenturyLink		No Response Received	No comment necessary
Chatfield Community Association		No Response Received	No comment necessary
Chatfield Farms 1-A		No Response Received	No comment necessary
Chatfield Farms Estates HOA		No Response Received	No comment necessary
Colorado Division of Water Resources	04/26/2024	Received: No new lots are being created at this time and the density of the development will not increase, consequently the submitted land use application 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 will only perform a cursory review of the referral information and provide comments regarding the proposed water supply.	No comment necessary
Colorado Geological Survey	04/17/2024	No Comment	No comment necessary
Comcast		No Response Received	No comment necessary
CORE Electric Cooperative	04/19/2024	Received: CORE Electric Cooperative approves the rezone and PD. Applicant will be required to update electric service provider to include CORE Electric Cooperative and XCEL Energy. CORE Electric Cooperative will be the electric provider for the new 4 lots.	Utility drawings will be provided at the time of platting or SIP applications.
Douglas County Conservation District	04/25/2024	Received: Please be advised of the following concerns: soil limitations for septic, roads, dwellings, commercial buildings, and excavations.	Final construction plans, drainage studies and GESC plans will be provided at the time of platting or SIP applications.

Referral Agency Response Report**Project Name:** River Canyon Planned Development, 11th Amendment**Project File #:** ZR2024-009**Date Sent:** 04/05/2024**Date Due:** 04/26/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	04/25/2024	Received: Based on the will-serve letter from Roxborough Water and sanitation, DCHD is providing a favorable recommendation regarding the method of sewage disposal.	No comment necessary
Douglas County School District RE 1	04/11/2024	Received: DCSD has no comment on this request if the total number of dwelling units is not increasing.	No comment necessary
Engineering Services	04/16/2024	Received: Engineering has reviewed the above referenced submittal and have the following comments: Since the number of allowed units within the planned development would not be exceeded, they are waiving the requirement for a traffic impact analysis for this amendment. The Phase I Drainage Report meets the intent of our drainage criteria and detailed comments will be provided with the preliminary & final plat submittals.	No comment necessary
Jefferson County Planning and Zoning		No Response Received	No comment necessary
Office of Emergency Management	04/05/2024	Received: OEM has no concerns with this project	No comment necessary
Ravenna Homeowners Master Association		No Response Received	No comment necessary
Ravenna Metro District		No Response Received	No comment necessary

Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

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Date Sent: 04/05/2024

Date Due: 04/26/2024

<p>Roxborough Park Foundation</p>	<p>04/19/2024</p>	<p>Received: The Foundation's primary obligation is to protect the interests of its members, and as such the Foundation objects to this PD Amendment.</p> <p>The Foundation's letter (see complete letter under the documents tab) identifies multiple reasons to object including:</p> <ul style="list-style-type: none">- How the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development;- This new planning area is not contiguous with existing development in the PD. Rather, it is isolated and a significant distance away from other dwelling units within the River Canyon PD. There will also need to be a costly extension of basic infrastructure, such as utilities and a new road, in order to access these four units, which is contrary to the intent as defined in Section 1501;- In order to create this new planning area, two holes on the Ravenna golf course are having to be moved, a portion of the golf course re-zoned from commercial to residential, and a portion of land (Tract X) currently zoned as "Exempt" rezoned also to residential. Together with costly extension of basic infrastructure, we do not believe that this constitutes "efficient development" of the entire development;- There are many adjacent homeowners within the Roxborough Park Foundation PD whose enjoyment of their land will be significantly and adversely affected by this amendment. Appealing views of the hogback, views of downtown and views generally to	<p>Reference the applicant's response letter dated May 23, 2024.</p>
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Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Date Sent: 04/05/2024

Date Due: 04/26/2024

Agency	Date Received	Agency Response	Response Resolution
		<p>the north, north-west and west of adjacent property owners in Roxborough Park will all be adversely affected by this development;</p> <p>and</p> <p>- The defining characteristic of the proposed land use change is in our opinion the unjustified nature of benefit to the current property owners, to the detriment of Roxborough’s adjacent property owners. The land use change provides unjustified special treatment that benefits the current owner, River Canyon, while undermining the pre-existing uses and enjoyment of adjacent property owners.</p> <p>In ZR2021-017, Staff Analysis, Staff Comment reads: “The amendment does not as its sole purpose confer a benefit upon an individual since there are two property owners, including a metro district, involved with the amendment”. In this PD Amendment ZR2024-009, there is only one property owner – River Canyon – involved with the amendment and which stands to be the sole beneficiary of any approval, such benefit no doubt being in the form of significant monetary gain.</p> <p>The applicant’s proposal does not meet the approval criteria.</p>	
Roxborough Village First HOA		No Response Received	No comment necessary
Roxborough Water & Sanitation District	04/10/2024	<p>Received:</p> <p>RWSD is working directly with Ravenna and their water and sewer design engineers on RWSD infrastructure in the newly proposed lot area. Water and sewer design is ongoing and has not been approved by RWSD yet. Expect mid-May.</p>	RWSD provided a letter April 3, 2024, indicating they reviewed the proposed development and determined that this application does meet the District’s service standards. Fees will be required at the time of permitting.
Sheriff’s Office		No Response Received	No comment necessary

Referral Agency Response Report

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Date Sent: 04/05/2024

Date Due: 04/26/2024

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office E911		No Response Received	No comment necessary
West Metro Fire Protection District		No Response Received	No comment necessary
Wildfire Mitigation		No Response Received	No comment necessary
Xcel Energy-Right of Way & Permits	04/17/2024	Received: Public Service Company has no objection to this proposed rezone, 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.	Utility drawings will be provided at the time of platting or SIP applications.



April 26, 2024

Heather Scott
Douglas County Planning Services
Transmission via email: hscott@douglas.co.us

Re: River Canyon PD 11th Amendment
Plan Number: ZR2024-009
River Canyon Subdivision
Pt. E ½ of Sec. 34, T6S, R69W, 6th P.M.
Water Division 1, Water District 8

Dear Ms. Scott:

We have reviewed the above referenced request for rezoning. No new lots are being created at this time and the density of the development will not increase, consequently the submitted land use application 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 will only perform a cursory review of the referral information and provide comments regarding the proposed water supply. The comments will not state an opinion on the adequacy of the water supply or the ability of the water supply plan to satisfy any County regulations or requirements, and cannot be used to guarantee the physical availability of water.

The application seeks to rezone a portion of golf course land (GC-5) and open space land (OS-1 and OS-6) to shift an existing building density of 4 lots within the planned development. Additionally, the application seeks to rezone parts of open space land (OS-1, OS-12, and OS-18) for golf course activities.

The proposed water supply for the residential lots are taps from the Roxborough Water and Sanitation District (“Roxborough”). Roxborough provided a letter dated August 8, 2022 confirming that Roxborough has sufficient water supply and wastewater treatment capacity to serve the proposed development. An updated letter of commitment for the proposed changes was not provided.

According to the Drainage Report, stormwater runoff from the proposed lots will be conveyed to extended detention basins. The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review the [Division of Water Resources’ Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), available on our website, to ensure that the construction and operation of the structure meets statutory and administrative requirements.

This office has no concerns regarding the proposed rezoning. Should you or the applicants have any questions regarding this matter, please contact Kate Fuller of this office at 303-866-3581 ext. 8245 or kathleen.fuller@state.co.us.



Sincerely,

A handwritten signature in black ink that reads "K. Fuller". The signature is written in a cursive, slightly slanted style.

Kate Fuller, P.E.
Water Resources Engineer

Cc: Agent (Sage Design Group, kynan@sagedesigngroup.com)
Referral file no. 31313

04/25/2024

Heather Scott
100 Third St.
Castle Rock, CO 80104

RE: ZR2024-009

Dear Heather Scott,

Thank you for the opportunity to review and comment on the request to amend the River Canyon Planned Development and rezone a portion of golf course and open space to incorporate 4 lots into the community. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments:

Water and Sewer Service

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

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

REFERRAL RESPONSE REQUEST

 Date sent: April 5, 2024

 Comments due by: April 26, 2024

Project Name:	River Canyon Planned Development, 11 th Amendment
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Project File #:	ZR2024-009
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Project Summary:

The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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:	
soil limitations for septic, roads, dwellings, commercial buildings, and excavations	
See letter attached for detail.	
Agency: Douglas County Conservation District	Phone #: 3032182622
Your Name: David Shohet, President	Your Signature: <i>David Shohet</i>
<i>(please print)</i>	Date: 4/22/2024

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

Sincerely,

Heather Scott, AICP
 Project Planner
 303-814-4358
hscott@douglas.co.us



DOUGLAS COUNTY CONSERVATION DISTRICT

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

DATE: 4/5/24

RE: ZR2024-009 River Canyon

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at River Canyon planned development, hereafter referred to as “on-site,” are very limited (page 44) for dwellings with basements and without basements (p 51), dwellings without basements (p 51), and small commercial buildings (p74) due to slope, shrink-swell, and depth to hard 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 to somewhat limited for streets and roads (p 58) due to frost action, slope, shrink-swell, low strength, and depth to hard bedrock and very limited to somewhat limited for shallow excavations (p 66) due to slope and depth to hard 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 to somewhat limited for septic tanks and absorption fields (p 81) due to depth to bedrock, seepage, slow water movement, slope, and filtering capacity. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

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

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



DOUGLAS COUNTY CONSERVATION DISTRICT

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

The Conservation District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 201.8 acres.

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

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

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

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

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

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

Custom Soil Resource Report for Castle Rock Area, Colorado; Golden Area, Colorado, Parts of Denver, Douglas, Jefferson, and Park Counties; and Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller 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.

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How Soil Surveys Are Made

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

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

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

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

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

Custom Soil Resource Report

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

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

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

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

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

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

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

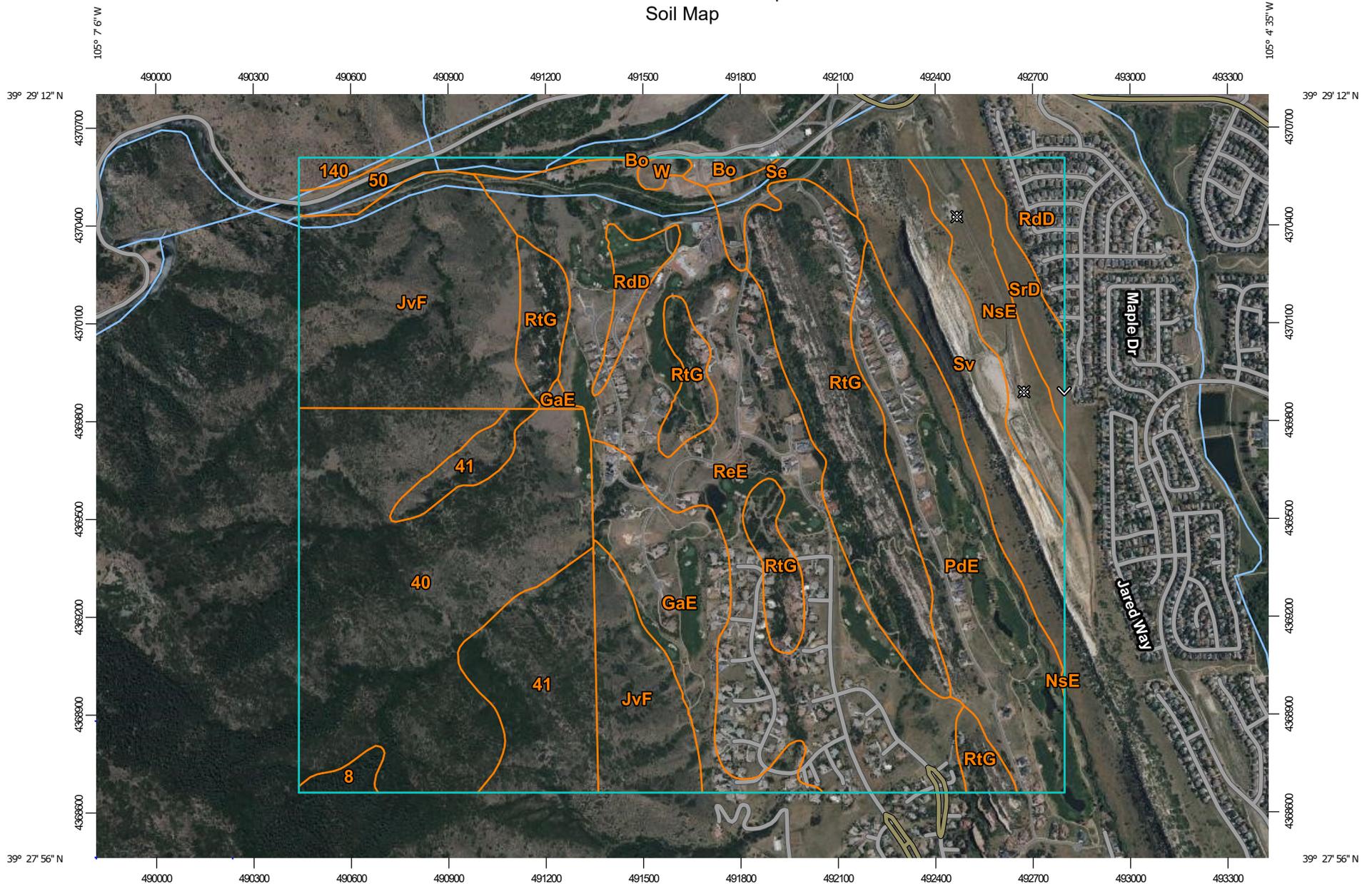
Custom Soil Resource Report

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

Soil Map

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

Custom Soil Resource Report Soil Map



Map Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

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

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, 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 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.

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	4.8	0.4%
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	150.1	13.2%
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	35.6	3.1%
PdE	Perrypark sandy loam, 3 to 20 percent slopes	100.3	8.8%
RdD	Rednun loam, 3 to 10 percent slopes	29.6	2.6%
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	237.5	20.8%
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	139.0	12.2%
Se	Sandy wet alluvial land	13.5	1.2%
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	15.9	1.4%
Sv	Stony steep land	68.3	6.0%
W	Water	2.7	0.2%
Subtotals for Soil Survey Area		855.3	75.0%
Totals for Area of Interest		1,139.8	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	13.9	1.2%
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	4.7	0.4%
Subtotals for Soil Survey Area		18.6	1.6%
Totals for Area of Interest		1,139.8	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	5.0	0.4%
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	194.3	17.1%

Custom Soil Resource Report

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	66.5	5.8%
Subtotals for Soil Survey Area		265.8	23.3%
Totals for Area of Interest		1,139.8	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

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

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

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

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

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

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

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

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

Castle Rock Area, Colorado

Bo—Blakeland-Orsa association, 1 to 4 percent slopes

Map Unit Setting

National map unit symbol: jqy5
Elevation: 5,500 to 6,600 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

Blakeland and similar soils: 50 percent
Orsa and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, alluvial fans
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 13 inches: sandy loam
H2 - 13 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Orsa

Setting

Landform: Alluvial fans, hills
Landform position (three-dimensional): Base slope

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Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 20 inches: coarse sandy loam

H2 - 20 to 60 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 1 to 2 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 (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent

Hydric soil rating: No

Kassler

Percent of map unit: 5 percent

Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent

Hydric soil rating: No

GaE—Garber gravelly sandy loam, 5 to 30 percent slopes

Map Unit Setting

National map unit symbol: jqyr

Elevation: 6,200 to 8,000 feet

Mean annual precipitation: 17 to 21 inches

Mean annual air temperature: 45 to 47 degrees F

Frost-free period: 115 to 125 days

Farmland classification: Not prime farmland

Map Unit Composition

Garber and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Garber

Setting

Landform: Alluvial fans, valleys, flood plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 8 inches: very gravelly sandy loam

H2 - 8 to 30 inches: very gravelly sandy loam

H3 - 30 to 60 inches: very gravelly sandy loam

Properties and qualities

Slope: 5 to 30 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R048AY222CO - Loamy Park

Hydric soil rating: No

Minor Components

Juget

Percent of map unit: 5 percent

Hydric soil rating: No

Kassler

Percent of map unit: 5 percent

Hydric soil rating: No

Tinytown

Percent of map unit: 5 percent

Hydric soil rating: No

JvF—Juget very rocky complex, 20 to 65 percent slopes

Map Unit Setting

National map unit symbol: jqyz
Elevation: 6,300 to 8,000 feet
Mean annual precipitation: 18 to 22 inches
Mean annual air temperature: 42 to 46 degrees F
Frost-free period: 115 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Juget and similar soils: 60 percent
Rock outcrop: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Juget

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residually weathered granite

Typical profile

H1 - 0 to 4 inches: very gravelly sandy loam
H2 - 4 to 15 inches: very gravelly loamy sand
H3 - 15 to 19 inches: unweathered bedrock

Properties and qualities

Slope: 20 to 65 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: F048AY924CO - Douglas Fir/Gambel Oak
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 60 inches: unweathered bedrock

Properties and qualities

Slope: 20 to 65 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Garber

Percent of map unit: 10 percent
Hydric soil rating: No

NsE—Newlin-Satanta complex, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzh
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Newlin and similar soils: 50 percent
Satanta and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newlin

Setting

Landform: Drainageways, knobs

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Unconformable sandy and gravelly and/or mixed source alluvium

Typical profile

H1 - 0 to 8 inches: gravelly sandy loam

H2 - 8 to 17 inches: gravelly sandy clay loam

H3 - 17 to 22 inches: gravelly sandy loam

H4 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 5 to 20 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
(0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ

Hydric soil rating: No

Description of Satanta

Setting

Landform: Drainageways, knobs

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam

H2 - 9 to 30 inches: clay loam

H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 5 to 10 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

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Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B

Ecological site: R049XY214CO - Gravelly Foothill

Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 6 percent

Hydric soil rating: No

Buick

Percent of map unit: 6 percent

Hydric soil rating: No

Truckton

Percent of map unit: 6 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent

Landform: Swales

Hydric soil rating: Yes

PdE—Perrypark sandy loam, 3 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzj

Elevation: 6,000 to 7,000 feet

Mean annual precipitation: 17 to 19 inches

Mean annual air temperature: 45 to 47 degrees F

Frost-free period: 115 to 125 days

Farmland classification: Not prime farmland

Map Unit Composition

Perrypark and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Perrypark

Setting

Landform: Alluvial fans, valleys

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Reddish-brown alluvium derived from arkose

Typical profile

H1 - 0 to 12 inches: sandy loam
H2 - 12 to 36 inches: sandy clay loam
H3 - 36 to 60 inches: sandy loam

Properties and qualities

Slope: 3 to 20 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
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XY216CO - Sandy Divide
Hydric soil rating: No

Minor Components

Lonetree

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

Redtom

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

Cheesman

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

RdD—Rednun loam, 3 to 10 percent slopes

Map Unit Setting

National map unit symbol: jqzt
Elevation: 6,200 to 6,800 feet
Mean annual precipitation: 16 to 18 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Rednun and similar soils: 90 percent
Minor components: 10 percent

Custom Soil Resource Report

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rednun

Setting

Landform: Mountains, alluvial fans

Landform position (two-dimensional): Footslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, redbed alluvium derived from limestone and shale

Typical profile

H1 - 0 to 6 inches: loam

H2 - 6 to 29 inches: clay

H3 - 29 to 60 inches: loam

Properties and qualities

Slope: 3 to 10 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 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ

Hydric soil rating: No

Minor Components

Satanta

Percent of map unit: 10 percent

Hydric soil rating: No

ReE—Rednun-Redridge complex, 8 to 40 percent slopes

Map Unit Setting

National map unit symbol: jqzv

Elevation: 6,200 to 6,800 feet

Mean annual precipitation: 16 to 18 inches

Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 120 to 125 days

Custom Soil Resource Report

Farmland classification: Not prime farmland

Map Unit Composition

Rednun and similar soils: 50 percent

Redridge and similar soils: 30 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rednun

Setting

Landform: Swales, valley sides

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, redbed alluvium derived from limestone and shale

Typical profile

H1 - 0 to 6 inches: loam

H2 - 6 to 29 inches: clay

H3 - 29 to 60 inches: loam

Properties and qualities

Slope: 8 to 15 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 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Ecological site: R049XY214CO - Gravelly Foothill

Hydric soil rating: No

Description of Redridge

Setting

Landform: Ridges, valley sides

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from weathered, red arkosic sedimentary rock

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam

H2 - 10 to 26 inches: gravelly sandy clay loam

H3 - 26 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 8 to 40 percent

Depth to restrictive feature: More than 80 inches

Custom Soil Resource Report

Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 8 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

RtG—Rock land-Lonetree complex, 10 to 100 percent slopes

Map Unit Setting

National map unit symbol: jr01
Elevation: 5,700 to 6,200 feet
Mean annual precipitation: 15 to 17 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Rockland: 40 percent
Lonetree and similar soils: 25 percent
Minor components: 35 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rockland

Setting

Landform: Hogbacks

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Down-slope shape: Convex
Across-slope shape: Convex

Typical profile

H1 - 0 to 60 inches: unweathered bedrock

Properties and qualities

Slope: 30 to 99 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Ecological site: R049XB204CO - Shallow Foothill
Hydric soil rating: No

Description of Lonetree

Setting

Landform: Hogbacks
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or residuum weathered from reddish brown arkosic sedimentary rock

Typical profile

H1 - 0 to 18 inches: gravelly sandy loam
H2 - 18 to 42 inches: loamy sand
H3 - 42 to 46 inches: unweathered bedrock

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Excessively drained
Runoff class: Low
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
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB204CO - Shallow Foothill
Hydric soil rating: No

Minor Components

Garber

Percent of map unit: 13 percent

Hydric soil rating: No

Tinytown

Percent of map unit: 12 percent

Hydric soil rating: No

Other soils

Percent of map unit: 10 percent

Hydric soil rating: No

Se—Sandy wet alluvial land

Map Unit Setting

National map unit symbol: jr04

Elevation: 5,500 to 6,600 feet

Mean annual precipitation: 15 to 19 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

Sandy wet alluvial land: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sandy Wet Alluvial Land

Setting

Landform: Drainageways, flood plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 6 inches: coarse sand

H2 - 6 to 60 inches: stratified coarse sand to sandy loam

Properties and qualities

Slope: 1 to 4 percent

Runoff class: High

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: About 0 to 24 inches

Frequency of flooding: Frequent

Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8w

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Loamy wet alluvial land

Percent of map unit: 9 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 9 percent
Hydric soil rating: No

Fluventic haplaquolls

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

SrD—Satanta loam, calcareous variant, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jr06
Elevation: 5,500 to 6,700 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

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

Description of Satanta, Calcareous Variant

Setting

Landform: Hillsides, hills
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous alluvium derived from limestone and shale and/or residuum weathered from limestone and shale

Typical profile

H1 - 0 to 10 inches: loam
H2 - 10 to 24 inches: clay loam
H3 - 24 to 50 inches: channery clay loam
H4 - 50 to 54 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium

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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: 25 percent

Gypsum, maximum content: 2 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.4 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

Razor

Percent of map unit: 10 percent

Hydric soil rating: No

Loamy alluvial land

Percent of map unit: 5 percent

Hydric soil rating: No

Sv—Stony steep land

Map Unit Setting

National map unit symbol: jr0c

Elevation: 5,500 to 6,600 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 49 to 51 degrees F

Frost-free period: 120 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Stony steep land: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stony Steep Land

Setting

Landform: Hills

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Typical profile

H1 - 0 to 6 inches: cobbly sandy loam

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H2 - 6 to 20 inches: cobbly sandy loam
H3 - 20 to 24 inches: unweathered bedrock

Properties and qualities

Slope: 9 to 65 percent
Depth to restrictive feature: 10 to 40 inches to lithic 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)
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R049XY206CO - Stony Foothill
Hydric soil rating: No

W—Water

Map Unit Composition

Water: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Setting

Landform: Rivers, lakes

Minor Components

Aquents

Percent of map unit: 5 percent
Landform: Marshes
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

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

50—Fluvaquents, sandy, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: jpp7
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

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

Description of Fluvaquents, Frequently Flooded

Setting

Landform: Terraces, flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam
H2 - 10 to 60 inches: stratified very gravelly sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 12 to 42 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B
Ecological site: R049XA178WY - Wetland (Foothills And Mountains Southeast)
Other vegetative classification: RIVER BOTTOM (048AY236CO)
Hydric soil rating: No

Minor Components

Paymaster, rarely flooded

Percent of map unit: 10 percent
Landform: Terraces

Custom Soil Resource Report

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Typic haplaquolls, frequently flooded

Percent of map unit: 5 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XA178WY - Wetland (Foothills And Mountains Southeast)
Hydric soil rating: Yes

140—Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes

Map Unit Setting

National map unit symbol: jpls
Elevation: 6,500 to 7,800 feet
Mean annual precipitation: 17 to 20 inches
Mean annual air temperature: 43 to 47 degrees F
Frost-free period: 76 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Rock outcrop: 45 percent
Cathedral and similar soils: 25 percent
Ratake and similar soils: 20 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rock Outcrop

Setting

Landform: Canyons
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Free face
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Rock outcrop, talus, and large boulders of igneous and metamorphic rock

Typical profile

H1 - 0 to 60 inches: unweathered bedrock

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Cathedral

Setting

Landform: Mountain slopes, ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Mountainflank, side slope, crest

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Parent material: Stony, gravelly, and loamy colluvium over residuum weathered from igneous and metamorphic rock

Typical profile

H1 - 0 to 3 inches: very stony sandy loam

H2 - 3 to 11 inches: very gravelly sandy loam

H3 - 11 to 15 inches: unweathered bedrock

Properties and qualities

Slope: 50 to 80 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

Available water supply, 0 to 60 inches: Very low (about 0.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8e

Hydrologic Soil Group: D

Ecological site: R048AY229CO - Rocky Loam

Hydric soil rating: No

Description of Ratake

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Linear, convex

Parent material: Stony, gravelly, and loamy colluvium and/or residuum weathered from igneous and metamorphic rock

Typical profile

H1 - 0 to 3 inches: stony sandy loam

H2 - 3 to 12 inches: very gravelly sandy loam

H3 - 12 to 16 inches: weathered bedrock

Properties and qualities

Slope: 50 to 80 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: High

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8e

Hydrologic Soil Group: D

Ecological site: R048AY229CO - Rocky Loam

Hydric soil rating: No

Minor Components

Curecanti

Percent of map unit: 2 percent

Landform: Fans, mountain slopes

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Mountainbase

Down-slope shape: Linear, concave

Across-slope shape: Linear

Ecological site: R048AY237CO - Stony Loam

Hydric soil rating: No

Trag

Percent of map unit: 2 percent

Landform: Mountain slopes

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Mountainbase

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: R048AY222CO - Loamy Park

Hydric soil rating: No

Legault

Percent of map unit: 2 percent

Landform: Mountain slopes

Landform position (three-dimensional): Mountainflank

Down-slope shape: Linear

Across-slope shape: Convex, linear

Ecological site: F048AY908CO - Mixed Conifer

Hydric soil rating: No

Lininger

Percent of map unit: 2 percent

Landform: Mountain slopes

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountaintop, mountainflank

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Ecological site: R048AY222CO - Loamy Park

Hydric soil rating: No

Tolvar

Percent of map unit: 2 percent

Custom Soil Resource Report

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F048AY908CO - Mixed Conifer
Hydric soil rating: No

Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties

8—Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: jpk7
Elevation: 6,000 to 8,500 feet
Mean annual precipitation: 15 to 22 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 70 to 100 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Cathedral, Extremely Stony

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

A - 0 to 3 inches: gravelly sandy loam
Bw - 3 to 12 inches: extremely gravelly sandy loam
R - 12 to 60 inches: bedrock

Properties and qualities

Slope: 40 to 65 percent
Surface area covered with cobbles, stones or boulders: 6.0 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
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
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R048AY240CO - Shallow Pine
Other vegetative classification: Douglas-fir/Gambel oak (PSME/QUGA) (C1214),
Ponderosa pine/Gambel oak (PIPO/QUGA) (C1121)
Hydric soil rating: No

Minor Components

Security

Percent of map unit: 15 percent
Landform: Mountain slopes
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: F048AY924CO - Douglas Fir/Gambel Oak
Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4)
(C1213)
Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent
Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Hydric soil rating: No

40—Security-Cathedral complex, 40 to 65 percent slopes, very stony

Map Unit Setting

National map unit symbol: jplr
Elevation: 6,000 to 8,500 feet
Mean annual precipitation: 15 to 25 inches
Mean annual air temperature: 39 to 46 degrees F
Frost-free period: 50 to 100 days
Farmland classification: Not prime farmland

Map Unit Composition

Security, very stony, and similar soils: 55 percent
Cathedral, very stony, and similar soils: 30 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Security, Very Stony

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 7 inches: very gravelly coarse sandy loam
E - 7 to 15 inches: very gravelly coarse sandy loam

Custom Soil Resource Report

Bt - 15 to 23 inches: very gravelly sandy clay loam
C - 23 to 26 inches: very gravelly sandy loam
Cr - 26 to 30 inches: bedrock

Properties and qualities

Slope: 40 to 65 percent
Surface area covered with cobbles, stones or boulders: 2.0 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): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: F048AY924CO - Douglas Fir/Gambel Oak
Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4) (C1213)
Hydric soil rating: No

Description of Cathedral, Very Stony

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

A - 0 to 3 inches: gravelly sandy loam
Bw - 3 to 12 inches: extremely gravelly sandy loam
R - 12 to 60 inches: bedrock

Properties and qualities

Slope: 40 to 65 percent
Surface area covered with cobbles, stones or boulders: 2.0 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
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
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s

Custom Soil Resource Report

Hydrologic Soil Group: D

Ecological site: R048AY240CO - Shallow Pine

Other vegetative classification: Douglas-fir/Gambel oak (PSME/QUGA) (C1214),
Ponderosa pine/Gambel oak (PIPO/QUGA) (C1121)

Hydric soil rating: No

Minor Components

Rock outcrop

Percent of map unit: 10 percent

Landform: Ridges

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Palboone

Percent of map unit: 5 percent

Landform: Mountain slopes

Landform position (three-dimensional): Mountainbase

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4)
(C1213)

Hydric soil rating: No

41—Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony

Map Unit Setting

National map unit symbol: jpps

Elevation: 6,000 to 8,500 feet

Mean annual precipitation: 15 to 25 inches

Mean annual air temperature: 39 to 48 degrees F

Frost-free period: 50 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

Security, very stony, and similar soils: 40 percent

Cathedral, very stony, and similar soils: 30 percent

Rock outcrop: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Security, Very Stony

Setting

Landform: Mountain slopes

Landform position (three-dimensional): Mountaintop, mountainflank

Custom Soil Resource Report

Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

O_i - 0 to 1 inches: slightly decomposed plant material
A - 1 to 7 inches: very gravelly coarse sandy loam
E - 7 to 15 inches: very gravelly coarse sandy loam
B_t - 15 to 23 inches: very gravelly sandy clay loam
C - 23 to 26 inches: very gravelly sandy loam
Cr - 26 to 30 inches: bedrock

Properties and qualities

Slope: 15 to 65 percent
Surface area covered with cobbles, stones or boulders: 2.0 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 (K_{sat}): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: F048AY924CO - Douglas Fir/Gambel Oak
Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4)
(C1213)
Hydric soil rating: No

Description of Cathedral, Very Stony

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Weathered from schist and/or gneiss and/or granite

Typical profile

A - 0 to 3 inches: gravelly sandy loam
B_w - 3 to 12 inches: extremely gravelly sandy loam
R - 12 to 60 inches: bedrock

Properties and qualities

Slope: 15 to 65 percent
Surface area covered with cobbles, stones or boulders: 27.0 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately low to moderately high (0.06 to 0.20 in/hr)

Custom Soil Resource Report

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: R048AY240CO - Shallow Pine
Other vegetative classification: Ponderosa pine/Gambel oak (PIPO/QUGA)
(C1121), Douglas-fir/Gambel oak (PSME/QUGA) (C1214)
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Mountain slopes
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

R - 0 to 60 inches: bedrock

Properties and qualities

Slope: 15 to 65 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Palboone

Percent of map unit: 10 percent
Landform: Mountain slopes
Landform position (three-dimensional): Mountainbase
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Other vegetative classification: Douglas-fir/mountain ninebark (PSME/PHMO4)
(C1213)
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 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.

Custom Soil Resource Report

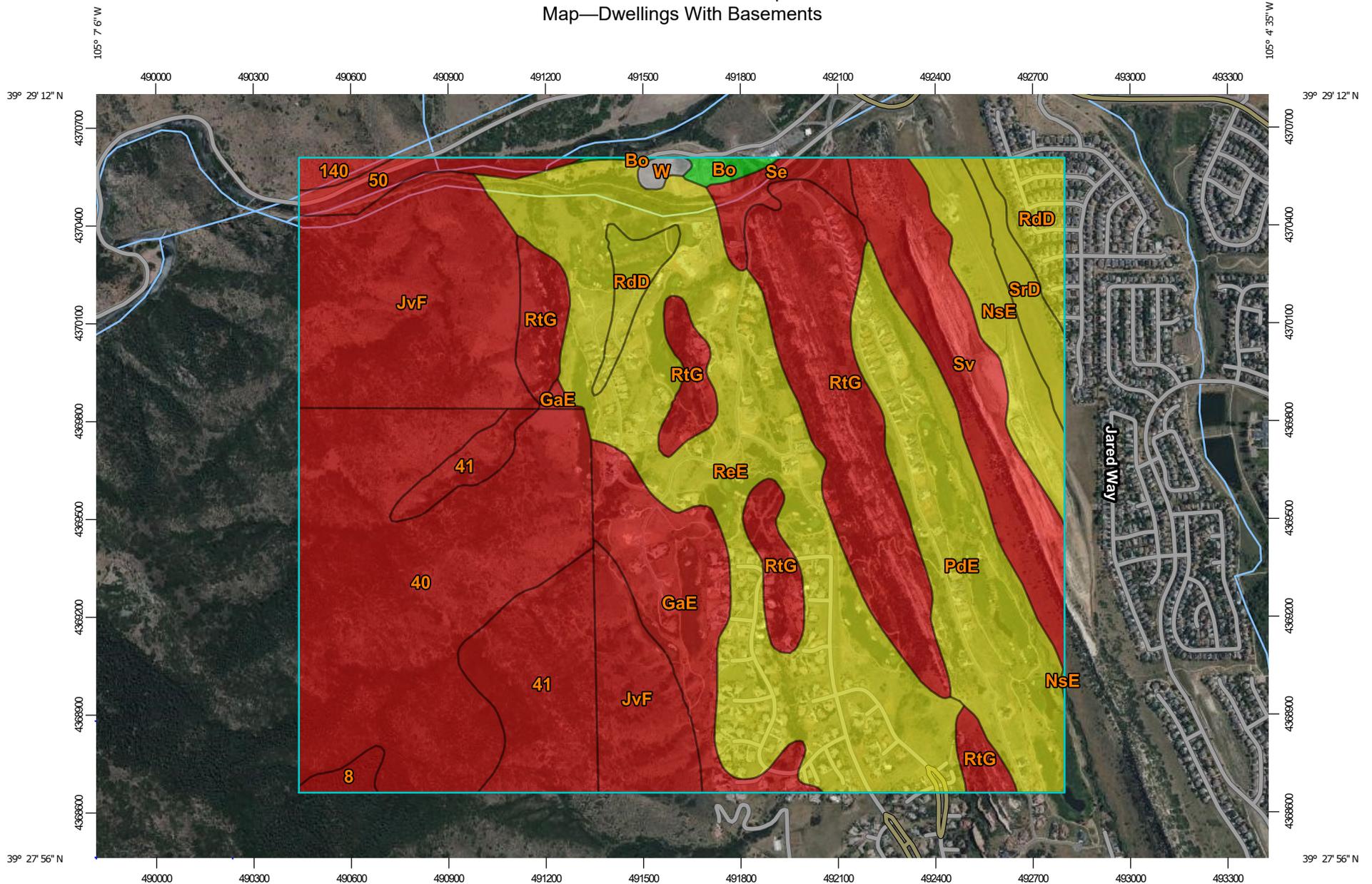
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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

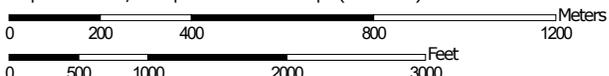
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit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

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

Custom Soil Resource Report Map—Dwellings With Basements



Map Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, 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 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.

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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.

Custom Soil Resource Report

Tables—Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		4.8	0.4%
			Orsa (35%)			
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Slope (1.00)	150.1	13.2%
				Depth to hard bedrock (1.00)		
			Rock outcrop (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	35.6	3.1%
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	100.3	8.8%
RdD	Rednun loam, 3 to 10 percent slopes	Somewhat limited	Rednun (90%)	Shrink-swell (0.98)	29.6	2.6%
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Somewhat limited	Rednun (50%)	Shrink-swell (0.98)	237.5	20.8%
				Slope (0.63)		
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Slope (1.00)	139.0	12.2%
				Depth to hard bedrock (1.00)		
			Lonetree (25%)	Slope (1.00)		
				Depth to hard bedrock (0.96)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Somewhat limited	Satanta, calcareous variant (85%)	Depth to hard bedrock (0.42)	15.9	1.4%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to hard bedrock (1.00)	68.3	6.0%
				Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Large stones (0.21)		
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00) Depth to saturated zone (1.00)	13.9	1.2%
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)		
			Cathedral (25%)	Slope (1.00) Large stones (0.14)	4.7	0.4%
			Ratake (20%)	Slope (1.00) Depth to soft bedrock (1.00)		
				Large stones (0.01)		
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Slope (1.00) Depth to hard bedrock (1.00)	5.0	0.4%
			Security (15%)	Slope (1.00) Depth to soft bedrock (0.79)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00) Depth to soft bedrock (0.86)		
			Cathedral, very stony (30%)	Slope (1.00) Depth to hard bedrock (1.00)		
			Palboone (5%)	Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	Very limited	Security, very stony (40%)	Slope (1.00)	66.5	5.8%
				Depth to soft bedrock (0.86)		
			Cathedral, very stony (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Rock outcrop (20%)	Slope (1.00)		
Depth to hard bedrock (1.00)						
Palboone (10%)					Slope (1.00)	
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	713.4	62.6%
Somewhat limited	418.8	36.7%
Not limited	4.8	0.4%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	100.0%

Rating Options—Dwellings With Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Dwellings Without Basements

ENG - Engineering

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

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

Custom Soil Resource Report

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.

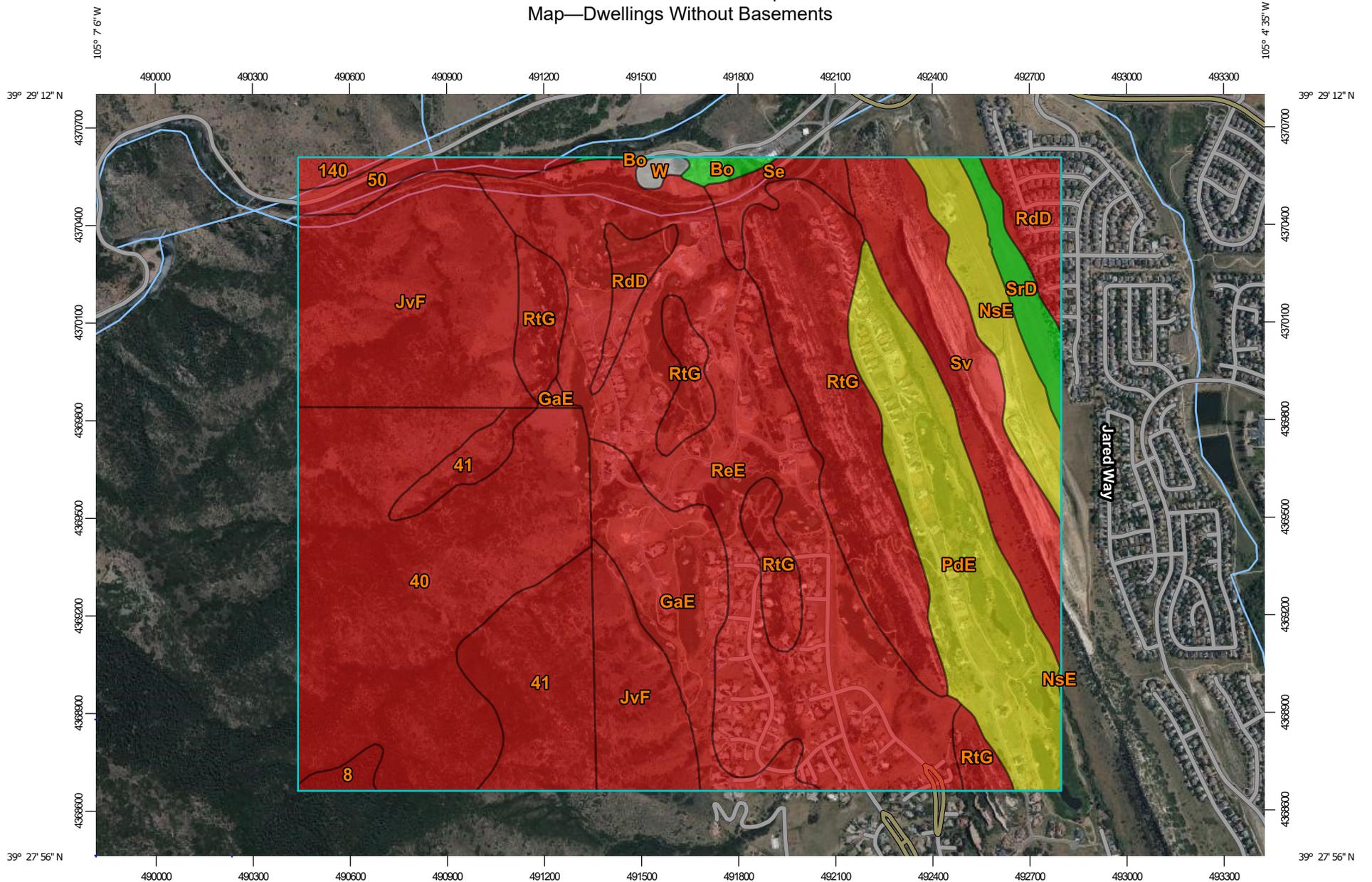
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

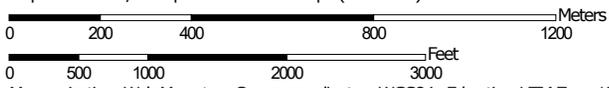
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit 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.

Custom Soil Resource Report
Map—Dwellings Without Basements



Map Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, 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 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.

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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.

Custom Soil Resource Report

Tables—Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		4.8	0.4%
			Orsa (35%)			
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Slope (1.00)	150.1	13.2%
				Depth to hard bedrock (1.00)		
			Rock outcrop (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	35.6	3.1%
			Satanta (30%)	Shrink-swell (0.06)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	100.3	8.8%
RdD	Rednun loam, 3 to 10 percent slopes	Very limited	Rednun (90%)	Shrink-swell (1.00)	29.6	2.6%
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Very limited	Rednun (50%)	Shrink-swell (1.00)	237.5	20.8%
				Slope (0.63)		
			Redridge (30%)	Slope (1.00)		
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Slope (1.00)	139.0	12.2%
				Depth to hard bedrock (1.00)		
			Lonetree (25%)	Slope (1.00)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Not limited	Satanta, calcareous variant (85%)		15.9	1.4%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	68.3	6.0%
				Depth to hard bedrock (1.00)		
				Large stones (0.21)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00)	13.9	1.2%
				Depth to saturated zone (0.07)		
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)	4.7	0.4%
			Cathedral (25%)	Slope (1.00)		
				Large stones (0.14)		
			Ratake (20%)	Slope (1.00)		
				Depth to soft bedrock (0.50)		
Large stones (0.01)						
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Slope (1.00)	5.0	0.4%
				Depth to hard bedrock (1.00)		
			Security (15%)	Slope (1.00)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00)	194.3	17.1%
			Cathedral, very stony (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
Palboone (5%)	Slope (1.00)					
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	Very limited	Security, very stony (40%)	Slope (1.00)	66.5	5.8%
			Cathedral, very stony (30%)	Slope (1.00)		
	Depth to hard bedrock (1.00)					

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Rock outcrop (20%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Palboone (10%)	Slope (1.00)		
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	980.5	86.0%
Somewhat limited	135.8	11.9%
Not limited	20.6	1.8%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	100.0%

Rating Options—Dwellings Without Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Local Roads and Streets

ENG - Engineering

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

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

Custom Soil Resource Report

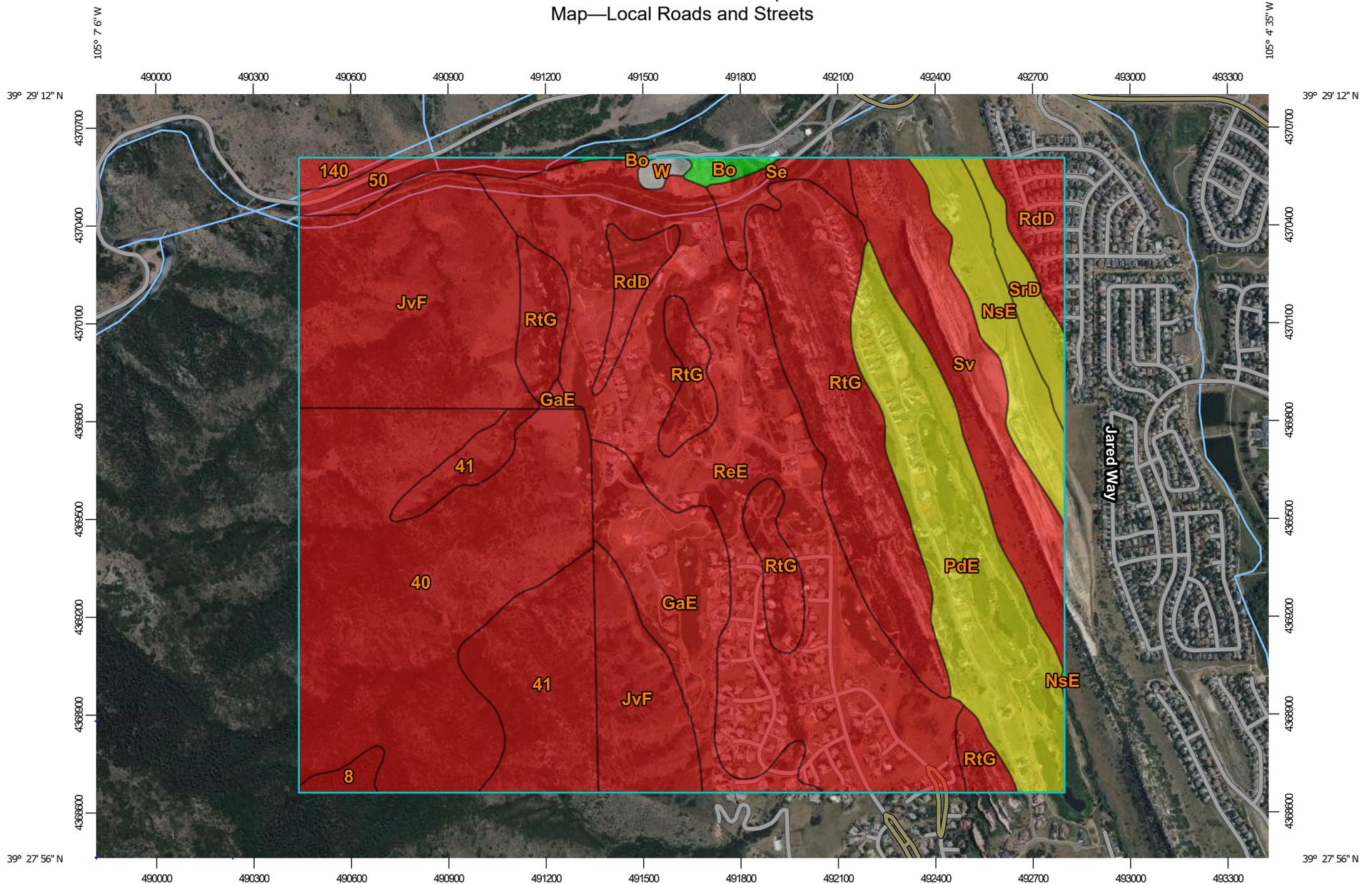
favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations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

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

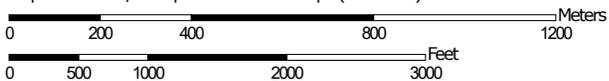
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit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

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

Custom Soil Resource Report Map—Local Roads and Streets



Map Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, 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 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.

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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.

Custom Soil Resource Report

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		4.8	0.4%
			Orsa (35%)			
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Slope (1.00)	150.1	13.2%
				Depth to hard bedrock (1.00)		
			Rock outcrop (30%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	35.6	3.1%
			Satanta (30%)	Frost action (0.50)		
				Shrink-swell (0.06)		
				Low strength (0.04)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	100.3	8.8%
				Frost action (0.50)		
RdD	Rednun loam, 3 to 10 percent slopes	Very limited	Rednun (90%)	Shrink-swell (1.00)	29.6	2.6%
				Low strength (0.96)		
				Frost action (0.50)		
				Soluble bedrock (0.09)		
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Very limited	Rednun (50%)	Shrink-swell (1.00)	237.5	20.8%
				Low strength (0.96)		
				Slope (0.63)		
				Frost action (0.50)		
				Soluble bedrock (0.09)		
			Redridge (30%)	Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Depth to hard bedrock (1.00)	139.0	12.2%
				Slope (1.00)		
				Low strength (1.00)		
			Lonetree (25%)	Slope (1.00)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Somewhat limited	Satanta, calcareous variant (85%)	Frost action (0.50)	15.9	1.4%
				Soluble bedrock (0.09)		
				Low strength (0.05)		
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	68.3	6.0%
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
				Large stones (0.21)		
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00)	13.9	1.2%
				Depth to saturated zone (0.04)		
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)	4.7	0.4%
				Low strength (1.00)		
			Cathedral (25%)	Slope (1.00)		
				Large stones (0.14)		
			Ratake (20%)	Slope (1.00)		
Depth to soft bedrock (1.00)						

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Large stones (0.01)		
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Slope (1.00)	5.0	0.4%
				Low strength (1.00)		
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
			Security (15%)	Slope (1.00)		
				Low strength (1.00)		
				Frost action (0.50)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00)	194.3	17.1%
				Low strength (1.00)		
				Frost action (0.50)		
			Cathedral, very stony (30%)	Slope (1.00)		
				Low strength (1.00)		
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
			Palboone (5%)	Slope (1.00)		
				Low strength (1.00)		
				Frost action (0.50)		
				Slope (1.00)		
				Low strength (1.00)		
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	Very limited	Security, very stony (40%)	Slope (1.00)	66.5	5.8%
				Low strength (1.00)		
				Frost action (0.50)		
			Cathedral, very stony (30%)	Slope (1.00)		
				Low strength (1.00)		
				Frost action (0.50)		
				Low strength (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
			Rock outcrop (20%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Low strength (1.00)		
			Palboone (10%)	Slope (1.00)		
				Low strength (1.00)		
				Frost action (0.50)		
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	980.5	86.0%
Somewhat limited	151.7	13.3%
Not limited	4.8	0.4%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	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

Custom Soil Resource Report

influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

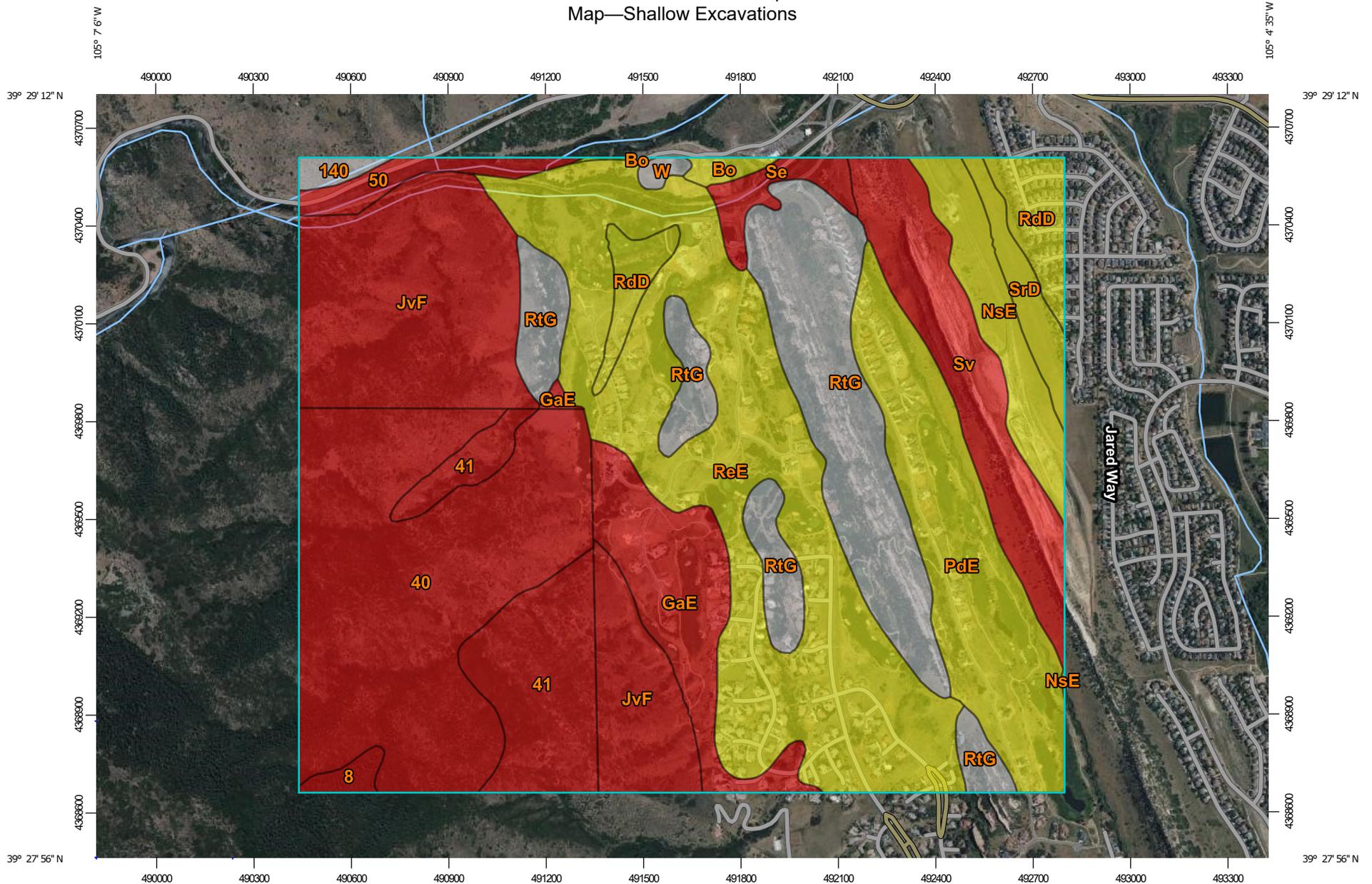
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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

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

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

Custom Soil Resource Report Map—Shallow Excavations



Map Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

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.

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, 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 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.

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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.

Custom Soil Resource Report

Tables—Shallow Excavations

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Somewhat limited	Blakeland (50%)	Unstable excavation walls (0.24)	4.8	0.4%
			Orsa (35%)	Unstable excavation walls (0.03)		
				Dusty (0.02)		
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
				Dusty (0.01)		
				Unstable excavation walls (0.01)		
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Depth to hard bedrock (1.00)	150.1	13.2%
				Slope (1.00)		
				Unstable excavation walls (0.18)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Unstable excavation walls (0.94)	35.6	3.1%
				Slope (0.84)		
				Dusty (0.07)		
			Satanta (30%)	Dusty (0.26)		
				Unstable excavation walls (0.01)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	100.3	8.8%
				Dusty (0.04)		
				Unstable excavation walls (0.01)		
RdD	Rednun loam, 3 to 10 percent slopes	Somewhat limited	Rednun (90%)	Dusty (0.27)	29.6	2.6%
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Somewhat limited	Rednun (50%)	Slope (0.63)	237.5	20.8%
				Dusty (0.27)		
				Too clayey (0.13)		
				Unstable excavation walls (0.01)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI	
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Not rated	Rockland (40%)		139.0	12.2%	
			Garber (13%)				
			Tinytown (12%)				
			Other soils (10%)				
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Depth to saturated zone (1.00)	13.5	1.2%	
				Unstable excavation walls (1.00)			
				Flooding (0.80)			
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Somewhat limited	Satanta, calcareous variant (85%)	Depth to hard bedrock (0.42)	15.9	1.4%	
				Dusty (0.24)			
				Unstable excavation walls (0.01)			
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to hard bedrock (1.00)	68.3	6.0%	
				Slope (1.00)			
				Large stones (0.21)			
				Dusty (0.03)			
				Unstable excavation walls (0.01)			
W	Water	Not rated	Water (95%)		2.7	0.2%	
			Aquents (5%)				
Subtotals for Soil Survey Area					855.3	75.0%	
Totals for Area of Interest					1,139.8	100.0%	

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI	
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Depth to saturated zone (1.00)	13.9	1.2%	
				Flooding (0.80)			
				Dusty (0.02)			
				Unstable excavation walls (0.01)			
140	Rock outcrop-Cathedral-Ratake complex, 50 to	Not rated	Rock outcrop (45%)		4.7	0.4%	
			Tolvar (2%)				

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	100 percent slopes		Curecanti (2%)			
			Legault (2%)			
			Trag (2%)			
			Linger (2%)			
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Depth to hard bedrock (1.00)	5.0	0.4%
				Slope (1.00)		
				Unstable excavation walls (0.14)		
				Dusty (0.02)		
			Security (15%)	Slope (1.00)		
				Depth to soft bedrock (0.79)		
				Unstable excavation walls (0.01)		
				Dusty (0.01)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00)	194.3	17.1%
				Depth to soft bedrock (0.86)		
				Unstable excavation walls (0.01)		
				Dusty (0.01)		
			Cathedral, very stony (30%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Unstable excavation walls (0.14)		
				Dusty (0.02)		
			Palboone (5%)	Slope (1.00)		
				Dusty (0.01)		
				Unstable excavation walls (0.01)		
41	Security-Cathedral-	Very limited	Security, very stony (40%)	Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	Rock outcrop complex, 15 to 65 percent slopes, very stony			Depth to soft bedrock (0.86)		
Unstable excavation walls (0.01)						
Dusty (0.01)						
Cathedral, very stony (30%)			Depth to hard bedrock (1.00)			
			Slope (1.00)			
			Unstable excavation walls (0.14)			
Palboone (10%)			Dusty (0.03)			
			Slope (1.00)			
			Dusty (0.01)			
	Unstable excavation walls (0.01)					
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	569.6	50.0%
Somewhat limited	423.6	37.2%
Null or Not Rated	146.5	12.9%
Totals for Area of Interest	1,139.8	100.0%

Rating Options—Shallow Excavations

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

Small Commercial Buildings

ENG - Engineering

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement

Custom Soil Resource Report

and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

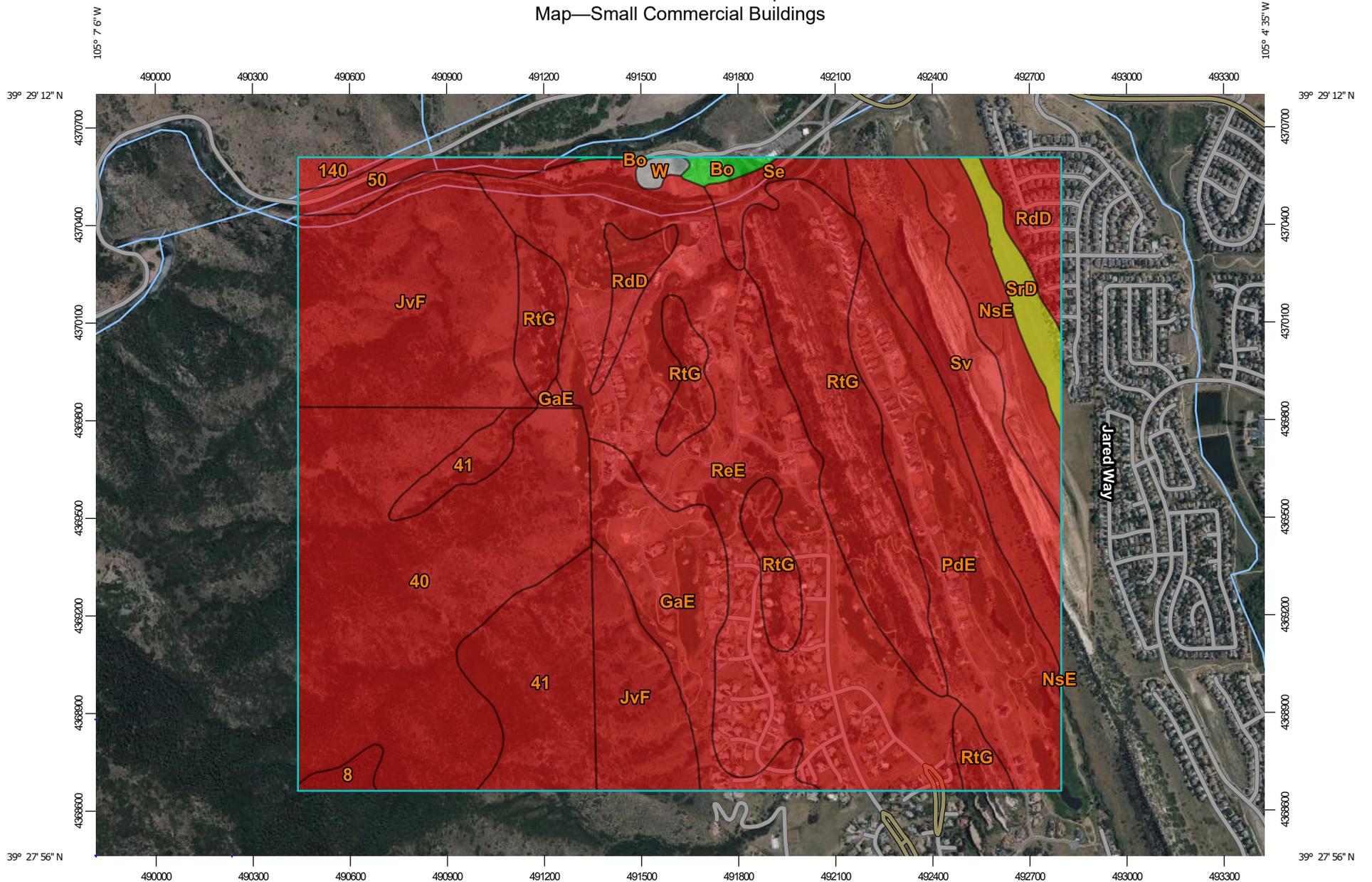
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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

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

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

Custom Soil Resource Report
Map—Small Commercial Buildings



Map Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

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.

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

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

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

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

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

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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, 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 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.

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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.

Custom Soil Resource Report

Tables—Small Commercial Buildings

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		4.8	0.4%
			Orsa (35%)			
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Slope (1.00)	58.0	5.1%
JvF	Juget very rocky complex, 20 to 65 percent slopes	Very limited	Juget (60%)	Slope (1.00)	150.1	13.2%
				Depth to hard bedrock (1.00)		
			Rock outcrop (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Very limited	Newlin (50%)	Slope (1.00)	35.6	3.1%
			Satanta (30%)	Slope (1.00)		
				Shrink-swell (0.06)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Very limited	Perrypark (85%)	Slope (1.00)	100.3	8.8%
RdD	Rednun loam, 3 to 10 percent slopes	Very limited	Rednun (90%)	Shrink-swell (1.00)	29.6	2.6%
				Slope (0.88)		
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Very limited	Rednun (50%)	Slope (1.00)	237.5	20.8%
				Shrink-swell (1.00)		
			Redridge (30%)	Slope (1.00)		
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Slope (1.00)	139.0	12.2%
				Depth to hard bedrock (1.00)		
			Lonetree (25%)	Slope (1.00)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Somewhat limited	Satanta, calcareous variant (85%)	Slope (0.52)	15.9	1.4%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	68.3	6.0%
				Depth to hard bedrock (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Large stones (0.21)		
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00) Depth to saturated zone (0.07)	13.9	1.2%
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)		
			Cathedral (25%)	Slope (1.00) Large stones (0.14)	4.7	0.4%
			Ratake (20%)	Slope (1.00) Depth to soft bedrock (1.00)		
				Large stones (0.01)		
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Slope (1.00) Depth to hard bedrock (1.00)	5.0	0.4%
			Security (15%)	Slope (1.00)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Slope (1.00)	194.3	17.1%
			Cathedral, very stony (30%)	Slope (1.00) Depth to hard bedrock (1.00)		
			Palboone (5%)	Slope (1.00)		
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent	Very limited	Security, very stony (40%)	Slope (1.00)	66.5	5.8%
			Cathedral, very stony (30%)	Slope (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	slopes, very stony			Depth to hard bedrock (1.00)		
			Rock outcrop (20%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Palboone (10%)	Slope (1.00)		
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	1,116.4	97.9%
Somewhat limited	15.9	1.4%
Not limited	4.8	0.4%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	100.0%

Rating Options—Small Commercial Buildings

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Sanitary Facilities

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

Septic Tank Absorption Fields

ENG - Engineering

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

Custom Soil Resource Report

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.

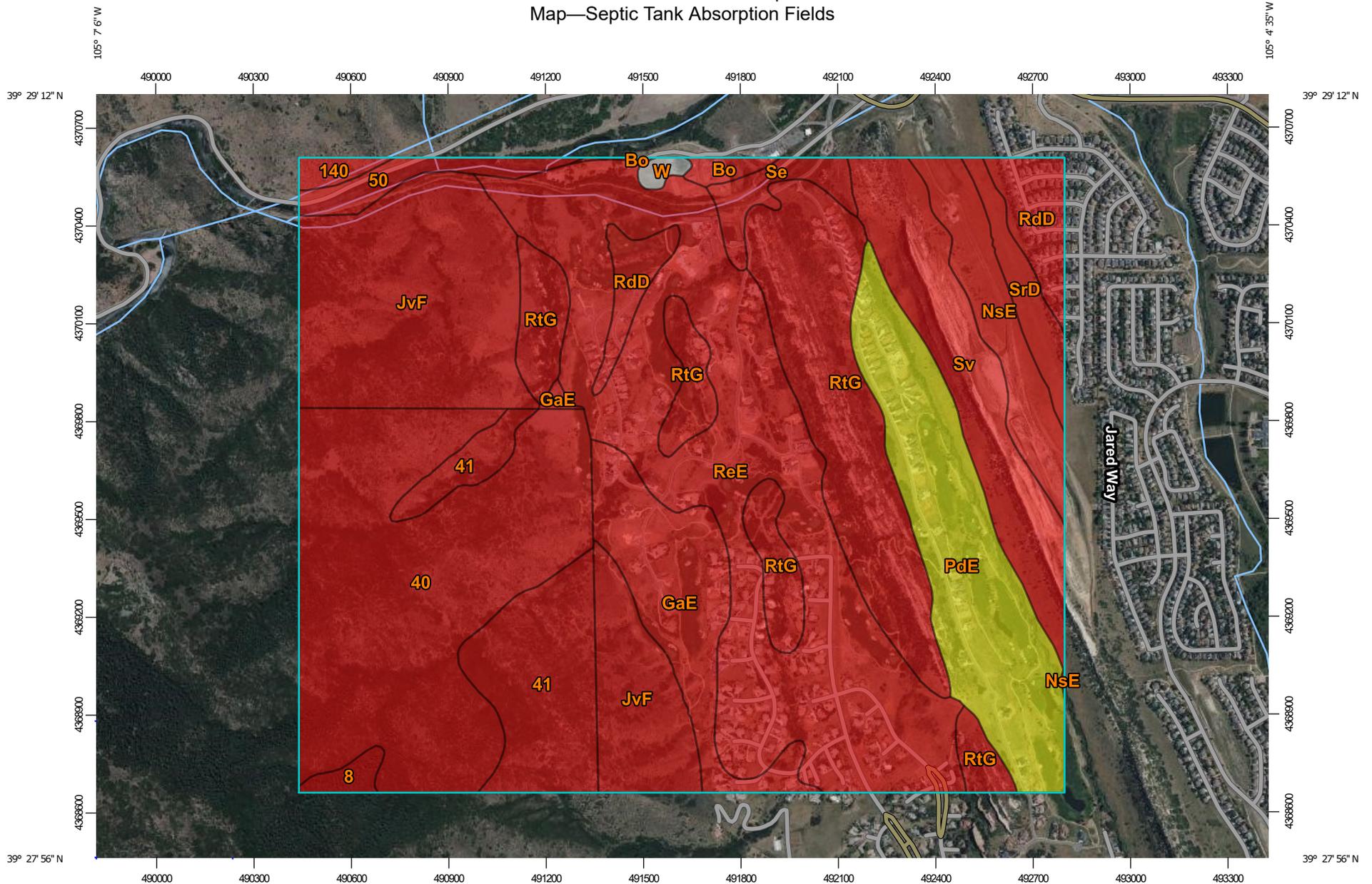
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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

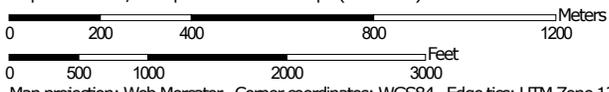
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit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

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

Custom Soil Resource Report
Map—Septic Tank Absorption Fields



Map Scale: 1:16,500 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

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

MAP INFORMATION

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

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.

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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

Soil Survey Area: Pike National Forest, Eastern Part, Colorado, Parts of Douglas, El Paso, Jefferson, and Teller Counties
 Survey Area Data: Version 10, 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 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.

MAP LEGEND

MAP INFORMATION

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Very limited	Blakeland (50%)	Seepage, bottom layer (1.00)	4.8	0.4%
				Filtering capacity (1.00)		
			Orsa (35%)	Filtering capacity (1.00)		
				Seepage, bottom layer (1.00)		
GaE	Garber gravelly sandy loam, 5 to 30 percent slopes	Very limited	Garber (85%)	Seepage, bottom layer (1.00)	58.0	5.1%
				Slope (1.00)		
JvF	Juguet very rocky complex, 20 to 65 percent slopes	Very limited	Juguet (60%)	Depth to bedrock (1.00)	150.1	13.2%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Rock outcrop (30%)	Depth to bedrock (1.00)		
				Slope (1.00)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Very limited	Newlin (50%)	Filtering capacity (1.00)	35.6	3.1%
				Slope (0.84)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slow water movement (0.72)	100.3	8.8%
				Slope (0.63)		
RdD	Rednun loam, 3 to 10 percent slopes	Very limited	Rednun (90%)	Slow water movement (1.00)	29.6	2.6%
ReE	Rednun-Redridge complex, 8 to 40 percent slopes	Very limited	Rednun (50%)	Slow water movement (1.00)	237.5	20.8%
				Slope (0.63)		
			Redridge (30%)	Slope (1.00)		
				Slow water movement (0.72)		
RtG	Rock land-Lonetree complex, 10 to 100 percent slopes	Very limited	Rockland (40%)	Depth to bedrock (1.00)	139.0	12.2%
				Slope (1.00)		
			Lonetree (25%)	Filtering capacity (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Seepage, bottom layer (1.00)		
				Slope (1.00)		
				Depth to bedrock (0.99)		
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00)	13.5	1.2%
				Depth to saturated zone (1.00)		
				Filtering capacity (1.00)		
				Seepage, bottom layer (1.00)		
SrD	Satanta loam, calcareous variant, 3 to 9 percent slopes	Very limited	Satanta, calcareous variant (85%)	Slow water movement (1.00)	15.9	1.4%
				Depth to bedrock (0.77)		
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to bedrock (1.00)	68.3	6.0%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Large stones (0.21)		
W	Water	Not rated	Water (95%)		2.7	0.2%
			Aquents (5%)			
Subtotals for Soil Survey Area					855.3	75.0%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
50	Fluvaquents, sandy, 0 to 2 percent slopes	Very limited	Fluvaquents, frequently flooded (85%)	Flooding (1.00)	13.9	1.2%
				Depth to saturated zone (1.00)		
				Filtering capacity (1.00)		
				Seepage, bottom layer (1.00)		
140	Rock outcrop-Cathedral-Ratake complex, 50 to 100 percent slopes	Very limited	Rock outcrop (45%)	Slope (1.00)	4.7	0.4%
			Cathedral (25%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Large stones (0.14)		
			Ratake (20%)	Slope (1.00)		
				Large stones (0.01)		
Subtotals for Soil Survey Area					18.6	1.6%
Totals for Area of Interest					1,139.8	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
8	Cathedral gravelly sandy loam, 40 to 65 percent slopes, extremely stony	Very limited	Cathedral, extremely stony (80%)	Depth to bedrock (1.00)	5.0	0.4%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Security (15%)	Filtering capacity (1.00)		
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Depth to bedrock (1.00)		
40	Security-Cathedral complex, 40 to 65 percent slopes, very stony	Very limited	Security, very stony (55%)	Filtering capacity (1.00)	194.3	17.1%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Depth to bedrock (1.00)		
			Cathedral, very stony (30%)	Depth to bedrock (1.00)		
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Palboone (5%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		
41	Security-Cathedral-Rock outcrop complex, 15 to 65 percent slopes, very stony	Very limited	Security, very stony (40%)	Filtering capacity (1.00)	66.5	5.8%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Depth to bedrock (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Cathedral, very stony (30%)	Depth to bedrock (1.00)		
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
			Rock outcrop (20%)	Depth to bedrock (1.00)		
				Slope (1.00)		
			Palboone (10%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		
Subtotals for Soil Survey Area					265.8	23.3%
Totals for Area of Interest					1,139.8	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	1,036.7	91.0%
Somewhat limited	100.3	8.8%
Null or Not Rated	2.7	0.2%
Totals for Area of Interest	1,139.8	100.0%

Rating Options—Septic Tank Absorption Fields

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

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Custom Soil Resource Report

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DV24-154



www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent: April 5, 2024

Comments due by: **April 26, 2024**

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary: The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Please be advised of the following concerns: _____ _____
<input checked="" type="checkbox"/>	See letter attached for detail.
Agency: <i>ENGINEERING</i>	Phone #: <i>4318</i>
Your Name: <i>AL PETERSON</i> (please print)	Your Signature: <i>Al Peterson</i>
	Date: <i>4/26/24</i>

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

Sincerely,

Heather Scott, AICP
Project Planner
303-814-4358
hscott@douglas.co.us



April 26, 2024

DV 24-154

Heather Scott, AICP
Douglas County Planning
100 Third Street
Castle Rock, CO. 80104

RE: River Canyon Planned Development (PD), 11th Amendment

Dear Heather,

Engineering has reviewed the PD Amendment for the above referenced project and the following items have been noted:

1. The extension of Cicero Ct to accommodate the four proposed lots exceeds the maximum length of roadway (1200') on a single point of access. Thus, the emergency access from Roxborough Drive North would be required. Please have the Roxborough Park Foundation provide written confirmation that they would support this emergency access in this location.
2. Additionally, if the Roxborough Park Foundation would support this emergency access, a formal access easement will be required across the Foundation's property to reach the River Canyon PD boundary.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Al Peterson", is written over a light blue horizontal line.

Al Peterson
Senior Development Review Engineer

C: Brad Jackson, P.E., Development Review Supervisor
DV File

April 16, 2024

Kynan Franke
Authorized Representative
Sage Design Group
1500 South Pearl Street, Suite 200
Denver, CO 80210

File No. DV 2024-154

Subj: River Canyon Planned Development – 11th Amendment

Dear Kynan,

Plan Review Summary:

Submitted to Engineering - 4/5/24
Comments Sent Out - 4/16/24

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

PD Comments

Comment #2- Comment #1-Our traffic engineers have reviewed the conceptual plan of adding 4-lots and the number of vehicle trips generated by 4-homes would not typically warrant a traffic analysis. Since the number of allowed units within the planned development would not be exceeded, they are waiving the requirement for a traffic impact analysis for this amendment.

Comment #2-The Phase I Drainage Report meets the intent of our drainage criteria and detailed comments will be provided with the preliminary & final plat submittals.

If you have any questions, please let me know

Sincerely,



Chuck Smith
Development Review Engineer

cc: Heather Scott, AICP, Project Planner

DV24154



Phone: 303-979-7860

Fax: 303-979-0624

Email: blence@roxboroughparkco.com

Web: www.RoxboroughParkCo.com

URGENT

August 26, 2024

Heather Scott, AICP
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Dear Heather,

Attention: Douglas County Board of County Commissioners
Re: River Canyon Planned Development 11th Amendment: ZR2024-009

In preparation for tomorrow's Board of County Commissioner's Land Use Meeting/Public Hearing, important information has been discovered which is germane to the arguments put forth by the Roxborough Park Foundation community that the PD amendment is inconsistent with sections 1520.01 and 1520.02 of the Douglas County Zoning Resolution.

At the Planning Commission hearing on July 1st, 2024, a Roxborough resident, Ray Durbala, commented that the intent and assurance of the original developer was that there would be a natural buffer between residences in the River Canyon and Roxborough Park PD's, consisting of golf course holes and other natural open space. At the time, he said did not have anything in writing.

I have researched the original re-zoning application, ZR1999-021, and within the 2,401 pages of "Correspondence", which is an amalgamation of all the applicant's submissions, referral responses and supporting documentation, pages 27-31 reveal this very commitment. I have also located Foundation communication to its residents on the matter.

The original intent of the PD was indeed for the golf course and open space to provide a natural buffer between the River Canyon homes and Foundation homes. Under the Project Summary, Section 2506.05, the applicant stated, "*Our plan provides a series of open space areas creating appropriate transitions to the seven sides of the property abutting residential uses*". They also stated they had been "*working together with area residents in over 100 meetings during the past 18 months.*"

One such meeting was held with the Foundation on November 10, 1998, with Steve Nichols representing River Canyon. The Foundation's December 1998 newsletter reported on that meeting as follows: "*...the common property line between Roxborough Park North and the River*

Canyon project would be left either natural open space or golf course property. They are looking for our Board's support". We have owners here today who were present at that meeting and will testify as such.

If you need further evidence of this commitment, reference to a map and the adjoining PD's and then tracing the seven sides of the property lines, this is *exactly* how this has played out. All seven sides about the golf course and/or natural open space.

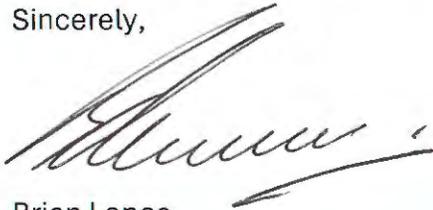
I attach as exhibits:

- Project Summary Section 2506.05
- Meeting Agenda 11/10/98 and subsequent Echoes Newsletter December 1998
- Map depicting the seven sides of the property abutting residential uses.

I believe you are able to provide letters from Referral Agencies that are submitted after the time the Staff Report is prepared for the Board of County Commissioners, so I respectfully request that this letter and attachments are presented to them at an opportune time. I shall also bring seven sets with me to the meeting.

Thank you for your assistance.

Sincerely,



Brian Lence

Brian Lence, CMCA®, AMS®, PCAM®
General Manager
Roxborough Park Foundation
6237 Roxborough Drive
Roxborough, CO 80125

Project Summary

Section 2506.01 ~ General Project Concept

River Canyon represents a unique opportunity in Douglas County to provide additional high quality housing, preserve natural resources and provide unique recreational amenities. While we have over 42 different neighbors, River Canyon also touches national forest land to the west. This unique contrast, on one hand, within a mile or two of over 4,000 approved units yet close to the Platte River and open lands, is what sets the property apart. Our proposed plan for the property builds from these contrasts by placing the requested 294 units on less than a third of the property. The remaining site will be preserved as native areas or recreational open space. The result is a plan which proposes the density less than the surrounding areas and preserves approximately two thirds of the site. This unique solution is a result of our team working together with area residents and interested citizens in over 100 meetings during the past 18 months.

Throughout the process, our goal has been to create a unique residential community that is based more on what it preserves, than what is developed. In addition to preserving large blocks of open space and unique habitat, the comprehensive set of guidelines for "living at River Canyon" have been pre-

pared. The guidelines will be legally tied to the property and propose restrictions and standards related to open space preservation, development of the golf course and the residential portions of the property. Guidelines will shape the siting of homes, location of access drives, and the actual design of the building and surrounding landscape. In addition, these



existing adjacent development pattern



proposed adjacent development pattern

guidelines will identify the unique resources of the site and propose specific requirements designed to create a compatible living environment for both residents and local wildlife.

21

The site also represents an opportunity to create a world class golf course in a portion of the metro area which is currently underserved. In addition to routing the golf course to enhance views and preserves wildlife movement opportunities, we have prepared a detailed golf course management plan which provides a framework for planning, designing, constructing, and maintaining the facility. The course would utilize effluent as an irrigation source, providing an additional opportunity for filtering the resource prior to it returning to the Platte River.

The property is currently within the Roxsborough Park Metropolitan District and planned as part of their ultimate build out. Water and sewer lines bisect the property and have been sized to accommodate the proposed development, requiring minimal costs for the district and substantial revenues. In addition, a portion of the property (approximately 180 acres) previously included in the SUA (Separated Urban Areas).

An analysis has been conducted which identifies the anticipated impacts of the proposed development on county and local services. The analysis suggests that any impact should be minimal and proposes specific measures associated with mitigating any proposed impacts. In general, the development creates minimal impacts on local and county services, while creating substantial revenue (with minimal costs) to the Roxsborough Park Metropolitan District.

Over the past 18 months our team has initiated and participated in over 100 meetings and has worked with a variety of groups including the Chatfield Basin Reserve Network, local districts, area homeowners, and other interested parties. The proposed plan has been shaped as much by input from these groups and individuals as it has by our planning team. We believe that this will result in a unique community—one that meets the goals of the County and County Master Plan, its regulatory process, and the citizens of the area.

Section 2506.02 ~

Name and Address of Applicant

Roxborough Partnership
6325 West Mansfield Avenue #227
Denver, Colorado 80235
c/o Martha Jane Wren

Representative

River Canyon, LLC
1331 15th Street, Second Floor
Denver, Colorado 80202

Mineral Rights Owner

same as landowner

Water Rights Owner

same as landowner

Section 2506.03 ~ Purpose of the Request

The applicant requests rezoning of the property from its current designation to one unit per two and a half acres. In addition, the applicant requests to participate in the county's density bonus program which rewards the clustering of units and the preservation of open space. We feel that the plan is consistent with the regulations pertaining to this type of rezoning as it falls within the density parameters and preserves roughly two thirds of the property in its native state or in open space.

In addition, the applicant has prepared a Use-By-Special-Review request related specifically to a golf course. This application is provided as a separate submittal.

The applicant does not believe that this request will require amendments to the County's Comprehensive Master Plan. Based upon the pre-application review staff also concurs.

Section 2506.04 ~ Proposed Development Staging and Time Frame

The planning process for the property has been underway for over 18 months. Once approved by the county, we propose to begin development of both the residential and golf course components. A realistic time frame for beginning development would be the summer/fall of the year 2000. Residential development is expected to be phased over a six to ten year period. Additional information related to residential absorption is included in The Market Economic Demographic and Housing Plan prepared by THK. The golf course would be constructed in the year 2000 and 2001 and would become operational in the summer of 2002.

Section 2506.05 ~ Describe How the Proposed Project Relates to Existing Land Uses and Abutting Land Uses

While the property includes a series of unique visual resources and wildlife habitat it also abuts substantial areas of residential development and industrial uses. In addition, significant portions of the property have been severely disturbed by agricultural grazing over the years.

Our plan preserves the unique resources by creating large contiguous areas of open space. This includes the preservation of drainage ways, rock out cropping and wildlife corridors as well as significant open space used for the golf course.

The community has been organized to create appropriate transitions and strong relationships with the abutting land uses. The property is complex, consisting of approximately 15 different sides and including over 40 abutting landowners.

The western portion of the property abuts national forest and development along this edge has been reduced or eliminated on steeper hillsides and any of the areas identified as important as part of the county backdrop study. A large finger of land extends into the national forest and other open space areas. No development has been proposed on this portion of the property. Along the western border of the property significant buffers of open space and native vegetation have been proposed.

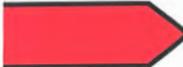
The southern and southeastern portions of the property abut existing residential development that has been constructed over the last 5 to 15 years. A new 60 lot subdivision that completes the development abutting the southern portion of the property currently under construction. All of the residential development abutting this portion of the property has been developed at densities greater than is being proposed by the applicant. Our plan provides a series of open space areas creating appropriate transitions to the seven sides of the property abutting existing residential uses.

The majority of the eastern portion of the property abuts a mining operation that holds a special use permit which allows for indefinite money operations. Discussions with the property owner suggest that over time this use may also be proposed for residential development consistent with the completion of their operations. Fortunately, this industrial use does not create significant negative impacts of the property due to the ridge line that separate the uses visually. Restrictions in the special use permit will ensure that the visual separation continue.

Finally, the northern portion of the property abuts on industrial zoned property and an existing sewage treatment plant. The plant proposes uses on this portion of the property designed to minimize conflicts. In addition, because of this portion of the property rises 30 to 50 feet, the physical features tend to provide separation between these land uses.

Within a mile of the area, several thousand units have been approved for residential development. While many of the approvals and development plans were impacted by legal action and other restrictions, the majority are now under final plan review and expect to start construction over the next few years. While substantially different with regard to product type, a substantial residential base exists in this area.

The area also includes fire safety and other community services including convenience commercial. A development currently being considered by the county and within close proximity to the site would create substantial new neighborhood commercial uses over time minimizing the need to go outside of the area for goods and services.



In summary, the land use being proposed as part of plan has been designed to provide transitions and buffers where necessary in order to ensure a compatible development concept. The plan exists within the context of the surrounding Roxsborough area which includes a build out plan of approximately 4,000 to 5,000 units. As discussed earlier, the property is contiguous to higher densities and/or land zone for a substantially higher level of use. Finally, it is important to view the area in context, realizing that, for example, Lockheed/Martin employs approximately 7,500 people in less than a five-minute drive from the site.

*Section 2506.06 ~ Describe Impacts
on County Services*

Impacts on county services should be minimal given the nature of the proposed development and the districts that have agreed to provide services for:

- Water
- Sewer
- Fire Protection

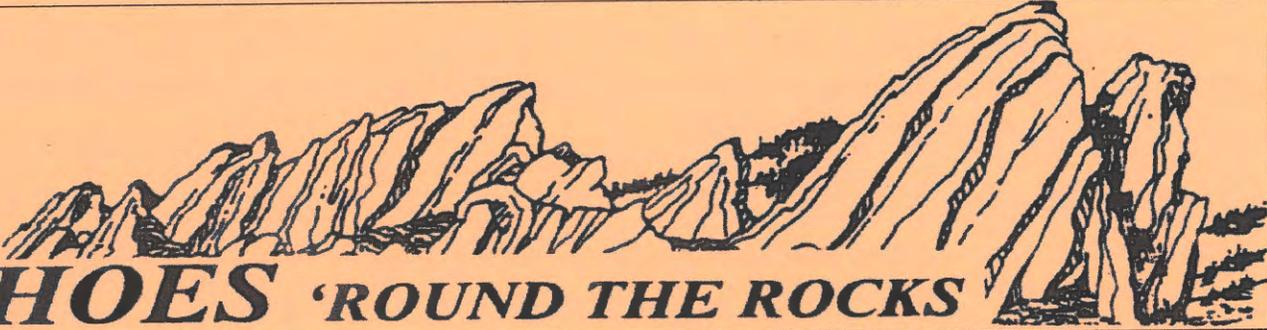
In fact, the project creates a substantial positive impact to the District given that water and sewage mainlines already bisect the property creating a need for minimal additional improvements for the district to capture significant revenue. In addition, the applicant contemplates the creation of a special district that will

Meeting Notice
Tuesday, November 10, 1998

Roxborough Park Foundation
Community Room
Roxborough Park Fire Station
6222 N. Roxborough Park Road

AGENDA

- 6:00 **STUDY SESSION**
1. 1999 Financial Plan
 2. Pavement design report
 3. Correspondence
- 7:00 **BOARD OF DIRECTORS MEETING**
1. CALL TO ORDER
 2. Minutes
 3. 1999 Financial Plan
 4. 1999 Annual Meeting
- OPEN FORUM**
1. West Metro Fire and Rescue Update
 2. Project Area 13-Al Fishman
 3. River Canyon-Steve Nichols



ECHOES 'ROUND THE ROCKS

DECEMBER 1998

Gail Northrop, Editor

Button Up Your Overcoat ...



As the weather cools and the days grow shorter, we are reminded that winter isn't too far off. For veterans of winter at Roxborough, the season doesn't make much difference. For newcomers, winter may be a challenge. Never fear, in reality, it is easy to adapt.

At an elevation of over 6,000 feet, snow comes a little earlier than in "the city." The same winds that blow in the summer will blow snow in the winter, and this makes visibility tougher on those windy days. The good news is that the winds usually die down by eleven in the morning. Following are some helpful hints from our General Manager, Ken Nakari:

1. Please have your car equipped with snow or all-season tires.
2. If your car becomes stuck or disabled on our roadways, please let us know by phone how we can reach you to get it moved. Leaving a car abandoned on the roadway not only impairs snow removal—it can also be damaged in an accident.
3. Parking cars on the roadways so you can "get out" in the morning will only hamper snow removal

activities at night and may in fact block the roadway for everybody. **Snow plow crews are instructed not to attempt to plow roadways if vehicles are parked on the road surface.** This is to avoid accidents involving parked cars.

4. Please be patient. The snow crew is out working to get the roads cleared and sanded as fast as possible.
5. If the roadway in front of your house is drifted in, stay at home until the plows come by. Getting stuck in the road adds to your frustration and adds a great deal of time to snow removal efforts.
6. Expect to get a snow "ridge" in your driveway. There is no way for the plow crews to avoid leaving a ridge as they plow. During widening operations every effort will be made to clear driveway entrances if the snow depth exceeds six inches.
7. Gravel roads will not be plowed in warmer in-

clement weather until there is a minimum of 3-5 inches of snow. (If these roads are plowed before the road surface is frozen, plowing operations remove the road base, creating muddy conditions when the snow melts.)

Keep in mind that the maintenance crews are working as hard as they

can to get the roads clear; but sometimes no matter how hard they try, Mother Nature can and will win the battle.

Stuck?

Call Snow Line ... 303-979-6324

If you have a special need, i.e. medical appointments, airline reservations, etc., we can help you. Just remember, don't invent a crisis—there are enough real ones out there.

Call at least 12 hours before you need to leave.

HIGHLIGHTS OF THE NOVEMBER BOARD MEETING

The Board of Directors meeting took place on Tuesday, Nov. 10, 1998, at 7 p.m.

The Budget—If it is decided that Roxborough will be included in West Metro's emergency services, it will be necessary for the Foundation to find new office space. The money to fund this has to be budgeted into next year's expenses, with the stipulation that should it not be needed for this purpose, the funds would be passed into the following year's budget.

The 1999 budget was approved with the exception of the golf course fee.

Annual Meeting—The meeting has been scheduled for Feb. 17, and the Roxborough Elementary School cafeteria has been reserved. A notice announcing the meeting will be mailed out to the community on or about Jan. 2.

One vacancy is available, and those wishing to be considered for the position need to register their intent to run at least 30 days prior to the Feb. 17 meeting date. The accounting service will tally the votes at the meeting.

OPEN FORUM—

Metro District—Larry Moore from the Metro District updated those present on the proposed West Metro Fire and Rescue plan. On Wednesday, Nov. 18, there will be an informational meeting in the community room at Roxborough Park, with detailed discussion on the planned services.

On December 1 the meeting that will determine whether or not we are granted the opportunity to vote on the intra-governmental arrangement will take place at a public hearing at the Arts Bridge, Building 4, Irongate Office Complex, 777 South Wadsworth Blvd., Lakewood.

Large numbers of us attending and showing enthusiastic support will be needed to convince West Metro to proceed with the issue. If you are unable to be present at this vital meeting, you are urged to express your approval by letter, e-mail, or phone call. Should West Metro decide that it is practicable to proceed with the matter, there will be an election held, and a 51% approving vote from us will be required.

There are a few influential people opposing our inclusion into West Metro's Fire Protection, which is a further reason for us to demonstrate our solid backing of the plan. According to Susanne Klocawitz from West Metro District, if the IGA is not signed on December 1, there is no deal.

Project Area 13—Al Fishman spoke regarding his proposed development of the 8 acres along the 10th hole of the golf course, which overlooks our present garbage dump site. He is interested in building 26 units, 13 duplexes, each of which would be one-story high with 2,000 square feet on the one level. Selling for \$350,000-\$500,000 apiece, the development would be gated off from the golf course road.

He displayed his designs, which have thus far been rejected by the Design Committee due to current zoning. Mainly, he wished to explain his reasons for opposing the trash site in its present location. He feels it would be a definite deduction for potential buyers.

River Canyon—Steve Nichols, developer for this area, spelled out plans they have arrived at for the 634 acres, 20 of which are located between the Highline Canal and the Platt River, currently zoned as industrial. The rest is zoned agricultural.

At the December 1997 community meeting, it was ascertained that a majority wanted to see the land left as open space. The developer has met with the River Canyon Committee continuously since then, exploring various subjects.

Visual studies have been completed from Roxborough Park North and from Wadsworth, looking back south. Their present site plan proposes 295 units, most being single-family lots. There would also be a golf course. Three-fourths of the project would be left as open space.

With the new plan, 20 acres that had been zoned as industrial are now to be left as open space. Also, the common property line between Roxborough Park North and the River Canyon project would be left either natural open space or golf course property, with the open space being given to the conservancy. They

(Continued on next page.)

(HIGHLIGHTS, cont.)

would like to share assets, such as snow removal, with Roxborough Park, and are looking for our Board's support.

Del Kelly, who has been working on the River Canyon project with the Friends of River Canyon, stated his respect for the developer's modified plans, but his committee is still looking for a buyer to protect the whole tract. They'd like to see North Douglas County/Jefferson County use the land as a linear park, connected into Chatfield with an Audubon center and possibly a community room.

If this fails, they at least want to have the developer respect the natural assets of the land. He feels optimistic that the hogbacks, the park by the river, and the wildlife are important to both the developer and the committee. Del believes that whatever guidelines regarding the land are established need to be enforceable. A vision position from the River Canyon Committee will be distributed shortly.

Year 2000—John Miller spoke regarding the grass-roots organizations springing up around the country to try and solve problems involved with the changeover in centuries, particularly as pertaining to computers. There was a small turnout at the meeting he held recently. Believing it is in our interest to establish a committee to stimulate awareness and offer open dialogue and information access, he offered to bring a short presentation on the issues to the Board.

Project 9—The developer's plans for Project 9 are to be discussed on November 23rd by the Douglas County Commission at a meeting in Castle Rock. Those concerned are urged to attend. *(See page 4.)*

You are Cordially Invited to a

Holiday Open House

Tuesday, December 8, 1998

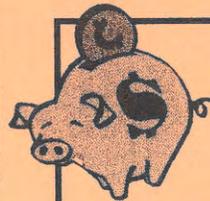
From 5:00—8:00 p.m.

***The Community Room
Roxborough Park Metro Building***

Please RSVP by December 3, 1998

303-979-7860

(There will be no Board Meeting this month.)



1999 Financial Plan

The Board of Directors of the Roxborough Park Foundation approved the 1999 Financial Plan at its November 10 Board Meeting. Copies of the Financial Plan are available at the Foundation Office.

Summary

INCOME

Assessments (\$825 per lot)	\$866,250
Other Income	<u>203,750</u>
Total Income	\$1,070,000

EXPENSES

General & Administrative	\$315,200
Maintenance	293,000
Entry Control	42,700
Utilities	88,000
Reserve Funding	<u>329,000</u>
Total Expenses & Reserves	\$1,067,900

River Canyon - RPF property line

- Real Property**
- Parcel
- Public Land Survey System**
- Township
- Section
- General Features**
- School
- Private Road
- Railroad



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

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 All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.
 Douglas County GIS Division
 Philip S. Miller Bldg., 100 Third St.
 Castle Rock, Colorado 80104

REFERRAL RESPONSE REQUEST

Date sent: April 5, 2024

Comments due by: **April 26, 2024**

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary:

The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

<input type="checkbox"/>	No Comment
X	Please be advised of the following concerns: Please see attached letter. <hr/> <hr/>
X	See letter attached for detail.
Agency: Roxborough Park Foundation	
Phone #: 720-536-2441	
Your Name: Brian Lence	
Your Signature: <i>Brian Lence</i>	
<i>General Manager</i>	
Date: April 19, 2024	

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

Sincerely,

Heather Scott, AICP
Project Planner
303-814-4358
hscott@douglas.co.us

April 19, 2024

Heather Scott, AICP
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Dear Heather,

Re: River Canyon Planned Development 11th Amendment: ZR2024-009

In my capacity as General Manager and Agent for Roxborough Park Foundation (Foundation) and as authorized and directed by its Board of Directors, I am pleased to submit the Foundation's Response to the above-mentioned Land Use Application for a Major Amendment to the River Canyon Planned Development.

Before commenting on the Amendment, as an abutting HOA neighbor to the applicant, I would like to reference the Foundation's many years of cooperation with River Glen/Ravenna on several issues, including water, emergency evacuation and respective covenant compliance matters, to name but a few. The Foundation's primary obligation, however, is to protect the interests of its members, and as such **the Foundation objects to this PD Amendment.**

The Foundation would like to focus on two of the Planning Comments in the presubmittal review of 4 January 2024 (PS2024-001) and applicant's "Response to Comments" of March 22, 2024:

- *Please refer to the Douglas County Zoning Resolution (DCZR) Section 15 – Planned Development District, subsections 1519 through 1523 for direction related to a Major Amendment.*
Response: We will familiarize ourselves with Section 15 and follow accordingly.
- *Please provide a detailed, written narrative describing the proposed changes to the PD. It will be important to describe how the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development".*
Response: A narrative has been provided with this submittal for review.

The Foundation's comments are as follows:

- 1.** It does not appear that the applicant's narrative addresses "*how the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development*". We are aware that Major Amendment

approval criteria is contained within sections 1520.01 through 1520.07, and nowhere does applicant reference these sub-sections.

2. 1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Section 1501 of the DCZR “Intent” states that “*Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.*” There is nothing contiguous about the “relocation” or “transfer” or “shifting” of these four Estate Single Family Homes to the proposed new planning area. “Contiguous” can mean either “touching along a boundary”, or “in close proximity without actually touching” or “next to”, suggesting that the intent is to locate dwelling units either next to, or close to existing units. This new planning area is not contiguous with existing development in the PD. Rather, it is isolated and a significant distance away from other dwelling units within the River Canyon PD.

There will also need to be a costly extension of basic infrastructure, such as utilities and a new road, in order to access these four units, which is contrary to the intent as defined in Section 1501.

The applicant’s proposal does not meet this approval criteria.

3. 1520.02 Whether the amendment is consistent with the intent, efficient development, and preservation of the entire development.

In order to create this new planning area, two holes on the Ravenna golf course are having to be moved, a portion of the golf course re-zoned from commercial to residential, and a portion of land (Tract X) currently zoned as “Exempt” rezoned also to residential. Together with costly extension of basic infrastructure, we do not believe that this constitutes “efficient development” of the entire development.

The applicant’s proposal does not meet this approval criteria.

4. 1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

There are many adjacent homeowners within the Roxborough Park Foundation PD whose enjoyment of their land will be significantly and adversely affected by this amendment.

Foundation owners living on the northern portion of Sleeping Bear especially (as well as the cul-de-sacs off of Sleeping Bear), and owners living off the cul-de-sacs off Roxborough Park North – such as Hermitage Run, Lone Pine and Elk Rest Run, will undoubtedly see their enjoyment of their adjacent land adversely affected by the creation of this new planning area, and four new homes likely to be of significant size and therefore obliterating the current views of these homeowners. In the applicant’s 11th PD Amendment Narrative of April 4th, 2024, Goal 2-11, the applicant states that “*The design and layout of the 4 relocated dwelling units have been carefully considered in order to maintain appealing views of Carpenter Peak and the natural*

landscape for the surrounding neighbors". In the narrative, 2502.01, applicant again refers to *"the historic Carpenter Peak (also referred to as the Hogback)"*. Carpenter Peak is a mountain peak several miles due south of the proposed development and we have not heard Carpenter Peak referred to as the Hogback. Appealing views of the hogback, views of downtown and views generally to the north, north-west and west of adjacent property owners in Roxborough Park will all be adversely affected by this development.

The applicant's proposal does not meet this approval criteria.

5. 1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

The defining characteristic of the proposed land use change is in our opinion the unjustified nature of benefit to the current property owners, to the detriment of Roxborough's adjacent property owners. The land use change provides unjustified special treatment that benefits the current owner, River Canyon, while undermining the pre-existing uses and enjoyment of adjacent property owners.

In ZR2021-017, Staff Analysis, Staff Comment reads: *"The amendment does not as its sole purpose confer a benefit upon an individual since there are two property owners, including a metro district, involved with the amendment"*. In this PD Amendment ZR2024-009, there is only one property owner – River Canyon – involved with the amendment and which stands to be the sole beneficiary of any approval, such benefit no doubt being in the form of significant monetary gain.

The applicant's proposal does not meet this approval criteria.

Thank you for your consideration.

Sincerely,

Brian Lence

Brian Lence, CMCA®, AMS®, PCAM®
General Manager
Roxborough Park Foundation
6237 Roxborough Drive
Roxborough, CO 80125

REFERRAL RESPONSE REQUEST

Date sent: April 5, 2024

Comments due by: **April 26, 2024**

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary: The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

<input type="checkbox"/>	No Comment
X	Please be advised of the following concerns: Please see attached letter. <hr/> <hr/>
X	See letter attached for detail.
Agency: Roxborough Park Foundation Conservation and Environmental Education Organization	
Phone #: 720-536-2441	
Your Name: Brian Lence	
Your Signature: <i>Brian Lence</i>	
<i>Agent</i>	
Date: April 19, 2024	

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

Sincerely,

 Heather Scott, AICP
 Project Planner
 303-814-4358
hscott@douglas.co.us

April 19, 2024

Heather Scott, AICP
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Dear Heather,

Re: River Canyon Planned Development 11th Amendment: ZR2024-009

In my capacity as Agent for the Roxborough Park Foundation Conservation and Environmental Education Organization (RPFCEEO) and as authorized and directed by its Board of Directors, I am pleased to submit the RPFCEEO's Response to the above-mentioned Land Use Application for a Major Amendment to the River Canyon Planned Development. **The RPFCEEO objects to this PD Amendment.**

The Roxborough Park Foundation has already submitted its objection to this PD Amendment, and the RPFCEEO concurs in whole with the reasons and narrative put forth. The RPFCEEO would like to make the following additional comments:

1. Section 15 of the Douglas County Zoning Resolution: 1520.03 - Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

The RPFCEEO is an adjacent landowner to the River Canyon PD and the enjoyment of its land will be significantly and adversely affected by this amendment.

The RPFCEEO is a registered 501c3 non-profit corporation formed in 2017 to acquire the 12.27-acre parcel of land, formerly known as Parcel A, from a developer, to ensure a proposed nine-home development would not proceed, and instead create a nature park which is now known as the Schmidt Nature Park.

The specific objectives and purpose of this organization are:

- (a) To preserve, protect and enhance open spaces within the Roxborough Park Foundation Community in order to conserve and restore wildlife habitat.
- (b) To provide experiences and opportunities for all ages in nature, science and education in order to promote and improve environmental literacy among residents and guests, enabling more informed decisions to protect and restore the environment.

The south abutting portion of ESF-8 will now back on to the area designated as a children's play area within the Schmidt Nature Park, instead of the natural vegetation and the 8th green of Ravenna Golf Course.

In addition, by pushing the 8th hole east, the boundary and extents of GC-10 will now encroach upon a natural waterway as well as a pond that was created in the late 1800s when Schmidt Nature Park was farmland and a grazing and watering area for animals. This is now used by deer, frogs and other wildlife, and their habitat will now be endangered by this redesign.

2. The RPFCEEO also does not believe the PD Amendment is consistent with the Douglas County Comprehensive Master Plan. Specifically:

- Policy 2-2A.1 *“New development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats movement corridors, and habitat linkages”*.
 - Comment: Applicant has not provided this study.
- Policy 2-6E.3 *“Locate and design intensive nonresidential land uses to minimize conflicts with residential developments, ... wildlife areas, and environmentally or visually sensitive areas”*.
 - Comment: There would be a direct conflict with existing residential development and the wildlife areas and environmentally and visually sensitive areas within Schmidt Nature Park and indeed within the new GC-10 area.
- Policy 2-15C.1 *“Develop in a manner that complements and enhances the existing developmental pattern of adjoining neighborhoods, including density, scale and landscaping”*.
 - Comment: The proposed development does not complement or enhance the existing developmental pattern of the adjoining neighborhood.
- Section 9 – Wildlife: *“Tier 1 County/Regional – these areas and connections are prioritized at the highest level of importance. Countywide habitat includes large blocks of land connected by wide, multi-directional connections.”*
 - Comment: The Roxborough Park community, including Schmidt Nature Park are not only within a “High Habitat Value” but are within the Overland Connection. The Community has long recognized the importance of providing unrestricted passage for all wild animals throughout the whole planned development and with adjacent lands.
- Policy 9-1B.1 *“Evaluate the potential impact of the proposed change in land use on wildlife and habitat”*.
 - Comment: We have not seen an evaluation from the Applicant of the potential impact the proposed change in land use will have on wildlife and habitat.

Thank you for your consideration.

Sincerely,

Brian Lence

Brian Lence, CMCA®, AMS®, PCAM®
General Manager
Roxborough Park Foundation
6237 Roxborough Drive
Roxborough, CO 80125

REFERRAL RESPONSE REQUEST

Date sent: April 5, 2024

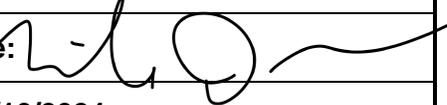
Comments due by: **April 26, 2024**

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary: The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for four estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: RWSD is working directly with Ravenna and their water and sewer design engineers on RWSD infrastructure in the newly proposed lot area. Water and sewer design is ongoing and has not been approved by RWSD yet. Expect mid-May.	
<input type="checkbox"/> See letter attached for detail.	
Agency: Roxborough Water & Sanitation District	Phone #: 303-979-7286
Your Name: Mike Marcum <i>(please print)</i>	Your Signature: 
	Date: 04/10/2024

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

Sincerely,

Heather Scott, AICP
Project Planner
303-814-4358
hscott@douglas.co.us



Roxborough

Water & Sanitation District

April 3, 2024

Heather Scott
Douglas County Planning
Division 100 Third Street
Castle Rock, Colorado 80104

Re: ZR2024-009 Addition of 4 residential
lots in Ravenna, 11th Amendment

Dear Ms. Scott:

Roxborough Water and Sanitation District is providing this letter regarding water and sewer service to the referenced property, in accordance with the Rules and Regulations of the District as amended from time to time. The referenced project is within the boundaries of the District.

Development Water Demand

The referenced property will accommodate the proposed 4 residential developments with up to 1 equivalent residential unit (EQR) per lot for water and sewer. Water demand to the above-mentioned property is planned as follows:

<u>Type of Use</u>	<u>Quantity</u>	<u>Required Water Supply (ac-ft/yr)</u>
4 Residential Lots	4 EQR	1.76 Acre feet per year

Water Supply Availability

Roxborough Water and Sanitation District has a 90-year agreement with automatic and continuous renewals with the City of Aurora to purchase 2,235 acre feet of water annually. Under that agreement, 1,950 acre feet per year is available for potable water supply, and 285 acre feet per year is available for irrigation of Arrowhead golf course and the Roxborough Village Metro District parks.

Per the water supply agreement with Aurora, 1,950 acre feet of water, with a maximum of 0.44 ac-ft/yr/EQR, can serve a maximum of 4,431 EQRs. As of December 31, 2023, the District provided water service to 3,974 EQRs, that used a total of 985 acre feet of water in 2023, or 0.25 ac-ft/yr/EQR. Buildout within the current service area, which includes the additional 4 Ravenna lots is expected to be 4,326 EQRs with a required water supply of 1,903 ac-ft/yr, leaving 47 acre feet remaining for future inclusions in the District service area.



Heather Scott, Principal Planner

ZR2024-009

April 3, 2024 – Page 2

Water Quality

The District's water is diverted from the South Platte River at Strontia Springs Reservoir and then runs through the City of Aurora's tunnel to Rampart Range Reservoir and transmission pipelines to the District's Larry D. Moore Water Treatment Plant. Once it reaches the treatment facility, we utilize a number of treatment processes including coagulation, flocculation, sedimentation, filtration and disinfection. Roxborough Water and Sanitation District meets or exceeds all Colorado Department of Public Health and Environment testing and quality requirements and provides high quality water to its customers. The District's most recent Annual Water Quality Report can be found on our website (www.roxwater.org).

Sewer Service Availability

The District and the City of Littleton entered into an agreement under which Littleton provides wastewater treatment service to the District. To receive treatment service from Littleton, the District constructed all facilities required to connect to the Littleton system. Regionalization with the Littleton system enabled the decommissioning of the former Roxborough Water and Sanitation District and Lockheed Martin wastewater treatment facilities. In September 2007, the District completed construction of facilities, owned and operated by the District, to convey wastewater to the Littleton system.

Facilities required to connect to the Littleton wastewater system include two lift stations and approximately 14 miles of pipeline. The Waterton lift station serves the Lockheed Martin Waterton Campus; the Roxborough lift station serves the District's entire service area, including the Ravenna Maintenance Site. A pipeline conveys wastewater from Roxborough to the Littleton wastewater collection system for treatment at South Platte Renew owned by the Cities of Littleton and Englewood. The overall capacity of the wastewater conveyance system is 1.75 million gallons per day (MGD), to serve the ultimate wastewater flow condition for build out of the District's service area.

Interceptor sewers are in place to serve the ultimate development condition, and all interceptors have adequate capacity to carry the projected ultimate wastewater flows.



Roxborough

Water & Sanitation District

Heather Scott, Principal Planner

ZR2024-009

April 3, 2024 – Page 3

This letter affirms that Roxborough Water and Sanitation District has sufficient water supply and wastewater treatment capacity to serve the proposed development. For the purposes of Douglas County’s concurrency management process, please accept this letter as confirmation that Roxborough Water and Sanitation District has reviewed the proposed development and determined that it meets the District’s service standards. This letter does not constitute authorization to connect any of the proposed commercial properties to the District’s system. Prior to connection, each proposed property will need to pay the System Development Charge in effect at that time and a Connection Permit Fee to obtain a Connection Permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Marcum", with a long horizontal flourish extending to the right.

Mike Marcum
General Manager



Right of Way & Permits

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

April 16, 2024

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

Attn: Heather Scott

Re: River Canyon Planned Development, 11th Amendment, Case # ZR2024-009

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **River Canyon Planned Development, 11th Amendment**. Please be aware PSCo owns and operates both underground electric and natural gas distribution facilities in the Development.

Public Service Company has no objection to this proposed rezone, 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.

Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

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

Violeta Ciocanu (Chokanu)

Right of Way and Permits

Public Service Company of Colorado dba Xcel Energy

Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

From: [Ravenna Resident](#)
To: [Heather Scott](#)
Subject: Concerns for Ravenna Development Expansion
Date: Friday, August 23, 2024 10:16:03 AM

RE: Ravenna Lots

To Whom It May Concern:

We hope this letter finds you well. We are writing to express our concerns regarding the proposed addition of four residential lots in our community. While we understand the need for development, we believe it is essential to carefully consider the impact this decision may have on our natural habitat, local wildlife, and the overall expenses borne by our homeowners' association (HOA).

First and foremost, the addition of these lots could lead to significant disruption of the natural habitat that currently supports various species of wildlife. Our community is fortunate to have a rich ecosystem that enriches our lives and enhances the beauty of our surroundings. Displacing this wildlife could not only alter the delicate balance of the local ecosystem but could also diminish the natural aesthetics of our neighborhood, which many residents value greatly. The amount of native bushes and trees that will have to be removed for the sake of 4 lots is astronomical, and the risk to the wildlife in this area. The ravenn is home to many bears, what happens to this safety for them when the bridges have to be built and the rock blasted to accomodate a green and tee boxes? Included in this email are images of the areas that will need to be moved to make this change.

As a member of the golf course, we fail to see the benefits of making this move. It provides no additional benefits and we have seen too many beautiful native trees and scenic areas already removed from the golf course on other holes to make changes. The beauty of this course and the neighborhood are features that were created in the original plan and sold as the benefits. Over the past few years, much of that has already been removed, and we would like to stop the destruction.

Moreover, the potential increase in residential density may lead to additional wear and tear on our community's infrastructure. Increased traffic, demand on utilities, and additional maintenance requirements will inevitably result in increased expenses for our HOA. We are concerned that these costs may be passed down to homeowners in the form of higher fees, which could strain many residents financially. Ravenna was built on the concept of limited lots, dark skies, and wildlife with undisturbed native. The original

plan for Ravenna included the approval of additional lots and the design was specifically created to allow space and beauty for the native, not the greed of additional lots.

We respectfully *urge* Douglas County and the board to reconsider the addition of these residential lots. It is crucial to balance the development needs with the preservation of our community's unique environment and the well-being of its current residents. Not all development is wanted, appreciated, or a benefit of all involved.

We appreciate your attention to this matter and look forward to your response. Thank you for considering the concerns of the members of our community.

Sincerely,

Ravenna Residents



From: [Meg Vellone](#)
To: [Heather Scott](#)
Subject: River Canyon Planned Development File ZR2024-009
Date: Friday, August 23, 2024 11:56:58 AM

To the Board of County Commissioners,

The planned community of Ravenna and The Golf Course of Ravenna are amazingly beautiful. The natural landscape of the red rock formations, piñon pines, scrub oaks and native grasses make for a wonderful backdrop for a community that was purposefully designed several decades ago. The development was focused on establishing a community that had a low impact on its surroundings, including water conservation, wildlife corridors, and dark skies, all while retaining the natural characteristics of the land.

We are extremely lucky to call it home. We chose it for these very reasons.

The platting of the lots, the integration of the golf course and the corridors of open space were well thought out, with input and guidance from the County and the Roxborough community. And they did an amazing job, fingering the golf course and homes into the northern border of Roxborough in such a way to create view corridors for every home.

While at first glance, adding 4 additional lots to the overall development of over 200 homes, might seem minimally impactful, however their proposed location is definitely not. The addition at the end of Cicero Ct poses multiple substantially negative effects to the communities of Ravenna and Roxborough. They were never part of the original development possibly because of these impacts.

The first of these being the preservation of the geologic rock formations, and the natural ravine and water run off area that runs from Roxborough all the way to entrance gates of Ravenna. This was designed as a wildlife corridor and it is indeed home to the area's deer, bears, bobcats, hawks, eagles and owls. The ravine is where they live and travel down to access water. The proposal of adding 4 lots to the area, will require moving of the golf course to that area and blasting rock and demolishing native trees and scrub oak that have been living on those rocks forever. These are not area that can be excavated and then replanted, and the heavy equipment needed to move any of the golf course holes to this area with have a lasting impact.

The second reason is the access to these 4 lots. This is a very narrow area, that encompasses the most southern home lot, edge of golf course land on either side as well as the corner of Roxborough. Adding these lots here would require the extension of Cicero Ct. over the golf course cart path. This area serves not only as access from the front holes of the golf course but also from holes #10-15 on the eastern side of the Hogback to continue to holes #17 and 18, which lie just north of the end of Cicero. It currently is the only part of Cicero Ct that shares the actual road with golf carts. The new proposal will now have a longer stretch of road that will share its usage with the 4 additional lots personal cars, service vehicles, vendors, garbage trucks and guests. Equally and maybe more importantly is that this area also serves as one of the emergency evacuation routes for the Roxborough community. All of these vehicles will travel over and through this very small and narrow point where all of the above usages conjoin.

Lastly is the impacts of construction of this proposed project that must all come through this very narrow access point. This area being added now, when the construction of Ravenna is almost complete, would require heavy construction vehicles to travel all the way through the community. The addition of these 4 lots will require large trucks to traverse in and out of the neighborhood from Watertown Canyon and through the roads of Ravenna carrying the infrastructure and construction materials needed for the homes, as well as the blasting/drilling and massive rock and dirt removal for the golf course. This will take years and will require these vehicles to access this construction area at the top of Cicero Ct over this very same stretch of road where golf carts, homeowner's vehicles, pedestrians will need to travel, all while maintaining emergency access out the evacuation gate for Roxborough.

There is a reason why this area was not designed for home lots nearly two decades ago and why adding them at this time is more detrimental then beneficial in maintaining the vision and the promise of living within this naturally stunning community.

Thank you for your consideration of these issues,

Ravenna Resident

Sent from my iPad



From: [Neil Aylward](#)
To: [Heather Scott](#)
Cc: [Christine Aylward](#)
Subject: River Canyon Planned Development, 11th Amendment
Date: Friday, August 16, 2024 3:27:48 PM

Dear Ms. Scott,

This letter is coming from Neil and Christine Aylward. Our address is 11052 Lone Pine, Roxborough Park.

When we purchased our home in 2021 a major driver in that decision was the outstanding views from our main living rooms and deck of Ravenna golf course, the Hogback, Chatfield reservoir and the city of Denver. Our understanding was that no building development would be permitted in the open spaces that we look over.

We are strongly opposed to the referenced River Canyon Development on the basis that these potential large estate homes will ruin our view and likely significantly depress the value of our home and many of our neighbors who will be impacted as much, or indeed more than, we will be. In addition local wildlife will be greatly impacted and the Roxborough Park Nite Sky will be destroyed unless the River Canyon homes follow the same guidelines.

We would likely also have to endure several years of noise and dust during construction of the homes and relocation of some parts of the golf course.

The developer is suggesting Roxborough Park residents will benefit from this amendment. That seems very unlikely to us - the only beneficiary will be Canyon Development.

Unfortunately we are unable to attend the BOCC meeting on August 27th due to travel commitments and are not able to call into the meeting either, so would you please add this email to the project file instead.

Thanks and Regards,

Neil and Christine Aylward

From: [Galen Dekker](#)
To: [Barbara Dekker](#)
Cc: [Galen Dekker](#); [Galen Dekker](#)
Subject: SAVE OUR ROCKS
Date: Tuesday, July 9, 2024 7:50:49 PM

Heather

Since our July 1st protest meeting I have been giving it more thought. In the subject line SAVE OUR ROCKS is our theme in our come together in our Roxborough Park Community.

The first picture is our neighbor that will be the most affected by the proposed build at Ravenna.

The second picture more of the same as the first picture is the scenic beauty of the red rocks. In the second photo, you can see at a distance the city of Denver. As I stated before we purchase the lot to do the build of our \$1.5 million house we were assured, that nothing ever would be built at the views you have in front of you. Both the realtor stated as well as a call made to the Douglas county assured me of that, but like I said before my bad I didn't write down names.

I took off work to be at the meeting that never happened today 9 July, as it was postponed for some reason possibly Ravenna needing more time to counteract our protest.

If the build does by some strange reason pass the lower, they go in the valley there the less impact on our views of the red rocks. As we are pretty sure with the asking price for the lots and the build will be in the millions they will probably most likely be at the max height restrictions of a multi story home. Each home will take 24-36 months each of many construction s. A build probably not all at once comes to possibly 10-12 yrs of this.

Unfortunately, I took a day off to protest today and the rescheduled date now I am going to be out of state doing my job and not being able to attend the next meeting. I am assuming Ravenna is hoping for little to know protest on the next meeting as people have busy lives and they probably are hoping no one shows.

We live across from Schmidt Nature Park, building those four homes is basically going to Landlock the wildlife from migrating through the area or at best put a damper on the wildlife wanting to interact between homes to get to the nature park, deer don't like walking on the red rock so that is not what they do.

I read the history of this region and it was the winter haven for the Ute and other Indian tribes that hunted and provided shelter and food for their families and possibly buried their dead here as well, and that might require an archaeological dig.

Heather basically what I'm asking you is to get a copy of this email and the pictures attached here to each and everyone of the board member sitting on the committee to hear my thoughts.

It's time to put some reason into the situation and keep nature in the views as they are.

I keep coming back to how does this benefit us as the tax payers of Roxborough? Common sense says it doesn't.

Respectfully

Galen A. Dekker
Barbara A. Dekker
10929 Elk Horn Run
Littleton, CO





GALEN J. DOKTER
Horticultural Senior Asst. Manager
Rocky Mtn. States
Littleton, CO 80125
720-925-8337 cell
gdokter@vaughans.com

From: Galen Dokter
To: [Bridget Ziegler](#)
Cc: [Bridget Ziegler](#)
Subject: Roxborough
Date: Wednesday, July 10, 2024 10:52:46 AM

SAVE OUR ROCKS
More history of the region we spoke about in the book
Images of Douglas County
Castle Rock Writers
By Shawn Boyd

Eight

ROXBOROUGH PARK

GETAWAY FOR THE ELITE



ROXBOROUGH THROUGH TIME, c. 1910. For approximately 5,000 years, people frequented the red sandstone of Roxborough, whose formations provided shelter and lookouts for hunting. Freshwater springs nurtured plant life. The Arapahoes and Cheyennes made the area home until they were forced onto reservations in 1872. The Utes roamed the area until the 1880s. Here, two women in Edwardian dress point out the marvels of the historic landscape. (Courtesy Roxborough State Park.)

GALEN J. DOKTER
Horticulturist/ Senior Aect. Manager
Rocky Mtn. States
Littleton, CO 80125
720-925-8337 cell
gdokter@vaughans.com

From: [Rox](#)
To: [Heather Scott](#)
Subject: Re: Ravenna
Date: Thursday, May 16, 2024 11:16:08 AM

Hi Heather,

Thank you for your voice mail this morning regarding the work being done on Ravenna. The day I left you a message, they were doing soils tests drilling and collecting samples on all 4 prospective homesites. They were here from 9:00 a.m to noon. We watched them drill every hole, which showed us where the lots may be. Kevin Collins said the street would be where the golf cart path is now, but that isn't true. The holes drilled would be in the setbacks if the street was located there. From this, it looks like the street will be even closer to the homes here in Roxborough Park. As one letter indicated that they'll be looking at many roads instead of the beauty there now. I hope the commissioners can see that if we keep rezoning open space, Colorado will become a crowded mess. There are many places in Colorado where zoning is commercial and can be rezoned without changing the nature here on this land.

Anyway, thank you for your follow up and keeping us posted. We all appreciate it here in Roxborough Park.

Roxanne Messina

On Wed, May 15, 2024, 8:14 AM Heather Scott <hscott@douglas.co.us> wrote:

Good morning Roxanne,

The applicant is currently working on making changes from the referral period and no hearings have been set yet, on the Ravenna rezoning application. Feel free to check in with me periodically and I can update you. The applicant needs a minimum of 28 days to meet posting requirements prior to the first of 2 public hearings.

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

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

Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Rox <roxontherox777@gmail.com>

Sent: Tuesday, May 14, 2024 11:48 AM

To: Heather Scott <hscott@douglas.co.us>

Subject: Ravenna

Hi Heather,

I also left you a voice mail message. Can you please tell me when the meeting will be for that project at Ravenna. We don't see a posting yet. Do you have a date and time?

Thanks,

Roxanne Messina

303-972-7000

From: [Tara Hieb](#)
To: [Heather Scott](#)
Cc: [chris gandomcar](#)
Subject: River Canyon Planned Development
Date: Tuesday, April 16, 2024 4:20:12 PM

Mrs. Scott,

I am writing this letter on behalf of my Parents John and Chris Gandomcar. They wanted me to let you know that they strongly protest the change to the planned development in Revena. The purpose of living in Roxborough Park was to have access to open space and the beauty of Colorado. They purchased their home based off the existing MASTER PLAN, and this amendment will drastically change their view as well as their plans for the future. Please consider this email a STRONG PROTEST against the changes.

Sincerely,
Tara Hieb

From: [Galen Dokter](#)
To: [Heather Scott](#)
Cc: [Galen Dokter](#); [Barbara Dokter](#)
Subject: FW: River Canyon Planned Development 11th Amendment
Date: Wednesday, April 17, 2024 1:45:55 PM
Attachments: [imaged35bd6.PNG](#)
[ATT00001.txt](#)

Heather Scott
Project Planner

Heather,

My name is Galen J. Dokter and wife is Barbara A. Dokter we purchased our land to build on in August of 2020 which we did build on in 2021-2022 the address is

10929 Elk Horn Run
Littleton, CO 80125

This address sits just off of Sleeping Bear/Elk Horn Run.

At the time we purchased the property looking at the Schmidt Nature Park as well as the Red Rock formations and the hole #8 of Ravenna we bought the property because of the unobstructed views of the park, open space and city views. We were assured that nothing would/could be built to block those views. We made calls to Douglas County at the time with the advice of realtor and builder to be assured of such prior to purchasing the land to build, we however did not record who we talked to and for that reason we are disappointed we didn't.

Now we have been notified here that an application is in process to adjust for four Estate single family home sites and removal of the hole #8 in lieu of more homes which will block our views of the natural red rock and city views as well as change the migration of the wildlife to include mountain lion, rabbits, mule deer, bears, turkeys, coyotes, hawks, eagles and other bird species. Also so you are aware when it rains a tremendous amount of water drains from Roxborough Park subdivision through properties and then through our property and a drainage Coulee approved by Douglas County into a culvert under sleeping bear and directly onto said proposed development. Also extra pressure and land movement will create added erosion to the natural drainage at the base of the red rock formations.

So with all that being said we are protesting the development of the amend portions of the planning areas open space OS-1, OS-6, and Golf Course GS-5 for the development of the said 4 Estate Single Family ESF-8 homes and the amendment of portions of OS-1, OS-12 and OS-18.

We would like to go on the record to be opposing to this development as our property will be less desirable and be adversely reflected in its value, in regards to its value with blocked views. I sincerely are asking that this application be denied.

Sincerely

Galen J. Dokter

720-925-8337 cell

galen.dokter@gmail.com

Galen Dokter
Horticulturist/ Senior Acct. Manager

Vaughan's Horticulture

40 Shuman Blvd. #120 / Naperville, IL 60563

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E gdokter@vaughans.com | **W** vaughans.com



Two steps are **faster**
more profitable
better than three.
less expensive
smarter



Vaughan's Horticulture, L.L.C. is a New Jersey corporation, with it's office at 300 Broadacres Drive, Bloomfield, NJ 07003, USA under company number 0400543220. For more information, please refer to <https://www.vaughans.com>

From: Galen Dokter <galen.dokter@gmail.com>
Sent: Wednesday, April 17, 2024 1:10 PM
To: Galen Dokter <gdokter@vaughans.com>
Subject: River Canyon Planned Development 11th Amendment

[NOTE: This email originated from outside of the organization. Sender is galen.dokter@gmail.com. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Project File ZR2024-009

From: [Carol Steele](#)
To: [Heather Scott](#)
Cc: [Bob Steele](#); [Barbara Dokter](#); [Galen Dokter ICE](#); [Bill Reinhardt](#); [Patti Reinhardt](#); [Blesila Riley](#); [Jean Link](#); [Brian Lence](#)
Subject: River Canyon Planned Development - 11th Amendment
Date: Wednesday, April 17, 2024 11:12:57 PM

Dear Ms. Scott,

This letter is coming to you from Carol and Bob Steele. We live at 10950 Elk Horn Run, Littleton, CO 80125: we have lived in Roxborough Park in this home since 2014. From our home, we have a view of the Schmidt Nature Park, downtown Denver, and the Pike National Forest. When we take walks, we often go to the end of Roxborough Drive North and back, at which time we see the beautiful Ravenna Golf Course and other Ravenna land.

We have been notified that an application is in process to adjust this area to add four Estate single family home sites and remove hole #8. This will change the experience of living in our home by affecting:

- Several of the views noted. They will be effectively blocked.
- The migration patterns of the wildlife in the area, which includes: mountain lion, rabbits, mule deer, bears, turkeys, coyotes, hawks, eagles and other bird species.
- Our land when we have substantial rain. When we get these rains, large amounts of water drain from our subdivision properties into a culvert (approved by Douglas County) under Sleeping Bear Trail directly onto the Ravenna property in question. This makes for extra physical pressure on our properties as well as added erosion to the natural drainage at the base of the red rock formations.
- The aesthetic and financial worth of our properties.

We want to make clear our opposition to this development. Specifically, we are writing to protest amending portions of the planning areas' open space OS-1, OS-6, and Golf Course GS-5 for the development of the said 4 Estate Single Family ESF-8 homes and the amendment of portions of OS-1, OS-12 and OS-18.

We encourage Douglas County to deny this request/application.

Sincerely,

Carol S. Steele, Ph.D.

csteele@email.fielding.edu, 303-881-4468 (cell)

Robert M. Steele, Ph.D.

bob.steele24@gmail.com, 303-881-5628 (cell)

From: [Kristin McCord](#)
To: [Heather Scott](#)
Subject: Comments for Project ZR2024-009, River Canyon Planned Development 11th Amendment
Date: Friday, April 19, 2024 10:48:59 AM

To Whom It May Concern,

We are Kristin & James McCord, property owners at 11066 Elk Rest Run in Roxborough Park and we submit these comments in opposition to this project.

When the rezoning of this project occurred years ago, much thought and consideration was given to the location of homes within Ravenna in relationship to the Roxborough Park community and respect for open space. We even participated in providing comments and feedback during that process. Our recollection is that it was intentional to keep as many new homes in Ravenna/River Canyon Planned Development away from the Roxborough Park neighborhood as possible to maintain the serenity and open space our community, Roxborough Park, is known for.

This proposal is for a major change to that approach, destroying and altering a great deal of land in order to accommodate adding four new homes, well away from the majority of homes already in the Ravenna neighborhood and putting them right next to homes within Roxborough Park.

We have been Douglas County residents since 1996 and have seen many developments come at the expense of open space, wildlife, nature, etc. This project does not warrant the loss of habitat, major changes to two already approved communities and, most importantly, the negative impact on current homeowners of adjacent properties such as ours.

Thank you for your serious consideration.

Respectfully,
Kristin & Jim McCord

From: [william Reinhardt](#)
To: [Heather Scott](#)
Subject: River Canyon Planned Development
Date: Monday, April 22, 2024 12:35:38 PM

Dear Ms. Scott,

This letter is coming from Bill and Patti Reinhardt. Our address is 7492 Sleeping Bear Trail, Littleton Co. We have lived in Roxborough Park since 2018. We are opposed to the River Canyon Planned Development OS-1, OS-6 and the golf Course GS-5 for the development of said 4 estate single family homes and the amendment of portions of OS-1, OS-12 and OS-18.

We purchased our home in 2018 mainly for the beautiful views more than the home itself. We feel the proposed development will drastically reduce the value of our home and those homes that are also effected.

We enjoy open views of Schmidt park, downtown Denver and the beautiful rock formations.

Large 1+ acre lots will bring high sell prices--those high pricing will bring monster homes in the \$5-\$10+ million range. Homes like this take 2 years to build. That means that 4 homes could take 8-10 years to complete--our peaceful environment would be filled with the sounds of endless nail guns, saws and dust--add another 6-12 months by Ravenna to prepare the land for sale.

These proposed homes can be as high as 31 feet--this would significantly reduce and eliminate our current views of Denver, open space and rock formations.

Our Nite Sky will no longer be dark

There will be a alteration of the migration of Black Bear, Fox Coyote Bob Cat Mountain Lions and Deer.

There is NO benefit to Roxborough Park and it's residences--the only benefit is for River Canyon Group.

We encourage Douglas County to DENY this request/application

Sincerely,
Bill and Patti Reinhardt

April 22, 2024
Heather Scott
Douglas County Planner

Re: River Canyon Amendment #ZR2024-009 (2 pages attached)

We have lived in Roxborough Park since 1994, 30 years. We were here when River Canyon/Ravenna was just a dream. We attended the rezoning meeting when the developer wanted to build a subdivision at that time. At that meeting, the developer promised to leave the area in question as natural open space. Later they were able to push a golf course in said area ONLY BECAUSE it would still be open space. The development of Mega homes on small lots butting up so close to each other has caused a crowded city-like atmosphere in Ravenna which has taken away the natural beauty of the area.

The part of the golf course they want to utilize for more mega homes is a piece of land that has been a wildlife refuge since the beginning of time. This was part of the project that they swore would stay natural and never be developed. At this point in time, there's absolutely no reason to build four homes in this area except for maybe greed. There is an abundance of wildlife that uses this area as a pathway and as a home. We have a family of black bear that live in the rocks right next to the golf course that frequent the area, including our lot, almost nightly in summer. Red and gray foxes have started families right outside of our window where they want to put a road. Of course deer, bobcats, turkeys and coyotes all have a permanent home here as well as an abundance of rabbits and birds.

The Collins' are in the business of developing land, however, there are many other places in Colorado to develop land. Larkspur has an abundance of breathtaking undeveloped land that one can purchase for a song. Many other lot owners in those areas would be tremendously grateful if a developer would come in.

At the March Roxborough resident's meeting, Collins presented to Roxborough Park residents the financial benefit from having their expensive homes next to ours. THIS IS A FALSE STATEMENT! It is inconceivable to obliterate the tremendous views that Roxborough residents have enjoyed for years and, at the same time, pretend to create a financial gain for Roxborough residents. As proof of this, we had our house at 7482 Sleeping Bear Trail on the market for sale and had 2 offers coming in at the same time. One of those offers never materialized because they found out about this Ravenna addition. The other we indeed did receive and it was at a substantial price. Approximately 1 week before it was to close, the buyers backed out specifically due to, in their written words, "**obstruction of views from new development**" Subsequent discussions with our real estate broker, who has done extensive research, has revealed that in his opinion, the value of our property will fall approximately 33% from the accepted contract price that we received on the terminated contract.

Also, Roxborough Park follows the "dark sky" requirements of all exterior lighting on the homes. Conversely, if you will drive through Ravenna, you will see just the opposite in exterior lighting. When approached with this during our meeting, Kevin Collins stammered and stuttered about lighting trying to convince us that they try to adhere to dark skies but there would be no guarantee. Roxborough Park has established that this is a rural foothill community that does not light up like downtown Denver. Ravenna external lighting creates just the opposite effect which will devastate Roxborough Park homeowners.

For the county to allow greed to prevail with all of the negatives that this proposed project will create, would seem absolutely abhorrent. There's nothing positive about this project that would affect so many others negatively. It is only driven by greed and not the improvement of Ravenna and Roxborough Park.

We are retired senior citizens who planned on staying in our home until we die, but now we feel like we are being pushed out and our home is no longer worth even what it would have sold for last year, which creates a huge financial burden for us. This damage has taken a physical, financial and emotional toll on us.

We implore you to consider all of the overbearing negatives of this project as there is no need for an additional 4 mega mcmansions with no positive impact.

Sincerely,
Roxanne Messina and Eric McKelvy

From: [Durbala Raymond](#)
To: [Heather Scott](#)
Subject: RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT.
Date: Monday, April 22, 2024 8:52:18 PM

We are filing our objection to the approval of this proposed project:

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT.

We have lived in our home at 11063 Hermitage Run since 1996, adjacent to a cow pasture, that is now the River Canyon Development golf course. The cows were in my yard many times, but they were good neighbors. The golf course has likewise been a good neighbor.

When River Canyon first came in, they sat down with Roxborough Park Committee to understand our needs and negotiated in good faith to be a good, new neighbor to Roxborough Park. A big part of the outcome to the discussions was a very specific agreement that NO HOMES would be constructed between their golf course and Roxborough Park Foundation properties.

A few years ago, Ravena was proposing to add an industrial road adjacent to Roxborough Park to serve their water treatment plant. Through communications (as good neighbors) and negotiations, Roxborough Park agreed to allow Ravena to use our road, specifically to avoid the construction of the undesirable road. The purpose of this agreement was to avoid adding an industrial road next to the already existing Roxborough Drive North, PLUS the paved golf cart road, PLUS the Roxborough Park walking path. The view out my door would have turned into the equivalent of a major highway of four separate pavement surfaces.

Ravena agreed as part of that negotiation to not add a road. River Canyon Planned Development 11th Amendment goes against that agreement by adding a road in the same location, but building homes between Roxborough Park and the Golf Course that was originally agreed would never happen. This property has enjoyed a tax exemption since the original filing. They now want to resurrect this land and convert from open space and place enormous sized homes directly across from Roxborough Park residents and adjacent to other open space property at the North end of the 12-acre Schmidt Nature Park.

If this development is allowed, the new homes and road will violate all the previous agreements established since the beginning of the relationship between River Canyon

and Roxborough Park. The additional houses will also destroy the open space views of the hog back and golf course and from the recently established Schmidt Nature Park. It destroys the beauty and value of properties in Roxborough Park and Ravena golfers.

Raymond and Louise Durbala

From: [Jean Link](#)
To: [Heather Scott](#)
Subject: ZR2024-009
Date: Wednesday, April 24, 2024 3:56:11 PM

Hello Heather,

My name is Jean Link and I reside at 10939 Elk Horn Run, almost immediately behind the proposed development. Our land was selected after thoughtful consideration of several properties based upon the view. It was our understanding that since we were looking at a golf course, our views were protected and that was a huge factor in our selection process. This was the largest single purchase we have ever made.

I am committed to doing everything reasonable to protect the value of our property both financially and in terms of the quality of our experience living there. Can you tell me, are there planning meetings that we should attend? Also, would hiring council provide any additional protection or strategic value?

Any help you could give me to navigate this process with the highest probability of at least presenting a sound argument would be greatly appreciated. Since I have only built one home in my life, I have never been in this position before. I don't know if hiring an attorney would be helpful, inflammatory or a complete waste of money.

I am strenuously opposed to this project . Thank you in advance for your careful consideration and for any help in navigating this process.

Respectfully,
Dr. Jean Link

From: stevenberger@icloud.com
To: [Heather Scott](#)
Cc: [Brian Lence](#); [Ray & Louise Durbala](#)
Subject: Re: Douglas County eReferral (ZR2024-009) Is Ready For Review
Date: Friday, April 26, 2024 11:28:39 AM

Hi Heather,

My wife Jan Berger and I have lived in the north end of Roxborough Park for 30 years and were involved in the original River Canyon/Ravenna discussions and indeed, promises were made about, among other things, that there would be a natural buffer between Ravenna & Roxborough Park including the strip of land along Roxborough Drive North on both sides of the property line where the fence runs. Of course, that was many years ago and we do not have a written record.

For what it's worth, we are opposed to Ravenna's planned 4-home expansion as putting in a street to service those homes will interfere with wildlife and increase noise and light pollution within Roxborough Park as well as diminishing people's enjoyment of Schmidt Nature Park.

Yours truly,

Steve & Jan Berger

303-906-8356

Roxborough Park

On Apr 5, 2024, at 10:06 AM, hscott@douglas.co.us wrote:

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

Project Name: River Canyon Planned Development, 11th Amendment

Project File #: ZR2024-009

Project Summary:

The request is for a Major Amendment to the River Canyon Planned Development to shift portions of Planning Areas OS-1, OS-6, and GC-5 to allow for 4 estate single family homes and to amend portions of OS-1, OS-12, and OS-18 to include a new short course golf course. The overall density will not increase.

This referral will close on Friday, April 26, 2024.

If you have any questions, please contact me.

Sincerely,

Heather Scott
Planning Services
100 Third Street
Castle Rock, CO 80104

From: [Mark Link](#)
To: [Heather Scott](#)
Subject: designated open space areas OS-1, OS-6, and Golf Course GS-5
Date: Friday, April 26, 2024 12:17:53 PM

Heather Scott
Project Planner

Dear Ms. Scott,

I am writing to express our strong opposition to the proposed zoning change affecting the property adjacent to ours at 10939 Elk Horn Run, Littleton, CO 80125.

When my wife, Jean Link, and I purchased our property in 2013 and subsequently built our home in 2017, we were drawn to the unobstructed views of Schmidt Nature Park, the Red Rock formations, and hole #8 of Ravenna Golf Club. We made diligent inquiries with Douglas County, although we regrettably did not document those conversations, to ensure that our views would remain uninterrupted.

Now, we have learned of an application to adjust the zoning for four Estate single-family home sites, along with the removal of hole #8, which threatens to obstruct our cherished views and disrupt the natural wildlife habitat. Additionally, we are concerned about increased water drainage and erosion risks resulting from the proposed development.

We vehemently oppose the development of the designated open space areas OS-1, OS-6, and Golf Course GS-5 for the construction of the four Estate Single Family ESF-8 homes, as well as any amendments to OS-1, OS-12, and OS-18.

We urge you to consider the negative impact this development would have on our property's desirability and value due to blocked views. Therefore, we respectfully request that this application be denied.

Thank you for your attention to this matter.

Sincerely,

Mark R. Link D.D.S.

From: [Rox](#)
To: [Heather Scott](#)
Subject: Re: River Canyon Amendment
Date: Friday, April 26, 2024 3:10:04 PM

Happy Friday, Heather,

I spoke to you last week about the River Canyon issue and sent in a letter. As we are the closest to the project, we contacted some attorneys. One of the horrible problems that came up is that our home will be devalued, but the county will use the fact that our home will back up to homes worth several million dollars, as an excuse to raise taxes significantly on our home and homes in the vicinity. Every attorney we spoke with brought it up and told us that they see this every time.

We've already lost 2 contracts for sale on our home, but we feel we need to try to get out as fast as possible since we are retired, and not really healthy, and won't be able to afford those taxes. We hate being dishonest with prospective buyers, but this is what the greed of this developer has caused.

So, can you please tell me when you are going to post the rezoning sign, you told me about, for the hearing. We need to get this sold before that sign goes up.

Thank you for your help and time on this fiasco.

Roxanne Messina

On Mon, Apr 22, 2024, 4:33 PM Heather Scott <hscott@douglas.co.us> wrote:

Good afternoon Roxanne.

I have added your correspondence to the Rezoning file, case number ZR2024-009. You may find copies of all correspondence on the county's website at [Planning Pro - Rezoning - Planned Development - Major Amendment \(ZR2024-009\) \(douglas.co.us\)](#). Click on the documents tab and pull down the menu for "sort by" and chose "Uploading Date Descending". Hit the "update" button. Your letter is in file Community Input - April 2024.

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

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

Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Rox <roxontherox777@gmail.com>

Sent: Monday, April 22, 2024 3:29 PM

To: Heather Scott <hscott@douglas.co.us>

**ZR2024-009 / RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
REFERRAL AGENCY RESPONSE LETTER**

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/05/2024	No Comment	No comment necessary
Assessor	04/09/2024	No Comment	No comment necessary
AT&T Long Distance - ROW		No Response Received	No comment necessary
Building Services	04/09/2024	No Comment	No comment necessary
CenturyLink		No Response Received	No comment necessary
Chatfield Community Association		No Response Received	No comment necessary
Chatfield Farms 1-A		No Response Received	No comment necessary
Chatfield Farms Estates HOA		No Response Received	No comment necessary
Colorado Division of Water Resources	04/26/2024	Received: No new lots are being created at this time and the density of the development will not increase, consequently the submitted land use application 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 will only perform a cursory review of the referral information and provide comments regarding the proposed water supply.	No comment necessary
Colorado Geological Survey	04/17/2024	No Comment	No comment necessary
Comcast		No Response Received	No comment necessary
CORE Electric Cooperative	04/19/2024	Received: CORE Electric Cooperative approves the rezone and PD. Applicant will be required to update electric service provider to include CORE Electric Cooperative and XCEL Energy. CORE Electric Cooperative will be the electric provider for the new 4 lots.	Duly noted and thank you
Douglas County Conservation District	04/25/2024	Received: Please be advised of the following concerns: soil limitations for septic, roads, dwellings, commercial buildings, and excavations.	Duly noted and thank you

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	04/25/2024	Received: Based on the will-serve letter from Roxborough Water and sanitation, DCHD is providing a favorable recommendation regarding the method of sewage disposal.	No comment necessary
Douglas County School District RE 1	04/11/2024	Received: DCSD has no comment on this request if the total number of dwelling units is not increasing.	No comment necessary
Engineering Services	04/16/2024	Received: Engineering has reviewed the above referenced submittal and have the following comments: Since the number of allowed units within the planned development would not be exceeded, they are waiving the requirement for a traffic impact analysis for this amendment. The Phase I Drainage Report meets the intent of our drainage criteria and detailed comments will be provided with the preliminary & final plat submittals.	<u>Duly noted and thank you</u>
Jefferson County Planning and Zoning		No Response Received	No comment necessary
Office of Emergency Management	04/05/2024	Received: OEM has no concerns with this project	No comment necessary
Ravenna Homeowners Master Association		No Response Received	No comment necessary
Ravenna Metro District		No Response Received	No comment necessary

<p>Roxborough Park Foundation</p>	<p>04/19/2024</p>	<p>Received: The Foundation’s primary obligation is to protect the interests of its members, and as such the Foundation objects to this PLANNED DEVELOPMENT Amendment.</p> <p>The Foundation's letter (see complete letter under the documents tab) identifies multiple reasons to object including:</p> <ul style="list-style-type: none"> - How the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development; - This new planning area is not contiguous with existing development in the planned development. Rather, it is isolated and a significant distance away from other dwelling units within the River Canyon Planned Development. There will also need to be a costly extension of basic infrastructure, such as utilities and a new road, in order to access these four units, which is contrary to the intent as defined in Section 1501; - In order to create this new planning area, two holes on the Ravenna golf course are having to be moved, a portion of the golf course re-zoned from commercial to residential, and a portion of land (Tract X) currently zoned as “Exempt” rezoned also to residential. Together with costly extension of basic infrastructure, we do not believe that this constitutes “efficient development” of the entire development; - There are many adjacent homeowners within the Roxborough Park Foundation Planned Development whose enjoyment of their land will be significantly and adversely affected by this amendment. Appealing views of the hogback, views of downtown and views generally to 	<p>Please see our responses on pages 5-7 of this document for review.</p>
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Agency	Date Received	Agency Response	Response Resolution
		<p>the north, north-west and west of adjacent property owners in Roxborough Park will all be adversely affected by this development;</p> <p>and</p> <p>- The defining characteristic of the proposed land use change is in our opinion the unjustified nature of benefit to the current property owners, to the detriment of Roxborough’s adjacent property owners. The land use change provides unjustified special treatment that benefits the current owner, River Canyon, while undermining the pre-existing uses and enjoyment of adjacent property owners.</p> <p>In ZR2021-017, Staff Analysis, Staff Comment reads: “The amendment does not as its sole purpose confer a benefit upon an individual since there are two property owners, including a metro district, involved with the amendment”. In this Planned Development Amendment ZR2024-009, there is only one property owner – River Canyon – involved with the amendment and which stands to be the sole beneficiary of any approval, such benefit no doubt being in the form of significant monetary gain.</p> <p>The applicant’s proposal does not meet the approval criteria.</p>	
Roxborough Village First HOA		No Response Received	No comment necessary
Roxborough Water & Sanitation District	04/10/2024	<p>Received:</p> <p>RWSD is working directly with Ravenna and their water and sewer design engineers on RWSD infrastructure in the newly proposed lot area. Water and sewer design is ongoing and has not been approved by RWSD yet. Expect mid-May.</p>	Duly noted and thank you
Sheriff’s Office		No Response Received	No comment necessary

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office E911		No Response Received	No comment necessary
West Metro Fire Protection District		No Response Received	No comment necessary
Wildfire Mitigation		No Response Received	No comment necessary
Xcel Energy-Right of Way & Permits	04/17/2024	Received: Public Service Company has no objection to this proposed rezone, 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.	Duly noted and thank you

Roxborough Park Foundation Comment Responses:

The Foundation's letter identifies multiple reasons to object including:

Comment 1: How the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent and preservation of the planned development?

Response: We have provided a separate document on how this amendment meets the approval criteria and is consistent with the development standards, commitments, intent, and preservation of the planned development for this major amendment (Section 1520 Amended 5/26/15) to review.

Comment 2: This new planning area is not contiguous with existing development in the PD. Rather, it is isolated and a significant distance away from other dwelling units within the River Canyon PD. There will also need to be a costly extension of basic infrastructure, such as utilities and a new road, in order to access these four units, which is contrary to the intent as defined in Section 1501.

Response: The proposed changes are in line with the River Canyon Planned Development and the new lots are in close proximity to the other River Canyon Planned Development lots. See below for our responses to the DCZR Section 15.

Douglas County Zoning Resolution section 1501 Development Design:

1. Ensure that provision is made for ample open space

Response: A provision/commitment for dedicated open space is listed within the River Canyon Planned Development which states that the approximate acreage of permanent open space must be no less than 300 acres. River Canyon will continue to uphold this commitment.

2. Ensure that environmentally and visually sensitive areas are preserved

Response: We are working diligently to ensure that environmentally and visually sensitive areas are preserved. We did careful research and planning to make sure we did not disturb areas of interest such as the Hogback mountains. We are also providing water quality ponds and all areas that are disturbed will be revegetated in open space and along the golf course.

3. Promote layout, design and construction of residential development that is sensitive to the natural landform and environmental conditions of the immediate and surrounding area.

Response: The location of the lots was determined around OS-6 to avoid obstructing views of the Hogback mountains and it is infeasible to place the lots closer to Hogback mountains or along the drainage way due to the steep slopes in that area. River Canyon has a Design Review Committee that sets forth guidelines and methods for design and construction with residential development to ensure that environmentally and visually sensitive areas are preserved.

4. Provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit.

Response: The Club at Ravenna has several amenities that are open to the residents and the members of the club. Amenities include a golf course, fitness center, clubhouse, and event lawn. There are also other recreational opportunities for walking and biking through and around the golf course. The lots will be in close proximity to the Roxborough Marketplace which consists of a grocery store, commercial businesses, and restaurants. The Roxborough Soccer Field / Playground is also in close proximity to the lots and the club.

5. Ensure the adequacy of public facilities to accommodate population growth.

Response: The application will demonstrate that public facilities and services are available with the proposal. We have been working to obtain a will-serve letter from Roxborough Water and Sanitation, which we will have before the Planning Commission Hearing for this project. We have received confirmation from Core and West Metro Fire that they will not have any issues with these shifts in density. We have received confirmation from the Senior Traffic Engineer at Douglas County that the shift in dwelling units would not warrant an analysis as there are very few trips being generated with this proposal.

6. Promote balanced developments of mixed housing types.

Response: River Canyon has a Design Review Committee which takes into consideration the design of each residence and makes sure that there is a balanced mix of housing types.

7. Encourage the provision of dwellings with a range of affordability

Response: Ravenna is a high-end golf course community with diverse housing development; however, pricing is much higher than the median average household due to the location of the community, varying lot sizes, and club/golf amenities.

8. Implement the stated purpose and intent of this Resolution and the Douglas County Comprehensive Master Plan.

Response: The application is in compliance with the Douglas County Zoning Resolution as we are staying within the boundaries of the planned development commitments by having a minimum of 300 acres of open space, staying under the 250 dwelling unit cap, and providing a resolution to offer cash-in-lieu for the private regional trail system that will benefit Roxborough and Douglas County. We are in compliance with the Douglas County Comprehensive Master Plan as we are enhancing existing infrastructure and

conserving resources by updating the utility system (instead of installing a completely new system) and routes of the utilities to the south of the proposed lots in OS-6 which will simplify maintenance for River Canyon and Roxborough Water and Sanitation. We are supporting healthy living by adding more opportunities for golf activities, walking, and biking with the addition of a new short course while at the same time providing recreational activities and generating a new source of economic income. River Canyon cares deeply about the historic and natural landscape and for that reason has taken careful consideration to relocate lots and a new short course that will blend in with the historic Hogback mountains (also referred to as the Hogback) and cause no disturbances upon it while also upholding our commitment to preserve the 300 acres of open space set forth in the PD.

Comment 3: In order to create this new planning area, two holes on the Ravenna golf course are having to be moved, a portion of the golf course re-zoned from commercial to residential, and a portion of land (Tract X) currently zoned as “Exempt” rezoned also to residential. Together with costly extension of basic infrastructure, we do not believe that this constitutes “efficient development” of the entire development.

Response: We see this as efficient as we are maximizing the full potential of the River Canyon Planned Development while keeping true to the commitments and provisions set forth within it.

Comment 4: There are many adjacent homeowners within the Roxborough Park Foundation PD whose enjoyment of their land will be significantly and adversely affected by this amendment. Appealing views of the hogback, views of downtown and views generally to the north, north-west and west of adjacent property owners in Roxborough Park will all be adversely affected by this development.

Response: No view corridor easements have been infringed and we are not asking for height restrictions to be changed in this proposal.

Comment 5: The defining characteristic of the proposed land use change is in our opinion the unjustified nature of benefit to the current property owners, to the detriment of Roxborough’s adjacent property owners. The land use change provides unjustified special treatment that benefits the current owner, River Canyon, while undermining the pre-existing uses and enjoyment of adjacent property owners. In ZR2021-017, Staff Analysis, Staff Comment reads: “The amendment does not as its sole purpose confer a benefit upon an individual since there are two property owners, including a metro district, involved with the amendment”. In this PD Amendment ZR2024-009, there is only one property owner – River Canyon – involved with the amendment and which stands to be the sole beneficiary of any approval, such benefit no doubt being in the form of significant monetary gain.

Response: This amendment will benefit the current River Canyon homeowners by adding amenities to the golf course, providing golf club members with new golf challenges, adding tax revenue, and increasing the value of the surrounding homes in River Canyon and Roxborough Park.

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

GENERAL PROVISIONS:

AUTHORITY

THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15--PLANNED DEVELOPMENT DISTRICT OF THE DOUGLAS COUNTY ZONING RESOLUTION ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS RESTATED DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING DIRECTOR OF BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS RESTATED DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR RIVER CANYON IS IN GENERAL CONFORMITY WITH THE DOUGLAS COUNTY MASTER PLAN; IS AUTHORIZED BY THE PROVISION OF SECTION 15 OF THE DOUGLAS COUNTY ZONING RESOLUTION; AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS RESTATED DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF RIVER CANYON, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF DOUGLAS COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF DOUGLAS COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE PLANNING DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

Parks/Trails/Open Space Commitments Matrix				
Area	Construction Timing	Construction Responsibility	Maintenance Responsibility	Ownership
Local Trails	Concurrent with Final Plat	River Canyon LLC	H.O.A. or Metro Dist.	H.O.A. or Metro Dist.
Local Parks	To be completed within 2 years after the issuance of the grading permit for the construction of the first residential plat.	River Canyon LLC	H.O.A. or Metro Dist.	H.O.A. or Metro Dist.
Regional Trails	To be completed within 2 years after the issuance of the grading permit for the construction of the first residential plat or Developer to provide \$30,000 for local regional trail cash in lieu to meet the Douglas County Subdivision Requirements.	River Canyon LLC	H.O.A. or Metro Dist.	H.O.A. or Metro Dist.
Open Space	N/A	N/A	H.O.A. or Metro Dist.	H.O.A. or Metro Dist.

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE RIVER CANYON PLANNED DEVELOPMENT PLAN AMENDING A PORTION OF PLANNING AREAS OS-1, OS-6, AND GC-5 TO RELOCATE 4 ESTATE SINGLE FAMILY HOMES AND AMEND A PORTION OF OS-1 AND OS-18 & AMEND ALL OF OS-12 TO INCLUDE A NEW SHORT COURSE GOLF COURSE AS DEPICTED HEREON PURSUANT TO SECTION VIII IN THE DEVELOPMENT STANDARDS HAS BEEN APPROVED BY BOARD RESOLUTION NO. _____ ON _____ (MONTH/DAY/YEAR)

THIS AMENDMENT NO. 11 AFFECTS ONLY PLANNING AREA OS-1, OS-6, OS-12, OS-18, AND GC-5 AS DESCRIBED IN FILE NO. ZR2024-009

Chair, Board of Douglas County Commissions (DATE)

Director of Community Development (DATE)

CLERK AND RECORDER CERTIFICATION

I hereby certify that this Plan was filed in my office on this ____ (day) of _____ (month), 20 ____, A.D. at ____ o'clock a.m./p.m., and was recorded per Reception NO. _____.

Douglas County Clerk and Recorder

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- SHEET 4.....DEVELOPMENT STANDARDS & GOLF COURSE MANAGEMENT PLAN
- SHEET 5.....GOLF COURSE MANAGEMENT PLAN
- SHEET 6.....PLANNED DEVELOPMENT EXHIBIT

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

PREPARED FOR
RIVER CANYON REAL ESTATE INVESTMENTS LLC
11118 CARETAKER ROAD
LITTLETON, CO 80125



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REVISION RECORD	NO.	CHANGE	DATE	DATE	DATE	DATE	DATE

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, REPRODUCED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF SAGE DESIGN GROUP, LLC.

DRAWN BY: KF
CHECKED BY: PS

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

STATEMENT OF COMMITMENTS:

THE FOLLOWING COMMITMENTS ARE REQUIRED TO BE COMPLIED WITH BY THE OWNERS OF THE RIVER CANYON PLANNED DEVELOPMENT ("OWNERS") AND SHALL BE BINDING UPON THEIR HEIRS, SUCCESSORS AND ASSIGNS WITH RESPECT TO THE LAND WITHIN THE RIVER CANYON PD (THE "PROPERTY").

I. DEDICATIONS

THE FOLLOWING DEDICATIONS OF LAND SHALL BE MADE AT NO COST TO THE COUNTY IN CONNECTION WITH THE DEVELOPMENT OF THE RIVER CANYON PD:

A. PARKS, TRAILS & OPEN SPACE

1. REGIONAL PARKS

THE OWNERS AND THEIR ASSIGNS AND SUCCESSORS MAY PROVIDE 7.47 ACRES OF REGIONAL PARKLAND TO BE DETERMINED AT SKETCH PLAN AND DEDICATED AT TIME OF FINAL PLAT OR PROVIDE \$1,057 PER LOT TO MEET CMS REGIONAL PARK REQUIREMENTS. CREDITS FOR FULL OR PARTIAL DEDICATION SHALL BE DETERMINED AT SKETCH PLAN.

2. PARKS & TRAILS

A PORTION OF THE LAND DESIGNATED ON THE PD AS REGIONAL OPEN SPACE, PA 8, SHALL BE OWNED AND MAINTAINED BY A SPECIAL DISTRICT IN CONJUNCTION WITH THE HISTORIC HOMESTEAD IN PA-6. TRAIL EASEMENTS SHALL BE DEDICATED TO A SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER PUBLIC OR QUASI-PUBLIC ENTITY DESIGNATED BY THE OWNERS AT THE TIME OF THE RECORDING OF THE FINAL PLAT FOR THE SUBDIVISION IN WHICH THE PARKS OR TRAILS ARE LOCATED TO FULFILL SUBDIVISION REQUIREMENTS WITH RESPECT TO THE DEVELOPMENT OF THE PD (AT TIME OF SKETCH PLAN THE ACREAGE SHALL BE CLARIFIED AND LOCATIONS REFINED). LOCAL PARKS ARE SUBJECT TO ADJUSTMENT OF THE BOUNDARIES THEREOF AS PROVIDED BELOW IN THE DEVELOPMENT STANDARDS. TRAIL LOCATIONS ARE CONCEPTUAL, AND FINAL ALIGNMENT SHALL BE ESTABLISHED AT THE TIME OF FINAL PLAT. THE LOCAL PARKS AND TRAILS SHALL THEREAFTER BE OWNED AND MAINTAINED BY THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY TO WHICH THE DEDICATION IS MADE. THE KEY TRAIL LINKAGES AS IDENTIFIED IN THE SUBMITTAL SHALL BE AVAILABLE FOR USE AND ENJOYMENT BY ALL DOUGLAS COUNTY RESIDENTS ON A NONDISCRIMINATORY BASIS, SUBJECT TO ANY RULES AND REGULATIONS ADOPTED BY THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY THAT OWNS AND OPERATES THEM. THE PRECEDING SENTENCE APPLIES ONLY TO THE TRAILS SHOWN ON THE PD AND SHALL NOT APPLY TO INTERNAL TRAILS OR ANY FACILITIES THAT MAY BE CONSTRUCTED ADJACENT TO OR IN THE VICINITY OF THE LOCAL PARKS AND TRAILS OR ELSEWHERE WITHIN THE PROPERTY.

THE OWNERS AND THEIR ASSIGNS AND SUCCESSORS MAY PROVIDE 3.73 ACRES OF PARKLAND TO BE DETERMINED AT SKETCH PLAN AND DEDICATED AT TIME OF FINAL PLAT OR PROVIDE \$130,550 FOR LOCAL PARK CASH IN LIEU TO MEET DOUGLAS COUNTY SUBDIVISION RESOLUTION REQUIREMENTS. CREDITS FOR PARTIAL DEDICATION SHALL BE DETERMINED AT SKETCH PLAN.

3. PERMANENT OPEN SPACE

THE APPROXIMATE 300 ACRES OF PERMANENT OPEN SPACE INCLUDING THE HOGBACK AND BACKDROP AREAS (SUBJECT TO ADJUSTMENT OF THE BOUNDARIES THEREOF AS PROVIDED BELOW IN THE DEVELOPMENT STANDARDS) SHALL BE PERMANENTLY RESTRICTED TO NATURAL OPEN SPACE, LIMITED OPEN SPACE USES (SUCH AS TRAILS, PICNIC AREAS, COMMUNITY ACTIVITIES, ETC.) AND PALEONTOLOGICAL AND ARCHEOLOGICAL RESEARCH. IMMEDIATELY FOLLOWING RECORDATION OF THE FIRST FINAL PLAT OF ALL OR ANY PORTION OF THE PROPERTY WHICH CONTAINS ONE OR MORE TRACTS OF PERMANENT OPEN SPACE, A DEED OF CONSERVATION EASEMENT SHALL BE GRANTED TO DOUGLAS COUNTY LAND CONSERVANCY, AND RECORDED IN THE REAL PROPERTY RECORDS OF DOUGLAS COUNTY, TO INCLUDE EACH TRACT OF PERMANENT OPEN SPACE SHOWN ON SUCH FINAL PLAT. ANY RESTRICTIVE COVENANTS PLACED ON THE PROPERTY SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT.

THE PORTIONS OF LAND DESIGNATED AS PA3, PA7 AND PA8 SHALL BE PERMANENTLY RESTRICTED TO NATURAL OPEN SPACE, LIMITED OPEN SPACE USES (SUCH AS TRAILS, PICNIC AREAS, COMMUNITY ACTIVITIES, ETC.) AND ARCHEOLOGICAL RESEARCH. ALL OF PA3 WILL BE SUBJECT TO A BLANKET EASEMENT FOR RIVER CANYON RESIDENT'S HOA FOR RECREATION USE. AN ACCESS EASEMENT ON PA3 WILL BE FOR MAINTENANCE ACTIVITIES RELATED TO GOLF COURSE AND MUNICIPAL FUNCTIONS. DENVER WATER BOARD WILL MAINTAIN THE ACCESS ROAD IN THE PA3 EASEMENT.

4. DRAINAGES AND OTHER NATURAL OPEN SPACES

ALL OTHER LAND DESIGNATED AS NATURAL OPEN SPACE ON THE PD (SUBJECT TO ADJUSTMENT OF THE BOUNDARIES THEREOF AS PROVIDED BELOW IN THE DEVELOPMENT STANDARDS) SHALL BE DEDICATED TO A SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY DESIGNATED BY THE OWNERS AT SUCH TIME AS ADJACENT PROPERTY IS PLATTED. SUCH OPEN SPACE SHALL THEREAFTER BE OWNED AND MAINTAINED BY THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY TO WHICH THE DEDICATION IS MADE, WITH EASEMENTS TO DOUGLAS COUNTY OVER LAND FOR DRAINAGE MAINTENANCE PURPOSES.

B. ROADS

THE WATERTON ROAD ROADWAY RIGHTS-OF-WAY SHOWN ON THE PD (SUBJECT TO ADJUSTMENT OF THE BOUNDARIES THEREOF AS PROVIDED BELOW IN THE DEVELOPMENT STANDARDS) SHALL BE DEDICATED TO THE COUNTY AT FINAL PLAT. ACCEPTANCE FOR MAINTENANCE SHALL OCCUR AT SUCH TIME AS EACH GROUP OF ROADWAY IMPROVEMENTS IS COMPLETE AND ACCEPTED BY THE COUNTY. OTHER INTERIOR ROADS WITHIN THE PD SHALL BE PRIVATE. LANDSCAPING AND PATHS WITHIN THE RIGHTS-OF-WAY SHALL BE DEDICATED AT THE TIME THAT THE ADJACENT PROPERTY IS PLATTED AND SHALL BE MAINTAINED BY A SPECIAL DISTRICT, HOMEOWNER'S ASSOCIATION, OR OTHER ENTITY DESIGNATED BY THE OWNERS.

C. SCHOOLS

THE OWNERS AND THEIR ASSIGNS AND SUCCESSORS SHALL PROVIDE \$592 PER DWELLING UNIT AT TIME OF FINAL PLAT TO ADDRESS SCHOOL CAPACITY. AS NO LAND FOR SCHOOLS IS PROPOSED FOR DEDICATION, CASH-IN-LIEU SHALL BE PROVIDED AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH DOUGLAS COUNTY SUBDIVISION RESOLUTION SECTION 1004, AS AMENDED.

II. ON- AND OFF-SITE IMPROVEMENTS

A. PROVISION OF MAJOR INFRASTRUCTURE

IT IS ANTICIPATED THAT ONE OR MORE SPECIAL DISTRICTS WILL BE FORMED TO FACILITATE THE CONSTRUCTION OF ON- AND OFF-SITE INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROPERTY. THESE FACILITIES MAY BE CONSTRUCTED DIRECTLY BY THE SPECIAL DISTRICTS OR MAY BE CONSTRUCTED BY THE OWNERS AND ACQUIRED BY THE SPECIAL DISTRICT. INFRASTRUCTURE ELEMENTS THAT MAY BE FACILITATED BY SUCH SPECIAL DISTRICTS INCLUDE, WITHOUT LIMITATION, ROADS AND BRIDGES, SECONDARY WATER AND SEWER FACILITIES, FIRE PROTECTION, DRAINAGE FACILITIES (INCLUDING DETENTION AND RETENTION FACILITIES), MOSQUITO CONTROL, LANDSCAPING, PARK IMPROVEMENTS AND TRAILS.

B. PARKS & TRAILS

1. LOCAL PARKS & TRAILS

LOCAL PARKS SHALL BE DEDICATED AT THE TIME OF PLATTING OF ADJACENT PROPERTY TO THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY AS PROVIDED ABOVE, IN ACCORDANCE WITH SUBDIVISION IMPROVEMENT AGREEMENTS TO BE EXECUTED PURSUANT TO THE DOUGLAS COUNTY SUBDIVISION RESOLUTION, AND SHALL BE IMPROVED WITHIN TWO YEARS AFTER THE ISSUANCE OF THE GRADING PERMIT FOR THE CONSTRUCTION OF THE FIRST RESIDENTIAL PLAT.

KEY TRAIL LINKAGES ARE INTENDED TO BE DIRT TRAILS A MINIMUM OF SIX FEET WIDE. TRAILS DESIGNATED FOR BICYCLE AND PEDESTRIAN USE SHALL BE IMPROVED WITH A CRUSHER FINES, ASPHALT OR CONCRETE SURFACE AND SHALL BE EITHER SIX OR EIGHT FEET WIDE, ALL AS DETERMINED BY THE COUNTY. CONCEPTUAL LOCATION OF OFF-STREET TRAILS IS SHOWN ON THE PLAN EXHIBIT. FINAL ALIGNMENT SHALL BE DETERMINED AT THE TIME OF SKETCH PLAN FOR THE ASSOCIATED SUBDIVISION AND SHALL BE DEDICATED TO THE SPECIAL DISTRICT, HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY AS PROVIDED ABOVE AT THE TIME OF PLAT FOR THE ADJACENT PARCELS. EACH PORTION OF THE TRAILS SHALL BE CONSTRUCTED WITHIN TWO YEARS AFTER THE ISSUANCE OF THE GRADING PERMIT FOR THE CONSTRUCTION OF THE FIRST RESIDENTIAL PLAT.

IN THE EVENT THAT A TRAIL CANNOT BE CONSTRUCTED OR DETERMINED OTHERWISE INFEASIBLE AND IMPRACTICAL TO THE COMMUNITY, THE OWNERS AND/OR THEIR ASSIGNS AND SUCCESSORS MAY PROVIDE \$30,000 FOR LOCAL REGIONAL TRAIL CASH IN LIEU TO MEET THE DOUGLAS COUNTY SUBDIVISION REQUIREMENTS.

C. ROADS

ROADS WITHIN THE PD SHALL BE CONSTRUCTED AS AND WHEN REQUIRED BY THE DOUGLAS COUNTY SUBDIVISION RESOLUTION AND ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AND OTHER APPLICABLE COUNTY REGULATIONS. THE OWNERS RESERVE THE RIGHT WITHIN THE PD TO DESIGN AND CONSTRUCT PRIVATE ROADS USING ALTERNATIVE STANDARDS, SUBJECT TO COUNTY APPROVAL PER THE COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS.

1. ROXBOROUGH DRIVE NORTH EMERGENCY ACCESS

PRIOR TO APPROVAL OF ANY FIRST FINAL PLAT WITHIN PLANNING AREA ESF-6 OR ESF-7, THE OWNER, ITS SUCCESSORS OR ASSIGNS SHALL INCLUDE IN SUCH PLAT A ROADWAY DESIGN AND COMMITMENT TO CONSTRUCT WITHIN LOCAL STREET RIGHTS-OF-WAY AN EXTENSION TO THE EXISTING ROXBOROUGH DRIVE NORTH IN ROXBOROUGH PARK PLANNED DEVELOPMENT.

UNLESS AN AGREEMENT IS REACHED BY BOTH THE ROXBOROUGH PARK FOUNDATION AND THE SPECIAL DISTRICT OR HOMEOWNER'S ASSOCIATION OF RIVER CANYON, SUCH ROAD SHALL BE GATED AT THE INTERFACE BETWEEN BOTH DEVELOPMENTS, IN A MANNER CONSISTENT WITH THE WEST METRO'S FIRE DISTRICTS' CRITERIA.

2. WATERTON ROAD

ALL NECESSARY RIGHT-OF-WAY ACQUISITION AND PROPERTY EXCHANGES FOR THE WATERTON ROAD REALIGNMENT SHALL BE ACCOMPLISHED TO THE COUNTY'S SATISFACTION PRIOR TO THE APPROVAL OF THE FIRST FINAL PLAT OR SITE IMPROVEMENT PLAN.

ALL WATERTON ROAD IMPROVEMENTS CONTEMPLATED BY THIS PLAN, INCLUDING BUT NOT LIMITED TO, REALIGNMENT OF 1800 FEET OF ROADWAY, CONSTRUCTION OF A NEW BRIDGE ACROSS THE HIGH LINE CANAL, TURN LANES, ACCEL/DECEL LANES, AND TRAFFIC SIGNALS, IF WARRANTED, SHALL BE ACCOMPLISHED TO THE COUNTY'S SATISFACTION PRIOR TO THE ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS. THIS CONDITION SHALL BE REFLECTED ON THE PLAT. BUILDING PERMITS FOR NON-RESIDENTIAL BUILDINGS, SUCH AS RECREATIONAL FACILITIES AND NON-PERMANENT OCCUPIED RESIDENTIAL UNITS (IE., MODEL HOMES) MAY BE ISSUED PROVIDED THE COUNTY IS SATISFIED THAT PUBLIC SAFETY IS NOT COMPROMISED.

THE DEVELOPER, SUCCESSORS, OR ASSIGNS SHALL PAY TO DOUGLAS COUNTY A TOTAL OF \$551,109 AS THEIR PRO-RATA SHARE TO MITIGATE RIVER CANYON'S TRAFFIC IMPACTS TO EXISTING COUNTY ROADS. THE \$551,109 SHALL BE HELD IN ESCROW BY DOUGLAS COUNTY AND APPLIED TOWARDS REGIONAL IMPROVEMENTS BY DOUGLAS COUNTY ON TITAN ROAD, RAMPART RANGE ROAD OR WATERTON ROAD. THE DEVELOPER SHALL PAY A PRO RATA PERCENTAGE OF THE \$551,109 TO DOUGLAS COUNTY WITH THE APPROVAL OF EACH FINAL PLAT FOR THE RESIDENTIAL FILINGS. A PERCENTAGE OF THIS AMOUNT, INCLUDING UP TO 100%, MAY BE CREDITED AT THE TIME OF SKETCH PLAN REVIEW TO REGIONAL BENEFITS ASSOCIATED WITH REQUIRED WATERTON ROAD IMPROVEMENTS.

D. WATER & SEWER FACILITIES

ALL LOTS WITHIN THIS PD WILL BE SERVED BY A CENTRAL SEWER SYSTEM. A NEW OR EXISTING TITLE 32 SPECIAL DISTRICT WILL PROVIDE SUCH CENTRAL SEWER SYSTEM. EVIDENCE OF SUCH CENTRAL SEWER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. TRI-COUNTY HEALTH SHALL BE A REFERRAL AGENCY FOR ANY NECESSARY SERVICE PLAN APPROVAL OR REVIEW, AS DETERMINED BY DOUGLAS COUNTY.

ALL LOTS AND PARCELS WITHIN THIS PD WILL BE SERVED BY A CENTRAL WATER SYSTEM, EXCLUDING PLANNING AREA 5. A NEW OR EXISTING TITLE 32 SPECIAL DISTRICT WILL PROVIDE SUCH CENTRAL WATER SYSTEM, IN ACCORDANCE WITH THE WATER SUPPLY OVERLAY DISTRICT, SECTION 18A OF THE DOUGLAS COUNTY ZONING RESOLUTION. TRI-COUNTY HEALTH SHALL BE REFERRAL AGENCY FOR ANY NECESSARY SERVICE PLAN APPROVAL OR REVIEW, AS DETERMINED BY DOUGLAS COUNTY.

III. PROJECT PHASING RESTRICTIONS

NO RESTRICTIONS ARE IMPOSED WITH REGARD TO PROJECT PHASING, EXCEPT THOSE RELATED TO ROADWAY IMPROVEMENTS.

IV. FIRE PROTECTION

THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF WEST METRO FIRE PROTECTION DISTRICT AND FIRE PROTECTION WILL BE PROVIDED BY THE DISTRICT.

V. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE

ALL TAXES ON LAND TO BE DEDICATED SHALL BE PAID IN FULL PRIOR TO DEDICATION.

VI. OTHER COMMITMENTS

A. DESIGN REVIEW BOARD

ALL RESIDENTIAL DEVELOPMENT WITHIN THE PD SHALL BE SUBJECT TO RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs") WHICH WILL ESTABLISH ONE OR MORE REVIEW BOARDS THAT WILL UTILIZE WRITTEN DESIGN STANDARDS AND ARCHITECTURAL GUIDELINES ("DESIGN GUIDELINES") IN THE REVIEW OF ALL RESIDENTIAL DEVELOPMENT WITHIN THE PD. THE DESIGN GUIDELINES SHALL DEFINE SPECIFIC SITE AND BUILDING REQUIREMENTS SUCH AS HEIGHTS, COLORS, MATERIALS, LANDSCAPING AND OTHER ITEMS THAT WILL ENABLE THE REVIEW BOARD TO ASSURE THE DESIGN INTEGRITY AND INTENT OF THE PD. THEY ARE INTENDED TO ACHIEVE A CONSISTENT QUALITY IMAGE FOR THE DEVELOPMENT OF THE PROPERTY.

CC&RS COMPLYING WITH ALL OF THE REQUIREMENTS CONTAINED IN THIS DEVELOPMENT GUIDE AND THE DESIGN GUIDELINES SHALL BE RECORDED PRIOR TO RECORDATION OF THE FIRST FINAL PLAT AND SHALL NOT THEREAFTER BE AMENDED IN ANY MANNER THAT WOULD MAKE THEM INCONSISTENT WITH THIS DEVELOPMENT GUIDE.

B. LIGHTING

THE CC&RS SHALL RESTRICT EXTERIOR LIGHTING OF RESIDENCES AND, SUBJECT TO APPLICABLE COUNTY AND UTILITY REGULATIONS AND REQUIREMENTS, THE DESIGN GUIDELINES SHALL REQUIRE LIGHTING TECHNIQUES THAT MINIMIZE THE IMPACT OF LIGHTING ON THE NIGHT SKY.

C. ENVIRONMENTAL PROTECTION/WATER CONSERVATION

1. LIMITATIONS ON IRRIGATED TURF

THE CC&RS AND DESIGN GUIDELINES SHALL IMPOSE LANDSCAPING RESTRICTIONS THAT WILL LIMIT THE AMOUNT OF IRRIGATED TURF PERMITTED ON THE GOLF COURSE AND RESIDENTIAL LOTS AS FOLLOWS:

PRIMARY IRRIGATED TURF ON THE GOLF COURSE SHALL BE LIMITED TO 110 ACRES. NATIVE AREA MAY BE IRRIGATED TO ESTABLISH PLANT MATERIAL, BUT SHALL BE DESIGNED TO BE ELIMINATED IF NECESSARY.

PRIMARY IRRIGATED AREA (INCLUDING TURF) ON RESIDENTIAL HOME SITES SHALL BE LIMITED TO 5,000 SQUARE FEET PER HOMESTEAD. IRRIGATION SHALL BE ALLOWED TO ESTABLISH NATIVE AREAS AND SHALL BE DESIGNED TO ABANDONED ONCE THE NATIVE AREAS ARE ESTABLISHED.

2. BEST MANAGEMENT PRACTICES

A. THE OWNERS SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES IDENTIFIED IN THE "DESIGN GUIDELINES" FOR THE CONSTRUCTION OF THE GOLF COURSE AND COMMUNITY INFRASTRUCTURE. THE GOLF COURSE MANAGEMENT PLAN IS CONTAINED ON PAGE 4 AND 5 OF THIS PLANNED DEVELOPMENT PLAN.

B. MOSQUITO CONTROL – THE SERVICE PLAN(S) FOR THE SPECIAL DISTRICT(S) WILL BUDGET FUNDS FOR MOSQUITO CONTROL.

C. WILDLIFE IMPROVEMENT AND MANAGEMENT PLAN – A WILDLIFE IMPROVEMENT AND MANAGEMENT PLAN SHALL BE INCLUDED IN THE SITE IMPROVEMENT PLAN REVIEW STAGE OF THE PROJECT. THE MANAGEMENT PLAN WILL ADDRESS WILDLIFE IMPROVEMENTS AND MONITORING. THE OWNERS AND THEIR ASSIGNS AND SUCCESSORS WILL ALLOCATE \$450,000 OF THE GOLF COURSE CONSTRUCTION BUDGET TO ADDRESS WILDLIFE IMPROVEMENTS AND ENHANCEMENTS THROUGH THE SENSITIVE DESIGN AND CONSTRUCTION OF THE GOLF COURSE. THIS MAY INCLUDE, BUT IS NOT LIMITED TO:

- CART PATH CROSSINGS
- DRAINAGE IMPROVEMENTS,
- WETLAND IMPROVEMENTS, AND
- LANDSCAPING

THE APPLICANT SHALL DEFINE SPECIFIC IMPROVEMENTS INTENDED TO BE ACCOMPLISHED THROUGH THE DESIGN AND CONSTRUCTION OF THE PROJECT AT TIME OF SITE IMPROVEMENT PLANS REVIEW.

3. WETLAND & RIPARIAN AREAS

THE OWNERS SHALL COMPLY WITH BEST MANAGEMENT PRACTICES IDENTIFIED IN THE GOLF COURSE MANAGEMENT PLAN INCLUDED IN THIS DOCUMENT ON PAGES 4 AND 5 REGARDING THE PLANNING AND DESIGN OF ROADWAYS AND THE GOLF COURSE IN RELATION TO WETLAND AND RIPARIAN AREAS.

THE OWNERS OF AC-3 & PA2-8 SHALL COMPLY WITH BEST MANAGEMENT PRACTICE AS IT RELATES TO WETLANDS AND RIPARIAN AREAS. SUCH BEST MANAGEMENT PRACTICES SHALL BE IN ACCORDANCE WITH THE DOUGLAS COUNTY GRADING, EROSION, AND SEDIMENT CONTROL MANUAL AS AMENDED, AND OTHER APPLICABLE DOUGLAS COUNTY REGULATIONS. THE RIPARIAN AREA ALONG THE SOUTH PLATTE RIVER WILL BE MAINTAINED IN ITS NATURAL STATE AS PART OF THE OPEN SPACE DEDICATION PROCESS.

4. PREBLE'S MEADOW JUMPING MOUSE

THE OWNERS ACKNOWLEDGE THAT APPROVAL OF THIS PLANNED DEVELOPMENT APPLICATION DOES NOT OBIVATE THE NEED FOR RIVER CANYON LLC, ITS SUCCESSORS AND ASSIGNS TO COMPLY WITH REQUIREMENTS UNDER SECTION 7 AND 9 OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. 1531, ET. SEQ. AS AMENDED, WITH RESPECT TO THE PREBLE'S MEADOW JUMPING MOUSE AND ANY OTHER APPLICABLE SPECIES.

D. PRIVATE ROADS & DRIVEWAYS

ALL PRIVATE ROADS AND DRIVEWAYS WITHIN THE PD SHALL HAVE PAVED SURFACES AND SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF DOUGLAS COUNTY AND THE LOCAL FIRE DISTRICT.

E. WEED MANAGEMENT

WEED MANAGEMENT ON PARKS AND OPEN SPACE AREAS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) THEREOF.

F. HOMESTEAD SITE

THE OWNERS SHALL PREPARE AN APPROPRIATE PLAN FOR THE PRESERVATION OF THE HOMESTEAD BARN AND SILO LOCATED ADJACENT TO WATERTON ROAD AT THE TIME OF SKETCH PLAN. THE HOMESTEAD SHALL BE OWNED AND MAINTAINED BY A SPECIAL DISTRICT IN CONJUNCTION WITH THE 2.2 ACRE PARK (PA8).

G. DRAINAGE STRUCTURES

RIP-RAP USED IN ANY DRAINAGE STRUCTURES WITHIN THE PD SHALL COMPLY WITH WILDLIFE-FRIENDLY CRITERIA TO BE CONTAINED IN THE DESIGN GUIDELINES.

H. WATER STORAGE IN PA-4

AT THE TIME OF SITE IMPROVEMENT PLAN OR SUBDIVISION REVIEW THE OWNERS OR THEIR SUCCESSORS SHALL PROVIDE TO THE SATISFACTION OF THE COLORADO DIVISION OF WILDLIFE AN APPROPRIATE PLACEMENT OF WATER STORAGE WITHIN PA4 SO AS TO MAINTAIN AN ADEQUATE WILDLIFE MOVEMENT CORRIDOR.

I. PUBLIC ACCESS TO PIKE NATIONAL FOREST

AT THE TIME OF SITE IMPROVEMENT PLAN OR SUBDIVISION REVIEW THE OWNERS OR THEIR SUCCESSORS SHALL PROVIDE TO THE SATISFACTION OF THE COLORADO DIVISION OF WILDLIFE A POINT OF PUBLIC ACCESS WITH ADEQUATE PARKING TO PIKE NATIONAL FOREST. THIS COMMITMENT MAY INVOLVE COOPERATION AND ASSISTANCE FROM THE DENVER WATER BOARD, AN ADJACENT LANDOWNER.

J. ARCHEOLOGICAL RESOURCES

PRIOR TO SKETCH PLAN APPROVAL, OWNER, ITS SUCCESSORS, OR ASSIGNS SHALL COMMIT AN AMOUNT NOT TO EXCEED \$5,000 TO FUND A CLASS II CULTURAL SURVEY ON ALL PORTIONS OF THE RIVER CANYON PLANNED DEVELOPMENT THAT WOULD BE DISTURBED BY DEVELOPMENT, INCLUDING THE RESIDENTIAL PLANNING AREAS, GOLF COURSE AREAS, AND RIGHTS-OF-WAY AND UTILITY EASEMENTS, AS DEPICTED ON THE APPROVED DEVELOPMENT PLAN OR SKETCH PLAN. SHOULD A SIGNIFICANT ARCHEOLOGICAL OR PALEONTOLOGICAL RESOURCE BE FOUND, SUCH AS BUT NOT LIMITED TO, A MAMMOTH SITE, PREHISTORIC VILLAGE, OR ROCK SHELTER, THE OWNER, ITS SUCCESSORS, OR ASSIGNS SHALL ELECT ONE OR BOTH OF THE FOLLOWING TWO OPTIONS:

1. AT ITS COST, CONDUCT A MORE DETAILED ARCHAEOLOGICAL OR PALEONTOLOGICAL EVALUATION IN CONSULTATION WITH THE COLORADO OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION.
2. UTILIZE THE ADMINISTRATIVE AMENDMENT PROCEDURE IN THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED, TO AMEND PLANNING AREA BOUNDARIES SO THAT AREAS CONTAINING SIGNIFICANT ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES CAN BE FURTHER EVALUATED.

THE OWNER, ITS SUCCESSORS, OR ASSIGNS SHALL ALSO COMMIT AN AMOUNT NOT TO EXCEED \$5,000 TO RETAIN AN ARCHEOLOGIST DURING THE DEVELOPMENT PROCESS, SHOULD THE COUNTY REQUEST FURTHER ON-SITE EVALUATIONS. THIS AMOUNT MAY ALSO BE APPLIED TO ITEM 1, ABOVE. AN ARCHEOLOGIST SO RETAINED SHALL BE A PROFESSIONAL ARCHEOLOGIST, CERTIFIED IN COLORADO, AND SHALL BE MUTUALLY AGREEABLE TO THE DEVELOPER AND THE COUNTY.

THE DEVELOPER SHALL NOT BE REQUIRED TO SPEND MORE THAN \$10,000 FOR BOTH THE CLASS II CULTURAL SURVEY AND THE MORE DETAILED ARCHAEOLOGICAL OR PALEONTOLOGICAL EVALUATIONS. ALL OPEN SPACE AREAS THAT WILL BE SUBJECT TO A CONSERVATION EASEMENT SHALL BE AVAILABLE TO THE COUNTY FOR ARCHAEOLOGICAL SURVEYS.

3. WHENEVER ANY EXCAVATION WITHIN THE RIVER CANYON PLANNED DEVELOPMENT UNCOVERS ANY MATERIAL THAT MAY BE OF ARCHEOLOGICAL OR PALEONTOLOGICAL SIGNIFICANCE, THE EXCAVATION SHALL CEASE, AND THE PARTY CONDUCTING THE EXCAVATION SHALL CONDUCT AN ARCHEOLOGICAL OR PALEONTOLOGICAL EVALUATION IN CONSULTATION WITH THE COLORADO OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION.

K. OVERLOT GRADING

1. NO OVERLOT GRADING SHALL OCCUR ANYWHERE ON THE PROPERTY EXCEPT FOR PLANNING AREAS AC-1 AND AC- 2, AND EXCEPT FOR THE INSTALLATION OF PUBLIC INFRASTRUCTURE, TO THE SATISFACTION OF DOUGLAS COUNTY. ANY GRADING IN THESE TWO PLANNING AREAS SHALL BE ACCOMPLISHED WITHOUT SIGNIFICANT ALTERATION OF THE TOPOGRAPHY, AND NO ROCK OUTCROPPINGS SHALL BE DISTURBED.

2. GOLF COURSE CONSTRUCTION TYPICALLY REQUIRES MASS GRADING OF THE ENTIRE COURSE AREA AND ANTICIPATES BALANCING EARTHWORK THROUGHOUT THE ENTIRE GOLF COURSE AREA. BEST EFFORTS SHALL BE USED TO MINIMIZE THE MASS TRANSPORTATION OF DIRT, AND TO BALANCE DIRT ON A HOLE-BY-HOLE BASIS TO MINIMIZE DISRUPTION OF THE SITE.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

PREPARED FOR
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LITTLETON, CO 80125

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DRAWN BY: KF
CHECKED BY: PS

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

DEVELOPMENT STANDARDS:

I. PLANNING AREA BOUNDARIES & STREET/ROAD ALIGNMENTS

THE DEVELOPMENT PLAN IS INTENDED TO DEPICT GENERAL LOCATION OF STREETS, ROADS AND PLANNING AREAS. PLANNING AREA BOUNDARIES ARE DELINEATED ON THE DEVELOPMENT PLAN. WHERE A PLANNING AREA IS ADJACENT TO A STREET, THE BOUNDARY SHALL BE THE ABUTTING RIGHT-OF-WAY. WHERE A PLANNING AREA IS ADJACENT TO ANOTHER PLANNING AREA, OPEN SPACE AREA, PARK, OR SCHOOL SITE, THE BOUNDARY SHALL GENERALLY BE AS SHOWN ON THE DEVELOPMENT PLAN. CHANGES IN THE BOUNDARIES AND ACREAGE OF PLANNING AREAS ARE PERMITTED IN ACCORDANCE WITH SECTION 1515 OF THE DOUGLAS COUNTY ZONING RESOLUTION AS AMENDED.

II. TRANSFER OF DWELLING UNITS

SO LONG AS THE MAXIMUM NUMBER OF 250 DWELLING UNITS FOR THE ENTIRE DEVELOPMENT PLAN IS NOT EXCEEDED, THE TOTAL NUMBER OF DWELLING UNITS PERMITTED WITHIN ANY INDIVIDUAL RESIDENTIAL PLANNING AREA MAY BE INCREASED BY THE TRANSFER OF DWELLING UNITS, UP TO A MAXIMUM OF 1.2 TIMES THE TOTAL NUMBER OF DWELLING UNITS SPECIFIED ON THE DEVELOPMENT PLAN FOR THAT PLANNING AREA. THE SUMMARY OF DEVELOPMENT TO BE PROVIDED TO THE PLANNING DIVISION AT FINAL PLAT SUBMITTAL PURSUANT TO THE GENERAL PROVISIONS ABOVE, SHALL SPECIFY THE NUMBER OF UNITS DEVELOPED TO DATE IN EACH OF THE PLANNING AREAS.

III. BUILDING ENVELOPES

A. LOTS EXCEEDING .75 ACRES

ON ALL LARGER LOTS—THOSE LOTS OVER 0.75 ACRES, BUILDING ENVELOPES (AS PROVIDED BELOW) SHALL BE ESTABLISHED AT THE TIME OF PLATTING TO ENSURE THAT A PORTION OF EACH SUCH LOT IS PRESERVED AS OPEN SPACE, IN ORDER TO:

1. PROTECT THE VISUAL CHARACTER OF THE SITE;
2. PROVIDE OPEN SPACE;
3. MAINTAIN WILDLIFE CORRIDORS;
4. PRESERVE STEEP SLOPES, ROCK OUTCROPPINGS, DRAINAGE WAYS AND OTHER SENSITIVE AREAS; AND
5. CONTROL PRIVATE LOT FENCING.

B. MINIMIZING IMPACTS OUTSIDE OF THE BUILDING ENVELOPE

A NOTE ON THE PLAT SHALL CONTAIN A RESTRICTION THAT THE AREA WITHIN SUCH LOTS THAT IS LOCATED OUTSIDE OF THE BUILDING ENVELOPES SHALL BE LEFT IN ITS NATURAL STATE. NO STRUCTURES (OTHER THAN DRIVEWAYS, SIDEWALKS, PEDESTRIAN, BIKE AND EQUESTRIAN TRAILS, MAILBOXES, WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICE FACILITIES, DRAINAGE FACILITIES, ETC.) SHALL OCCUR OUTSIDE OF THE BUILDING ENVELOPES.

C. LOTS LESS THAN .75 ACRES

ON EACH OF THE SMALLER LOTS—THOSE LESS THAN .75 ACRES, A BUILDING CENTER WILL BE ESTABLISHED DURING SKETCH PLAN AND RECORDED ON EACH LOT AT THE TIME OF PLATTING. THIS IS INTENDED TO DEFINE THE APPROXIMATE CENTER OF THE PRIMARY STRUCTURE ON EACH HOMESITE.

IV. FENCING

EXCEPT FOR OPEN RAIL FENCING ALONG THE PUBLIC RIGHT-OF-WAY, FENCING OUTSIDE THE BUILDING ENVELOPE SHALL BE PROHIBITED. FENCING SHALL BE ALLOWED ONLY AROUND THE IRRIGATED TURF PORTION OF THE HOMESITE AND CANNOT EXCEED 5,000 SQUARE FEET. FENCING WILL BE OPEN IN CHARACTER (I.E. SPLIT RAIL, POST, AND RAIL, ETC. IN ACCORDANCE WITH THE DESIGN GUIDELINES) AND SHALL COMPLY WITH CRITERIA FOR WILDLIFE-FRIENDLY FENCING TO BE CONTAINED IN THE DESIGN GUIDELINES. SOLID FENCING IS ONLY ALLOWED IN SMALL QUANTITIES AND CANNOT BE USED TO FENCE AN AREA LARGER THAN 2,000 SQUARE FEET. ADDITIONAL FENCING MAY BE ALLOWED, AS DETERMINED BY DOUGLAS COUNTY, IN ACCORDANCE WITH AN APPROVED SITE IMPROVEMENT PLAN.

V. UNDERGROUND UTILITY REQUIREMENTS

ALL ELECTRICAL, GAS, WATER, AND COMMUNICATIONS DISTRIBUTION LINES HEREAFTER INSTALLED TO SERVE THE PROPERTY SHALL BE PLACED UNDERGROUND.

VI. SIP FOR GOLF COURSES & NON-RESIDENTIAL STRUCTURES

THE GOLF COURSES AND NON-RESIDENTIAL STRUCTURES WITHIN THE PD WILL BE SUBJECT TO SITE IMPROVEMENT PLAN REVIEW PURSUANT TO SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

VII. SOUTH PLATTE WILDLIFE MOVEMENT CORRIDOR

TO BETTER ACCOMMODATE WILDLIFE MOVEMENT, A SOUTH PLATTE HABITAT CONSERVATION ZONE (SPHCZ) WILL BE ESTABLISHED IN PLANNING AREAS 3, 4, AND 8. THE FINAL LOCATION OF THE SPHCZ WILL BE DETERMINED AT THE TIME OF FINAL PLAT, AND WILL BE BASED ON PRESERVING A BUFFER, AS OUTLINED BELOW TO THE SOUTH PLATTE RIVER. THE DIVISION OF WILDLIFE WILL BE CONSULTED REGARDING THE FINAL LOCATION OF THE SPHCZ, AND WILL BE A REFERRAL AGENCY FOR ALL THE SITE IMPROVEMENT PLANS. NO DISTURBANCE OR STRUCTURES SHALL BE ALLOWED IN THE SPHCZ EXCEPT FOR REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, WEED CONTROL, MAINTENANCE OF VEGETATION, NATIVE LANDSCAPE PLANTING, PEDESTRIAN TRAILS, AND WELLHEADS WITH APPURTENANT UNDERGROUND UTILITY CONNECTIONS AND STRUCTURES NOT TO EXCEED 150 SQUARE FEET, AND 12' IN HEIGHT.

A. PLANNING AREA 3:

THE SPHCZ SHALL BE LOCATED 100 FEET FROM THE EDGE OF THE SOUTH PLATTE RIVER, OR AT THE EDGE OF SUBSTANTIAL VEGETATION, WHICHEVER IS GREATER.

B. PLANNING AREA 3:

THE SPHCZ SHALL BE LOCATED 100 FEET FROM THE EDGE OF THE SOUTH PLATTE RIVER. ALL GOLF COURSE STRUCTURES, EXCEPT THE PROPOSED FISHING HUT, SHALL BE SETBACK AN ADDITIONAL 100' FROM THE SPHCZ.

C. PLANNING AREA 8:

THE SPHCZ SHALL BE LOCATED 150 FEET FROM THE EDGE OF THE SOUTH PLATTE RIVER.

VIII. RIVER CANYON PD 11TH AMENDMENT INTENT

THIS MAJOR AMENDMENT OF THE RIVER CANYON PLANNED DEVELOPMENT PLAN AMENDING A PORTION OF PLANNING AREAS OS-1, OS-6, AND GC-5 TO ALLOW ROOM FOR 4 ESTATE SINGLE FAMILY HOMES, AND AMEND A PORTION OF OS-1 AND OS-18 & AMEND ALL OF OS-12 TO INCLUDE A NEW SHORT COURSE GOLF COURSE.

A. SINGLE FAMILY & ATTACHED RESIDENTIAL

ALL USES REFERENCED BELOW SHALL APPLY TO EVERY RESIDENTIAL PARCEL DENOTED ON THE RIVER CANYON PLANNED DEVELOPMENT GUIDE.

1. PRINCIPAL USES THROUGHOUT RESIDENTIAL PLANNING AREA:

THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT THROUGHOUT RESIDENTIAL PLANNING AREAS:

- RESIDENTIAL USES:
 - SINGLE FAMILY RESIDENTIAL UNIT
 - A SECONDARY RESIDENCE IF INCLUDED WITHIN A SEPARATE GARAGE/COACH HOUSE OR INTEGRATED INTO THE MAIN STRUCTURE, IN EITHER CASE THE SECONDARY RESIDENCE SHALL NOT EXCEED 1,000 SQUARE FEET IN SIZE.
- COMMUNITY USES:
 - OPEN SPACE/TRAILS
 - PARKS AND RECREATION FACILITIES
- WATER FACILITIES, WASTEWATER FACILITIES, UTILITIES SERVICE FACILITIES, DRAINAGE FACILITIES
- ARTIFICIAL WATERWAYS AND PONDS.
- GUARDBOUSES AND/OR GATES AT ENTRIES, EXITS, INGRESS/EGRESS POINTS.
- GOLF COURSES AND RELATED FACILITIES
- TEMPORARY SALES OR CONSTRUCTION OFFICES—REFER TO SECTION 22 OF DOUGLAS COUNTY ZONING RESOLUTION AS AMENDED.
- WIND ENERGY CONVERSION SYSTEMS TO A MAXIMUM OF 35'.
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

2. USES PERMITTED BY SPECIAL REVIEW THROUGHOUT PD RESIDENTIAL

THE FOLLOWING USES ARE PERMITTED THROUGHOUT PD RESIDENTIAL, UPON APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE USE BY SPECIAL REVIEW SECTIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- SOLAR COLLECTORS WHICH ARE NOT A PART OF THE PRIMARY STRUCTURE.
- WIND ENERGY CONVERSION SYSTEMS OVER 35' IN HEIGHT.
- UTILITY-MAJOR FACILITY
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

B. SINGLE FAMILY-DETACHED (UP TO A MAXIMUM OF 3.2 UNITS PER ACRE)

PLANNING AREAS ESF-1, ESF-2, ESF-6, ESF-7, ESF-8, SF-1 (SF-1A), (SF-1B), SF-2, SF-3, SF-4

1. PRINCIPAL USES

- THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT:
- RESIDENCE PRINCIPAL—1 SINGLE-FAMILY DWELLING PER LOT (EXCLUDING MOBILE HOME) TEMPORARY—REFER TO SECTION 22 OF DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED
 - OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT.

- A SECONDARY RESIDENCE IF INCLUDED WITHIN A SEPARATE GARAGE/COACH HOUSE OR INTEGRATED INTO THE MAIN STRUCTURE. IN EITHER CASE THE SECONDARY RESIDENCE SHALL NOT EXCEED 1,000 SQUARE FEET IN SIZE.
- DETACHED GARAGES—PRIVATE, LIMITED TO A MAXIMUM SIZE OF 2,000 SQUARE FEET
- HOME OCCUPATIONS—SUBJECT TO REQUIREMENTS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.
- HOUSEHOLD PETS (REFER TO SECTION 24 OF DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED).
- STORM SHELTERS.
- SATELLITE RECEIVING DISHES (AS DEFINED IN THE DESIGN GUIDELINES), EXCLUSIVE OF TOWERS.
- STORAGE—SMALL STRUCTURES (300 SQUARE FEET MAXIMUM).
- SWIMMING POOLS, TENNIS/PADDLE COURTS, BARBECUE PITS, WATER FEATURES AND FOUNTAINS.
- WALLS AND/OR FENCING
- GARDENS.
- PLAY STRUCTURES.
- SECONDARY STRUCTURES NOT EXCEEDING 200 SQUARE FEET—I.E. GAZEBO, SMALL SHEDS, ETC.
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

3. MINIMUM SETBACKS

SINGLE FAMILY LOTS:

STREETS	FEET (MINIMUM)
STREETS	20*
SIDE SETBACKS	10
SIDE SETBACKS	6 FOR PLANNING AREA SF-1B
SIDE SETBACKS	5 FOR PLANNING AREA SF-1A
REAR SETBACKS	15

PLANNING AREA SF-1 ONLY— ALTERNATIVE DEVELOPMENT STANDARDS – IN ORDER TO PROVIDE RIVER CANYON WITH A MORE VARIED, INTERESTING AND FLEXIBLE RESIDENTIAL DEVELOPMENT PATTERN, AND TO ENCOURAGE THE ASSEMBLAGE OF OPEN SPACE FOR MORE SCENIC, PASSIVE AND ACTIVE RECREATIONAL USES TO PRESERVE NATIVE VEGETATION, ALTERNATIVE DEVELOPMENT STANDARDS HAVE BEEN FORMULATED AND ARE SET FORTH BELOW. (DEVELOPMENT SHALL BE IN ACCORDANCE WITH AN APPROVED SITE IMPROVEMENT PLAN PER SECTION 27 OF THE ZONING RESOLUTION, AS AMENDED)

- MINIMUM SETBACKS
 - SETBACK FROM PLANNING AREA BOUNDARY: 15 FEET
 - STREET: 20 FEET*
 - SIDE SETBACK: 0 FEET
 - REAR SETBACK: 15 FEET
- MINIMUM COMMUNITY OPEN SPACE: 20% OF GROSS LAND AREA.

ENCROACHMENTS – REFER TO DOUGLAS COUNTY ZONING RESOLUTION PER SECTION 611, AS AMENDED, EXCEPT AS FOLLOWS. ARCHITECTURAL PROJECTION MAY EXTEND INTO STREET AND REAR SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORT SUCH PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY EXTEND TWO FEET INTO SIDE SETBACKS. DECKS, TRELLISES, AND PORCHES MAY EXTEND UP TO FIVE FEET INTO SETBACKS; HOWEVER, THESE STRUCTURES MAY NOT EXTEND INTO SIDE SETBACKS.

*15 FEET MINIMUM STREET SETBACK FOR RESIDENCES WITH SIDE ENTRY GARAGES. FRONT ENTRY GARAGES THAT DIRECTLY FACE THE STREET MUST NOT PROTRUDE IN FRONT OF THE MAIN STRUCTURE AND SHOULD BE VARIED IN SETBACK TO AVOID CREATING A MONOTONOUS STREETSCAPE.

4. BUILDING HEIGHT

35 FEET MAXIMUM—REFER TO DOUGLAS COUNTY ZONING RESOLUTION – SECTION 612, AS AMENDED, WHERE BUILDINGS ARE PLACED IN HIGH VISIBILITY AREAS AS DETERMINED DURING SKETCH PLAN REVIEW. SPECIFIC AREAS FOR BERMING AND/OR SCREENING SHALL BE IDENTIFIED TO MINIMIZE BUILDING VISIBILITY AS NECESSARY.

C. ATTACHED/ CLUSTER HOUSING (UP TO A MAXIMUM OF 5 UNITS PER ACRE)

PLANNING AREAS AC-1 AND AC-2 AND AC-3

1. PERMITTED USES

THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT:

- SINGLE FAMILY RESIDENCE , SINGLE FAMILY ATTACHED
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT:

- A SECONDARY RESIDENCE IF INCLUDED WITHIN A SEPARATE GARAGE/COACH HOUSE OR INTEGRATED INTO THE MAIN STRUCTURE. IN EITHER CASE THE SECONDARY RESIDENCE SHALL NOT EXCEED 1,000 SQUARE FEET IN SIZE
- DETACHED GARAGES—PRIVATE.
- HOME OCCUPATIONS—SUBJECT TO REQUIREMENTS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS A MENED.
- HOUSEHOLD PETS (REFER TO SECTION 24 OF DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED).
- SATELLITE RECEIVING DISHES AS DEFINED IN THE DESIGN GUIDELINES.
- SWIMMING POOLS, TENNIS/PADDLE COURTS, WATER FEATURES AND FOUNTAINS.
- WALLS AND/OR FENCING.
- PLAY STRUCTURES.
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR

3. MINIMUM SETBACKS

FROM BACK OF WALL, OR BACK OF CURB WHICHEVER IS MORE RESTRICTIVE SIDES (AC-3 ONLY) REAR (AC-3 ONLY) PLANNING AREA BOUNDARY FEMA 100 YEAR FLOODPLAIN	FEET (MINIMUM)
FROM BACK OF WALL, OR BACK OF CURB WHICHEVER IS MORE RESTRICTIVE SIDES (AC-3 ONLY) REAR (AC-3 ONLY) PLANNING AREA BOUNDARY FEMA 100 YEAR FLOODPLAIN	15*
	15* FOR LIVING SPACE OR SIDE LOADED GARAGES
	20 FOR GARAGES FACING STREET
	5 FEET
	15 FEET
	15 FEET
	20 FEET

ENCROACHMENTS— REFER TO DOUGLAS COUNTY ZONING RESOLUTION PER SECTION 814, AS AMENDED, EXCEPT AS FOLLOWS. ARCHITECTURAL PROJECTIONS MAY EXTEND INTO STREET AND REAR SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORT SUCH PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY PROJECT OVER FRONT AND REAR YARD SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORTS SUCH GROUP PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY EXTEND UP TO FIVE FEET INTO STREET SETBACKS; HOWEVER, THESE STRUCTURES MAY NOT EXTEND INTO SIDE SETBACKS.

*5 FEET MINIMUM FROM ALLEY OR COURT; 10 FEET MINIMUM STREET SETBACK FOR RESIDENCES WITH SIDE ENTRY GARAGES. FRONT ENTRY GARAGES THAT DIRECTLY FACE THE STREET MUST NOT PROTRUDE IN FROM THE MAIN STRUCTURE AND SHOULD BE VARIED IN SETBACK TO AVOID CREATING A MONOTONOUS STREETSCAPE.

4. BUILDING HEIGHT

PRINCIPAL BUILDING – 35 FEET MAXIMUM

5. MINIMUM LOT AREA : NONE

6. MINIMUM COMMUNITY OPEN SPACE: 20% OF GROSS LAND AREAS.

D. RECREATION CENTER

ALL USES REFERENCED BELOW SHALL APPLY TO R-1 DENOTED ON THE RIVER CANYON PLANNED DEVELOPMENT PLAN.

1. PRINCIPAL USES

THE FOLLOWING USES SHALL BE ALLOWED UPON THE APPROVAL OF, AND IN ACCORDANCE WITH IMPROVEMENT PLAN, IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- CULTURAL FACILITIES SUCH AS BOTANICAL GARDENS, OUTDOOR AMPHITHEATER OR OTHER SIMILAR FACILITY
- GOLF COURSE AND RELATED FACILITIES
- COMMUNITY USES:
 - OPEN SPACE/TRAILS
 - PARKS AND RECREATION AREAS AND FACILITIES—INDOOR, OUTDOOR, COMMUNITY AND NEIGHBORHOOD
 - LIBRARY
 - DAY CARE CENTERS
 - COMMUNITY CENTER
 - GAZEBO
 - COMMUNITY EVENTS
- WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICE FACILITIES, DRAINAGE FACILITIES
- TEMPORARY SALES OR CONSTRUCTION OFFICES—REFER TO SECTION 22 OF DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.
- HOMEOWNERS ASSOCIATION OR SPECIAL DISTRICT OFFICE
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT.

- PARKING LOTS.
- SATELLITE RECEIVING DISHES (AS DEFINED IN THE DESIGN GUIDELINES), EXCLUSIVE OF TOWERS.
- STORAGE STRUCTURES.
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

3. USES PERMITTED BY SPECIAL REVIEW

THE FOLLOWING USES ARE PERMITTED UPON APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE USE BY SPECIAL REVIEW SECTIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- UTILITY-MAJOR FACILITY
- OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIVISION.

4. MINIMUM SETBACKS

STREETS	FEET (MINIMUM)
STREETS	20
SIDE YARD SETBACK	20

ENCROACHMENTS—REFER TO DOUGLAS COUNTY ZONING RESOLUTION PER SECTION 1113, AS AMENDED, EXCEPTS AS FOLLOWS. ARCHITECTURAL PROJECTS MAY EXTEND INTO STREETS AND REAR SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORT SUCH PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY EXTEND TWO FEET INTO SIDE SETBACKS, DECKS, TRELLISES, AND PORCHES MAY EXTEND UP TO FIVE FEET INTO STREET AND REAR SETBACKS; HOWEVER, THESE STRUCTURES MAY NOT EXTEND INTO SIDE SETBACKS.

5. BUILDING HEIGHT

PRINCIPAL BUILDING—35 FEET MAXIMUM. REFER TO DOUGLAS COUNTY ZONING RESOLUTION – SECTIONS 1114 AS A MENED FOR HEIGHT EXCLUSIONS AND MEASUREMENT OF HEIGHT.

ACCESSORY BUILDINGS—25 FEET MAXIMUM.

6. MINIMUM LOT AREA: NONE

7. PARKING: PER DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

E. NATURAL OPEN SPACES

PLANNING AREAS OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-9, OS-9, OS-10, OS-11, OS-13, OS-14, OS-15, OS-16, OS-17, OS-18, PA-3, PA-8

1. PRINCIPAL USES

THE FOLLOWING USES SHALL BE ALLOWED BY RIGHT UPON THE APPROVAL OF, AND IN ACCORDANCE WITH, A SITE IMPROVEMENT PLAN, IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- OPEN SPACE AND OPEN SPACE EASEMENTS.
- GAZEBO, KIOSK, OR SIMILAR INFORMATION FACILITIES OR IMPROVEMENTS RELATING TO PEN SPACE USES.
- NATIVE LANDSCAPING.
- PEDESTRIAN, EQUESTRIAN, SKI TOURING, NON-MOTORIZED BICYCLE TRAILS, AND TRAILHEADS.
- GOLF COURSE CART PATHS
- PICNIC AREAS
- ARTIFICIAL WATERWAYS AND PONDS.
- H. VIEW OVERLOOKS.
- WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICE FACILITIES, DRAINAGE FACILITIES

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

PREPARED FOR
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NO.	CHANGE	DATE	REVISION RECORD	
			DATE	DESCRIPTION

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DRAWN BY: KF
CHECKED BY: PS

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

3 OF 6

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

DEVELOPMENT STANDARDS (CONT.):

- J. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR
 K. ARCHEOLOGICAL AND PALEONTOLOGICAL RESEARCH AND EXCAVATION
2. USES PERMITTED BY SPECIAL REVIEW

THE FOLLOWING USES ARE PERMITTED UPON APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE USE BY SPECIAL REVIEW SECTIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- A. UTILITY-MAJOR FACILITY
 B. GOLF COURSE
 C. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR

MINIMUM SETBACKS	FEET (MINIMUM)
STREETS	20
SIDE YARD SETBACK	10
REAR	10

ENCROACHMENTS--REFER TO DOUGLAS COUNTY ZONING RESOLUTION PER SECTION 307, AS AMENDED.

4. BUILDING HEIGHT: 25FT

F. GOLF COURSE PLANNING AREAS GC-1, GC-2, GC-3, GC-4, GC-5, GC-6, GC-7, GC-8, GC-9, GC-10, PA-4, PA-6

1. PRINCIPAL USES

THE FOLLOWING USES SHALL BE ALLOWED UPON THE APPROVAL OF, AND IN ACCORDANCE WITH, A SITE IMPROVEMENT PLAN, IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- A. GOLF COURSES, DRIVING RANGES AND RELATED FACILITIES
 B. GOLF COURSE CLUBHOUSES AND CLUBHOUSE AND MAINTENANCE FACILITIES RELATED FACILITIES (INCLUDING, WITHOUT LIMITATION, PRO SHOPS AND RESTAURANTS LOCATED WITHIN THE CLUBHOUSE BUILDING, AND SEPARATE CONCESSION STANDS AND RESTROOM FACILITIES NOT EXCEEDING 800 SQUARE FEET IN SIZE).
 C. SIGNAGE RELATING TO GOLF COURSE USAGE.
 D. OUTDOOR SPORTS FACILITIES, INCLUDING TENNIS AND BASKETBALL.
 E. NATIVE AND ORNAMENTAL LANDSCAPING.
 F. OPEN SPACE AND OPEN SPACE EASEMENTS.
 G. PEDESTRIAN, EQUESTRIAN, SKI TOURING, BICYCLE TRAILS, AND TRAILHEADS.
 H. ARTIFICIAL WATERWAYS AND PONDS.
 I. WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICE FACILITIES, DRAINAGE FACILITIES.
 J. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.
 K. FISHING HUT. (IN PLANNING AREA 4 ONLY)

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT.

- A. PARKING LOTS.
 B. SATELLITE RECEIVING DISHES (AS DEFINED BY THE DESIGN GUIDELINES), EXCLUSIVE OF TOWERS.
 C. STORAGE STRUCTURES.
 D. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

3. USES PERMITTED BY SPECIAL REVIEW

THE FOLLOWING USES ARE PERMITTED UPON APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS IN ACCORDANCE WITH THE USE BY SPECIAL REVIEW SECTIONS OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.

- A. UTILITY-MAJOR FACILITY
 B. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.

MINIMUM SETBACKS	FEET (MINIMUM)
STREET (PRINCIPAL USE)	30
STREET (ACCESSORY USE)	20
SIDE	20
REAR	20

*ENCROACHMENTS--REFER TO DOUGLAS COUNTY ZONING RESOLUTION SECTION 307, AS AMENDED, EXCEPT AS FOLLOWS. ARCHITECTURAL PROJECTIONS MAY EXTEND INTO STREET AND REAR SETBACKS UP TO THREE FEET AND MAY INCLUDE STRUCTURES NECESSARY TO SUPPORT SUCH PROJECTIONS. ARCHITECTURAL PROJECTIONS MAY EXTEND UP TO TWO FEET INTO SIDE SETBACKS. DECKS, TRELLISES, AND PORCHES MAY EXTEND UP TO FIVE FEET INTO STREET AND REAR SETBACKS; HOWEVER, THESE STRUCTURES MAY NOT EXTEND INTO SIDE SETBACKS.

5. BUILDING HEIGHT
 PRINCIPAL BUILDING - 35 FEET. REFER TO DOUGLAS COUNTY ZONING RESOLUTION - SECTIONS 308, AS AMENDED, FOR HEIGHT EXCLUSIONS AND MEASUREMENT OF HEIGHT. ACCESSORY BUILDING - 25.

G. PLANNING AREA 2: ROXBOROUGH PARK GENERAL INDUSTRIAL PLANNING AREA

PLANNING AREA 2 IS A MODIFIED GENERAL INDUSTRIAL ZONING, AND IS INTENDED TO INTERFACE WITH EXISTING GENERAL INDUSTRIAL ZONING LOCATED ALONG THE SOUTHERN BOUNDARY OF PLANNING AREA 2.

1. PRINCIPAL USES

THE FOLLOWING USES SHALL BE ALLOWED UPON THE APPROVAL OF, AND IN ACCORDANCE WITH, A SITE IMPROVEMENT PLAN IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED. DESIGN REVIEW WILL ADDRESS COMPATIBILITY AND AESTHETICS RELATIVE TO ADJACENT RESIDENTIAL AND RECREATIONAL USES.

- A. COMMUNITY USES:
 i. CHURCH
 ii. FIRE STATION
 iii. HOSPITAL
 iv. LIBRARY
 v. OPEN SPACE/TRAILS
 vi. PARK/PLAYGROUND
 vii. RECREATION FACILITY INDOOR/OUTDOOR
 viii. SCHOOL
 ix. SHERIFF STATION
 B. MINI WAREHOUSE-- NO STORAGE OF DANGEROUS OR FLAMMABLE MATERIAL, A NO SALES OR SERVICES FROM ANY UNIT.
 C. GOLF COURSE & APPURTENANT FACILITIES
 D. OFFICE
 1. GENERAL, MEDICAL, DENTAL, PROFESSIONAL, OR GOVERNMENTAL
 2. TEMPORARY (REFER TO SECTION 22 OF THE DCZR)
 E. UTILITY-SERVICE FACILITY
 F. UTILITY-MAJOR FACILITY

2. ACCESSORY USES

- A. STORAGE STRUCTURE
 B. MINIMUM SETBACKS
 MINIMUM SETBACK FROM:
 PA3 STREET GI* HIGH LINE CANAL
 10' 10' 10' 15'
 *THIS PLANNING AREA IS TO BE CONSIDERED GI WHEN DETERMINING APPROPRIATE SETBACKS FOR ADJACENT GENERAL INDUSTRIAL ZONED LAND, PURSUANT TO SECTION 1412 OF THE DOUGLAS COUNTY ZONING RESOLUTION

4. BUILDING HEIGHT: 45'*
 *A MAXIMUM HEIGHT OF 60' SUBJECT TO SECTION 26 VARIANCE AND APPEAL STANDARDS AND PROCEDURES OF THE DCZR

5. LANDSCAPE REQUIREMENTS: REFER TO SECTION 1411 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

6. ENCROACHMENTS: REFER TO SECTION 1413 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

7. FENCING:

- A. ALL PERIMETER FENCING SHALL BE WILDLIFE FRIENDLY EXCEPT WHERE NECESSARY TO MEET REGULATORY REQUIREMENTS ASSOCIATED WITH THE ROXBOROUGH PARK METROPOLITAN DISTRICT WASTEWATER TREATMENT FACILITIES, OR TO MEET OUTDOOR STORAGE SCREENING STANDARDS.
 B. REFER TO SECTION 1415 OF THE DOUGLAS COUNTY ZONING RESOLUTION FOR FENCING STANDARDS.

8. OUTDOOR STORAGE: REFER TO SECTION 1416 OF THE DOUGLAS COUNTY ZONING RESOLUTION.

H. ISOLATED SINGLE FAMILY

PLANNING AREA: PA-5

1. PRINCIPAL USES

- A. ONE SINGLE FAMILY RESIDENCE
 B. ONE TEMPORARY SINGLE FAMILY RESIDENCE (THIS RESIDENCE MUST BE REMOVED WITHIN 120 DAYS OF COMPLETION OF THE NEW RESIDENCE.
 C. KENNELS NOT TO EXCEED 10 ADULT DOGS AND 1000 SQUARE FEET OF ENCLOSED STRUCTURE, IN ACCORDANCE WITH, A SITE IMPROVEMENT PLAN, IN ACCORDANCE WITH SECTION 27 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AS AMENDED.
 D. CLASS 2 HOME OCCUPATION WITH THE FOLLOWING LIMITATIONS STRUCTURE LIMITED TO 3,500 SQ. FT. OUTSIDE STORAGE WILL BE LIMITED TO 300 SQ. FT. AND MUST BE SCREENED FROM ADJACENT USES. NO MORE THAN 3 NONRESIDENT EMPLOYEES
 E. AGRICULTURAL

2. ACCESSORY USES

THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT.

- A. SATELLITE RECEIVING DISHES (AS DEFINED IN THE DESIGN GUIDELINES), EXCLUSIVE OF TOWERS.
 B. A SECONDARY RESIDENCE IF INCLUDED WITHIN A SEPARATE GARAGE/COACH HOUSE OR INTEGRATED INTO THE MAIN STRUCTURE. IN EITHER CASE THE SECONDARY RESIDENCE SHALL NOT EXCEED 1,000 SQUARE FEET IN SIZE.
 C. OTHER USES OF SIMILAR CHARACTER AND IMPACT AS DETERMINED BY THE DOUGLAS COUNTY PLANNING DIRECTOR.
 D. STORAGE --- SMALL STRUCTURES (300 SQUARE FEET MAXIMUM).

3. MINIMUM SETBACKS FOR PRIMARY STRUCTURES

STREET	FEET (MINIMUM)
STREET	20
SIDE	15
REAR	*

*REAR SETBACKS

1. TO BETTER ACCOMMODATE WILDLIFE MOVEMENT AND PRESERVE THE RIPARIAN HABITAT ASSOCIATED WITH THE SOUTH PLATTE RIVER, A SOUTH PLATTE HABITAT CONSERVATION ZONE (SPHCZ) WILL BE ESTABLISHED IN PA 5. NO DISTURBANCE IS ALLOWED IN THE SPHCZ EXCEPT FOR THE REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, WEED CONTROL, MAINTENANCE OF VEGETATION, AND NATIVE LANDSCAPE PLANTINGS.

THIS CONSERVATION ZONE WILL HELP TO MITIGATE THE DAY/NIGHTTIME ACTIVITY ASSOCIATED WITH A PERMANENT RESIDENCE AND THE POTENTIAL PRESENCE OF DOG KENNELS. THE FINAL LOCATION OF THE CONSERVATION ZONE WILL BE DETERMINED AT THE TIME OF FINAL PLAT, AND SHALL BE BASED ON PRESERVING A 150 FOOT BUFFER FROM THE EDGE OF THE SOUTH PLATTE RIVER, OR 50 FEET FROM THE PROPERTY LINE, WHICHEVER IS GREATER, AS DETERMINED BY DOUGLAS COUNTY PLANNING STAFF.

2. ANY KENNEL, AS DEFINED BY SECTION 36 OF THE DOUGLAS COUNTY ZONING RESOLUTION, SHALL BE LOCATED AS CLOSE TO THE ROAD AS POSSIBLE, BUT NO LESS THAN 50 FEET FROM THE SPHCZ LINE. THE FOLLOWING SHALL BE CONSIDERED DURING APPROVAL OF ANY SITE IMPROVEMENT PLANS:

- A. VEGETATIVE SCREENING ALONG THE REAR OF ANY STRUCTURE ADJACENT TO THE CONSERVATION ZONE, INCLUDING THE USE OF DENSE SHRUBS AND TREES.
 B. KENNELS SHOULD BE ARRANGED WITH ANY OPEN AREA ORIENTED TOWARD THE ROAD, AWAY FROM THE RIPARIAN AREA.
 C. NOISE MITIGATION MAY BE REQUIRED AND MAY NECESSITATE MODIFICATION TO ANY PROPOSED STRUCTURES.

3. BUILDING HEIGHT: 35 FEET

I. PROJECT ENTRY

PLANNING AREA: PA-7

1. PRINCIPAL USES
 A. SIGNAGE
 B. GRADING
 C. DRAINAGE FACILITIES

2. SETBACKS: REFER TO SECTION 29 SIGN STANDARDS OF THE DOUGLAS COUNTY ZONING RESOLUTION

J. LANDSCAPE, SCREENING, & FENCING REQUIREMENTS - ALL LAND USE TYPES

1. SPECIFIC DETAILED REVEGETATION TECHNIQUES, PLANT LISTS, AND ADDITIONAL DESIGN CRITERIA WILL BE ADDRESSED WITHIN THE DESIGN GUIDELINES AND CC&RS FOR RIVER CANYON.

2. RETAINING WALLS MAY BE UTILIZED WHERE APPROPRIATE TO REDUCE SLOPE GRADES AS DEFINED IN THE DESIGN GUIDELINES.

3. THE DESIGN GUIDELINES SHALL APPLY TO ALL BUILDINGS WITHIN RIVER CANYON

IX. DEFINITIONS

ALL TERMS NOT DEFINED IN THIS DEVELOPMENT PLAN SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THE DOUGLAS COUNTY ZONING RESOLUTION. WHERE TERMS ARE DEFINED IN BOTH THIS DEVELOPMENT PLAN AND THE DOUGLAS COUNTY ZONING RESOLUTIONS, AS AMENDED, THE DEFINITIONS CONTAINED IN THIS DEVELOPMENT PLAN SHALL CONTROL.

1. DRAINAGE FACILITIES: DRAINAGEWAYS AND STORMWATER STRUCTURES, CONVEYANCES, RETENTION AND DETENTION AREAS AND FACILITIES, AND EASEMENTS FOR ANY OF THE FOREGOING.

2. OPEN SPACE: AS DEFINED BY THE DOUGLAS COUNTY ZONING RESOLUTION AND THE DOUGLAS COUNTY MASTER PLAN, BOTH AS AMENDED.

3. WASTEWATER FACILITIES PUMPS AND PUMP STATIONS, PIPES AND RELATED STRUCTURES, FACILITIES AND EQUIPMENT, AND EASEMENTS FOR ANY OF THE FOREGOING.

4. WATER FACILITIES WATER STORAGE FACILITIES (INCLUDING TANKS, PONDS AND RESERVOIRS), PIPES, AND RELATED STRUCTURES, FACILITIES AND EQUIPMENT, AND EASEMENTS FOR ANY OF THE FOREGOING.

5. UTILITY SERVICE FACILITIES: ANY ELECTRIC DISTRIBUTION LINE, NATURAL GAS DISTRIBUTION PIPELINE, TELEGRAPH/TELEPHONE LINE, CABLE TELEVISION LINE, NEIGHBORHOOD SUBSTATION, GAS REGULATOR/MOTOR STATION, CELL SITE, OR WATER STORAGE/TREATMENT, OR WASTEWATER TREATMENT FACILITY, AND ANY SIMILAR OR RELATED STRUCTURES, FACILITIES AND EQUIPMENT, AND EASEMENTS FOR ANY OF THE FOREGOING.

GOLF COURSE MANAGEMENT PLAN

THE GOLF MANAGEMENT PLAN IS DIVIDED INTO FOUR PRIMARY SECTIONS. THE DOCUMENT IDENTIFIES A SERIES OF DESIGN PRACTICES AND PRINCIPLES AND PROVIDES A FRAMEWORK FOR DECISION MAKING AS IT RELATES TO THE KEY ASPECTS ASSOCIATED WITH DEVELOPING A GOLF COURSE, INCLUDING:
 -SENSITIVE MASTER PLANNING
 -APPROPRIATE GOLF COURSE DESIGN
 -RESPONSIBLE CONSTRUCTION
 -CAREFULLY MONITORED ONGOING MAINTENANCE

THIS DOCUMENT PROVIDES A FRAMEWORK FOR BEST MANAGEMENT PRACTICES AND A COMPREHENSIVE STRATEGY THAT IS APPLICABLE TO OUR PROJECTS. IT IS INTENDED TO ESTABLISH A HIGH LEVEL OF QUALITY AND ENVIRONMENTAL SENSITIVITY. THESE PRINCIPLES ARE INTENDED TO BE HONORED BY EACH CONSULTING TEAM MEMBER, INCLUDING THE PLANNING FIRM, GOLF COURSE ARCHITECTS, ENGINEERS AND CONTRACTORS. THIS INFORMATION WILL BE PROVIDED TO EACH CONSULTANT.

THE PLAN CONSISTS OF FOUR PRIMARY SUBSECTIONS, EACH FOCUSED ON A SPECIFIC ASPECT OF THE DEVELOPMENT OF THE GOLF COURSE. EACH SECTION IDENTIFIES A SERIES OF GENERAL GOALS AND A LIST OF PRINCIPLES AND/OR BEST MANAGEMENT PRACTICES INTENDED TO ACHIEVE THOSE GOALS.

A. MASTER PLANNING THE PROPERTY

MASTER PLANS FOR COMMUNITIES SHOULD BALANCE THE SITING OF HOMES, ROADWAYS AND THE GOLF COURSE WITH THE UNIQUE FEATURES OF THE SITE. OUR GOAL IS TO CREATE HARMONIOUS DEVELOPMENTS THAT ARE PHYSICALLY AND AESTHETICALLY INTEGRATED WITH THE NATURAL FEATURES OF THE SITE.

THE TEAM WILL REQUIRE HIGH QUALITY PHYSICAL AND ENVIRONMENTAL DATA PRIOR TO DEVELOPING THE MASTER PLAN. THIS USUALLY INCLUDES:

- AN ACCURATE SURVEY OF THE PROPERTY
- DIGITAL TOPOGRAPHY FOR THE PROPERTY
- A RECTIFIED ORTHOGRAPHIC PHOTO IN DIGITAL FORM

B. DESIGNING THE GOLF COURSE

THE FOLLOWING PRINCIPLES WILL BE PROVIDED TO THE MASTER PLANNING AND GOLF COURSE DESIGN AS A GUIDE FOR THE DESIGN OF OUR GOLF COURSES. THEY INCLUDE A SERIES OF GENERAL CONCEPTS AND A LIST OF SPECIFIC PRACTICES OR PRINCIPLES UTILIZED TO GUIDE THE DESIGN EFFORT. THE GOAL IS TO DEVELOP WORLD-CLASS GOLF FACILITIES THAT FIT THE LAND AND THE UNIQUE ENVIRONMENTAL FEATURES OF THE SITE.

C. ECOSYSTEM/ NATURAL SYSTEMS EVALUATION

PRIOR TO FINALIZING THE ROUTING PLAN, THE TEAM WILL CONDUCT A DETAILED ANALYSIS TO UNDERSTAND SITE-SPECIFIC ENVIRONMENTAL FEATURES AND RELATIONSHIPS TO OTHER CONNECTED SYSTEMS THAT MAY BE AFFECTED BY THE GOLF COURSE ROUTING.

- ANALYZE DRAINAGE PATTERNS AS THEY RELATE TO GOLF COURSE ROUTING.
- EVALUATE POTENTIAL WETLAND IMPACTS AND WETLAND ENHANCEMENT.
- UNDERSTAND SENSITIVE WILDLIFE HABITAT AND HABITAT ENHANCEMENT OPPORTUNITIES.
- EXPLORE THE POTENTIAL FOR THE GOLF COURSE TO BE UTILIZED AS A WILDLIFE MOVEMENT CORRIDOR.

D. ROUTING REFINEMENT

ONCE A GENERAL CORRIDOR HAS BEEN ESTABLISHED FOR THE GOLF COURSE, THE ROUTING PLAN WILL BE REFINED TO MORE FULLY DELINEATE THE GOLF COURSE STRATEGY AND INTEGRATE THE GOLF COURSE WITH THE SITE'S NATURAL FEATURES.

- MINIMIZE VEGETATION REMOVAL, WHILE ENSURING CORRIDORS WIDE ENOUGH TO ACHIEVE THE STRATEGY AND ENSURE SAFE PLAY.
- PROVIDE BUFFERS FROM SPECIAL HABITAT AREAS.
- MINIMIZE DISTURBANCE TO WETLAND AREAS AND EXPLORE WETLAND AND STREAM CORRIDOR ENHANCEMENTS.
- IDENTIFY PRELIMINARY LOCATIONS FOR RETENTION AND DETENTION PONDS.
- DESIGN RETENTION AND DETENTION FACILITIES TO REDUCE VELOCITIES AND ENHANCE TREATMENT OPPORTUNITIES FOR OFF-SITE RUN-OFF THAT PASSES THROUGH THE GOLF COURSE PROPERTY.
- IDENTIFY EFFECTIVE BUFFERS BETWEEN HABITAT AREAS, STREAMS AND WETLANDS, AND OTHER SENSITIVE AREAS.

E. PREPARATION OF GRADING PLANS

GRADING PLANS WILL BE PREPARED USING THE DIGITAL TOPOGRAPHY WITH TWO-FOOT CONTOUR INTERVALS AND A DIGITAL TOPOGRAPHY FOR REFERENCING VEGETATION OR OTHER SITE FEATURES. THE GRADING PLANS SHOULD BE AS ACCURATE AS POSSIBLE AND MINIMIZE CHANGES AND/OR ADDITIONAL DISRUPTION OF THE SITE DURING CONSTRUCTION.

- GRADING FOR INDIVIDUAL GOLF HOLES WILL FOCUS ON ENSURING THE DESIRED STRATEGY AND PLAYABILITY, WHILE MINIMIZING MASS EARTHWORK, BLASTING AND DISTURBANCE
- ATTEMPT TO BALANCE CUTS AND FILLS ON EACH HOLE TO MINIMIZE HAULING DURING GOLF COURSE CONSTRUCTION.
- WHERE POSSIBLE, MAINTAIN EXISTING DRAINAGE PATTERNS AND INCORPORATE THESE AS HAZARDS IN THE GOLF COURSE DESIGN.

F. VEGETATION REMOVAL & PLACEMENT

FOCUS ON MINIMIZING THE DISTURBANCE TO EXISTING VEGETATION AND ENSURING THAT NEW PLANTINGS ARE CONSISTENT WITH THE EXISTING VEGETATION ON THE PROPERTY

- MINIMIZE THE DISTURBANCE OF NATIVE AREAS.
- WHERE APPROPRIATE, PRESERVE OLDER TREES AND FALLEN TREES TO IMPROVE WILDLIFE HABITAT.
- REPLANT WITH VEGETATION THAT PROVIDES SIMILAR HABITAT AND FORAGE VALUE.
- SELECT GRASSES FOR NATIVE AREAS AND BUFFER STRIPS THAT TRANSITION TO EXISTING VEGETATION.
- SELECT GRASSES DESIGNED TO BLEND WITH THE NATURAL SURROUNDING FOR ROUGH AND TRANSITION AREAS.

G. DRAINAGE DESIGN

DESIGN DRAINAGE SYSTEMS TO MINIMIZE THE POTENTIAL FOR SATURATION OR PONDING ON THE GOLF COURSE ITSELF AND ENSURING THAT DESIGNS FOR OFF-SITE RUN-OFF ARE APPROPRIATELY SIZED THROUGH THE GOLF COURSE. IN ADDITION, UTILIZE NATURAL DRAINAGE FEATURES AS MUCH AS POSSIBLE WITHOUT NEGATIVELY IMPACTING GOLF COURSE STRATEGIES AND PLAYABILITY.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, SAGE DESIGN GROUP APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION

PREPARED FOR
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DRAWN BY: **KF**
 CHECKED BY: **PS**

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
 OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

SHEET TITLE:

SHEET NO. :

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

A MAJOR AMENDMENT TO A PORTION OF PLANNING AREAS OS-1, OS-6, OS-18, AND GC-5 & ALL OF PLANNING AREA OS-12. A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO 648 ACRES - 250 DWELLING UNITS, ZR2024-009

DEVELOPMENT STANDARDS (CONT.):

–PREPARE A MASTER DRAINAGE PLAN THAT IDENTIFIES SPECIFIC OFF–SITE DRAINAGE MOVING ONTO OR THROUGH THE GOLF COURSE.
 –USE NATURAL SWALES OR CHANNELS AND, WHERE POSSIBLE, INCORPORATE NATIVE GRASSES AND ROCK FEATURES TO DECREASE THE WATER'S VELOCITY.
 –MAXIMIZE FILTRATION OPPORTUNITIES WITHIN THE GOLF COURSE AND BUFFER AREAS BY PROVIDING LARGE PERVIOUS AREAS.
 –USE REVERSE GRADING AND SIMILAR TECHNIQUES TO MAINTAIN EFFECTIVE BUFFERS TO WETLAND AREAS AND RIPARIAN ZONES
 –PROMOTE WETLAND ENHANCEMENT AND CREATION WHERE APPROPRIATE

H. IRRIGATION DESIGN

DESIGN AND UTILIZE IRRIGATION SYSTEMS FOCUSED ON THE LATEST TECHNOLOGICAL AND FUNCTIONAL ADVANCES TO ENSURE MAXIMUM FLEXIBILITY AND EFFICIENCY IN OUR IRRIGATION SYSTEMS. IRRIGATION DESIGNERS SHOULD WORK DIRECTLY WITH WATER ENGINEERS, THE GOLF COURSE ARCHITECTS AND PROJECT PLANNERS TO ENSURE THE MOST APPROPRIATE DESIGN SOLUTION.

–UTILIZE ADVANCED IRRIGATION DESIGN TECHNIQUES THAT INCLUDE COMPUTER CONTROLLED SYSTEMS TO ENSURE PRECISE WATER APPLICATION RATES CORRESPONDING TO THE SPECIFIC DEMANDS ASSOCIATED WITH DIFFERENT TURF CONDITIONS.
 –UTILIZE FERTIGATION SYSTEMS INTENDED TO MORE PRECISELY APPLY FERTILIZER AND PESTICIDE AND REDUCE THE TOTAL VOLUME OF APPLICATION AND MOVEMENT.
 –PROMOTE STORM WATER AND RETURN FLOW USE WHEN ENVIRONMENTALLY AND LEGALLY FEASIBLE.
 –PROVIDE SHORT–TERM IRRIGATION OF NATIVE AREAS TO ENSURE ESTABLISHMENT AND MINIMIZE EROSION DURING GROWING

I. DESIGN PRINCIPLES ORIENTED TOWARD LONG–TERM MAINTENANCE

PROPER DESIGN PRINCIPLES CAN HELP REDUCE LONG–TERM MAINTENANCE COSTS AND MINIMIZE ENVIRONMENTAL IMPACTS ASSOCIATED WITH EROSION AND RUN–OFF.
 –MINIMIZE STEEP SLOPES THAT REQUIRE SUBSTANTIAL HAND MOWING AND PROMOTE EROSION
 –INSTALL SUFFICIENT DRAINAGE ON THE COURSE TO MINIMIZE PONDING AND ENSURE THE MOVEMENT OF OFF–SITE FLOWS WITHOUT EROSION,
 –WHERE POSSIBLE, UTILIZE EXISTING DRAINAGE PATTERNS AND PROMOTE THE USE OF NATURAL SWALES.

J. CONSTRUCTION

THE GOAL FOR BUILDING A GOLF COURSE IS TO MAINTAIN AND ENHANCE THE UNIQUE CHARACTERISTICS OF THE SITE AND TO MINIMIZE DISTURBANCE. CREATE A GOLF COURSE THAT FITS INTO THE ENVIRONMENT AND APPEARS AS THOUGH IT HAS EXISTED THERE FOR MANY YEARS.

SENSITIVE CONSTRUCTION OF A GOLF COURSE INCLUDES THREE PRIMARY FACTORS:
 1. A PRE–PLANNING STRATEGY THAT MINIMIZES DISTURBANCE AND EXPOSURE OF OPEN SOIL
 2. A SOIL MANAGEMENT STRATEGY THAT MINIMIZES LOST TOPSOIL
 3. A PRESERVATION PLAN FOR NATIVE PLANT MATERIALS AND A REVEGETATION

K. PRE–CONSTRUCTION PLANNING & SITE PREPARATION

SUCCESSFUL CONSTRUCTION PROJECTS USUALLY INCLUDE A SUBSTANTIAL LEVEL OF PRE–CONSTRUCTION PLANNING THAT ADDRESS THE PROTECTION OF THE EXISTING FEATURES OF THE SITE AND STRATEGIES FOCUSED ON MINIMIZING SOIL EXPOSURE AND REDUCING THE OVERALL PERIOD OF CONSTRUCTION. FOCUS ON FOUR PRIMARY PRE–CONSTRUCTION AND SITE PROTECTION STRATEGIES THAT INCLUDE:

–PREPARATION OF DETAILED EROSION AND SEDIMENT CONTROL PLANS FOR THE GOLF COURSE, THESE PLANS ARE PREPARED ON A HOLE–BY–HOLE BASIS AND ARE INTENDED TO MINIMIZE EROSION AND CAPTURE SEDIMENT ON SITE , THEY INCLUDE:

- A. AN ANALYSIS OF EXISTING DRAINAGE PATTERNS AND CHANGES IN DRAINAGE THAT ARE LIKELY TO OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- B. A MONITORING PLAN THAT ADDRESSES HYDROLOGIC ISSUES AND ENSURES THAT PHYSICAL EROSION AND SEDIMENT CONTROL IMPROVEMENTS ARE MONITORED THROUGHOUT THE CONSTRUCTION PROCESS, AND THE PREPARATION OF THE ENGINEERING PLANS THAT LOCATE PROPOSED BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ON THE SITE.

–SPECIFICALLY LOCATING THE SEDIMENT BASINS, DIKES OR AREAS OF SOIL ROUGHING THAT WOULD HELP TO CONTAIN RUN–OFF AND DECREASE VELOCITIES ENOUGH TO MAINTAIN SEDIMENT ON SITE.
 –LOCATING PHYSICAL BARRIERS SUCH AS SILT FENCES AND STRAW BALES TO DECREASE VELOCITIES AND TRAP SEDIMENTS.
 –SCHEDULING CONSTRUCTION AND GRADING ACTIVITIES TO MINIMIZE THE AMOUNT OF EXPOSED SOIL AT ANY ONE TIME, WHILE ALLOWING FOR EFFICIENT CONSTRUCTION PRACTICES.

L. SOIL MANAGEMENT STRATEGY PREPARATION

PREPARE A SOIL MANAGEMENT STRATEGY FOR THE PROJECT THAT IDENTIFIES THE APPROACH FOR STRIPPING EXISTING TOPSOIL, EXCAVATING ANY AREAS THAT INCLUDE ESPECIALLY DEEP TOPSOIL OR PLATING MATERIAL AND STRATEGIES DESIGNED TO MINIMIZE DISTURBANCE AND COST. RECOGNIZE THAT TOPSOIL IS A UNIQUE RESOURCE AND MUST BE MANAGED AS SUCH DURING THE CONSTRUCTION PROCESS. PRACTICES SHOULD INCLUDE:

–IDENTIFICATION OF PLATING MATERIAL SOURCES ARE INCLUDED AS PART OF THE SOIL MANAGEMENT PLAN AND ARE INTENDED TO MINIMIZE DISTURBANCE AND ENSURE THE TOPSOIL IS NOT USED FOR PRIMARY SHAPING AND/OR PLATING. THESE STRATEGIES ENSURE THAT TOPSOIL IS PLACED MORE EVENLY ON THE COURSE DURING THE REPLACEMENT PROCESS,
 –PREPARATION OF A DETAILED HAUL PLAN DESIGNED TO MINIMIZE THE DISTANCE THE TOPSOIL AND PLATING MATERIAL IS TRANSPORTED IN AN ATTEMPT TO MINIMIZE COSTS AND REDUCE COMPACTION AND DUST.

M. RESTORATION OF NATIVE AREAS

DURING THE CONSTRUCTION PROCESS, THERE ARE TWO PRIMARY GOALS RELATING TO ON–SITE VEGETATION. FIRST, DESIGNS AND CONSTRUCTION PROCEDURES SHOULD BE ORIENTED TOWARD MINIMIZING DISTURBANCE OF ON–SITE EXISTING PLANT MATERIAL. SECOND, REVEGETATION STRATEGIES SHOULD BE INTENDED TO ENHANCE NATIVE PLANTINGS AND RESTORE SUBSTANTIAL PORTIONS OF THE SITE TO MORE NATIVE CONDITIONS. PRACTICES SHOULD INCLUDE:

–PREPARING AND UTILIZING A DETAILED TREE SURVEY DURING THE CONSTRUCTION PROCESS THAT IDENTIFIES SPECIMEN PLANT MATERIAL WHICH WE INTEND TO MAINTAIN UNDISTURBED,
 –IMPLEMENTING PHYSICAL PROTECTION AND CONSTRUCTION PROCEDURES THAT MINIMIZE IMPACTS TO MATURE PLANT MATERIAL IDENTIFIED FOR PRESERVATION INCLUDING FENCING, TREE BARRIERS AND SETBACKS.
 –DETAILED CLEARING LIMITS THAT IMPLEMENT A THREE STAGE PROCESS THAT ALLOWS FOR INCREMENTAL CLEARING AND GRADING INTENDED TO PRESERVE THE MAXIMUM AMOUNT OF VEGETATION AND MINIMIZE EARTHWORK,
 –DETAILED GRASSING AND RE–VEGETATION PLANS THAT IDENTIFY A TRANSITION FROM MAINTAINED GOLF COURSE TURF TO NATIVE AREAS AND INCLUDE A VARIETY OF NATIVE SEED MIXES APPROPRIATE TO THE SITE,
 –UTILIZING TEMPORARY AND/OR SEMI–PERMANENT IRRIGATION SYSTEMS IN NATIVE AREAS INTENDED TO QUICKLY ESTABLISH NATIVE AREAS.

N. ONGOING MAINTENANCE

THE GOAL IS TO HAVE THE COURSE STAFF TRAINED AT THE HIGHEST LEVEL, ENSURING NOT ONLY TOP QUALITY TURF AND CARE OF GOLF COURSE FEATURES, BUT ALSO A FOCUS ON MINIMIZING THE IMPACTS OF FERTILIZERS AND PESTICIDES ON AN ONGOING BASIS.

WORK WITH STAFF TO SET A HIGH STANDARD FOR THE QUALITY OF OUR ONGOING MAINTENANCE PROGRAMS. USE A MANAGEMENT UNIT APPROACH FOR MAINTAINING OUR GOLF COURSES WITH A FOCUS ON FIVE DIFFERENT AREAS, INCLUDING:

- WATER USAGE
- PLANT SELECTION
- FERTILIZATION
- PEST MANAGEMENT
- CHEMICAL AND NUTRIENT PRODUCT HANDLING

REALIZE THAT EACH FACILITY IS UNIQUE AND THAT OUR MANAGEMENT PRACTICES MUST BE ADJUSTED ON A CASE–BY–CASE BASIS. THIS ENSURES THAT THE PRACTICE UTILIZED ON EACH FACILITY RELATES TO THE ENVIRONMENTAL CONDITIONS, WATER SUPPLIES, AND LOCAL GOVERNMENT ENTITIES.

O. WATER USAGE & MANAGEMENT PRACTICES

IDENTIFY WATER SOURCES THAT PROVIDE A LONG–TERM, RELIABLE SUPPLY AND A STRATEGY THAT MINIMIZES OVERALL WATER USAGE. UNDERSTAND THE SEASONAL ISSUES ASSOCIATED WITH WATER SUPPLIES AND HAVE CORRELATED THOSE TO OUR DEMANDS AND APPLICATION RATES, AS A UNIQUE RESOURCE, WATER MUST BE CONSERVED IN ORDER TO ENSURE ITS AVAILABILITY ON A LONG–TERM BASIS. SPECIFIC PRACTICES SHOULD INCLUDE:

–COMPUTERIZED WATER SCHEDULES TIED TO ONSITE CONDITIONS AND MONITORING PLANS WITH A FOCUS ON REDUCING EVAPOTRANSPIRATION AND INCREASING THE EFFECTIVENESS OF FERTILIZERS OR PESTICIDES.
 –EFFECTIVELY UTILIZING THE IRRIGATION DESIGN IN ORDER TO CONTROL WATER FLOW ON A UNIT–BY–UNIT BASIS, MINIMIZING OVER–WATERING,
 –UTILIZING DROUGHT TOLERANT PLANT MATERIAL INCLUDING LARGE AREAS OF NATIVE TURF, NATIVE SHRUB AND INDIGENOUS TREE SPECIES.
 –EXPLORING MULTIPLE WATER SOURCES AND STORAGE STRATEGIES IN AN ATTEMPT TO REDUCE PEAK DEMANDS AND IMPACTS ON GROUND WATER OR SURFACE WATER FLOWS

P. PLANT SECTION

IN THE PLANNING, DESIGN AND ONGOING MAINTENANCE OF THE COURSE, USE A PLANT SELECTION STRATEGY THAT ENSURES PLANT HEALTH, MINIMIZES WATER USE, AND ENHANCES THE NATIVE PLANTINGS OF THE AREA. AS STATED PREVIOUSLY, THE GOAL SHOULD BE TO DEVELOP A GOLF COURSE THAT IS INTEGRATED WITH THE SURROUNDING ENVIRONMENT AND FEELS AS THOUGH IT HAS BEEN THERE FOR MANY YEARS. THE SPECIFIC SELECTION PRACTICES INCLUDE:

–UTILIZING DROUGHT–TOLERANT PLANT MATERIAL WHEN APPROPRIATE, INCLUDING TURF GRASS CULTIVARS,
 –SELECTING AND INTERCEDING WITH DROUGHT–TOLERANT AND PEST–RESISTANT TURF GRASS CULTIVARS.
 –WHEN APPROPRIATE, LEAVING FALLEN VEGETATION IN PLACE AS HABITAT UNLESS IT CREATES AND/OR EXACERBATES PEST MANAGEMENT PROBLEMS.

Q. FERTILIZATION

USE A SOPHISTICATED APPROACH TO MAINTAINING TURF HEALTH THAT INCLUDES A MANAGEMENT UNIT APPROACH TO FERTILIZER APPLICATION. IN ADDITION, HAVE AN ONGOING MONITORING PROGRAM INTENDED TO AVOID OVER–FERTILIZING. THESE TWO STRATEGIES, COMBINED WITH THE OVERALL GOAL OF MINIMIZING RUN–OFF, HELP TO ENSURE THE APPROPRIATE UTILIZATION OF FERTILIZERS ON AN ONGOING BASIS. SPECIFIC PRACTICES SHOULD INCLUDE:

–UTILIZING A MANAGEMENT APPROACH TO FERTILIZER APPLICATION THAT IS BASED ON SPECIFIC SOIL AND VEGETATION TYPES.
 –UTILIZING FERTIGATION SYSTEMS THAT ALLOW FOR MORE SPECIFIC APPLICATIONS AND CONTROLLED DURATIONS.
 –INSURING THAT APPLICATION RATES AND PROGRAMS ARE DESIGNED TO MEET, NOT EXCEED, THE NUTRIENT REQUIREMENTS OF TURF, GRASS, AND OTHER VEGETATION.
 –AN INCREASING FOCUS ON THE USE OF SLOW–RELEASE FERTILIZERS AND APPROPRIATE ORGANIC MATERIAL, IN CONJUNCTION WITH THE FERTIGATION SYSTEM.

R. PEST MANAGEMENT

APPROACHES TO PEST MANAGEMENT IN THE GOLF COURSE INDUSTRY HAVE BEEN RAPIDLY ADVANCING OVER THE PAST SEVERAL YEARS. WE CAN NOW DEVELOP ENVIRONMENTALLY SENSITIVE COMMUNITIES, INCLUDING GOLF COURSES, THAT RESPECT THE ENVIRONMENT AND MINIMIZE LONG–TERM IMPACTS. CREATE AN INTEGRATED PEST MANAGEMENT PROGRAM, COMBINED WITH ONGOING EMPLOYEE TRAINING, ENSURING THAT FACILITIES ARE MAINTAINED USING STATE OF THE ART BEST MANAGEMENT PRACTICES. SPECIFIC RECOMMENDATIONS INCLUDE:

–MAINTAINING THE FACILITY USING A MANAGEMENT UNIT (MU) APPROACH.
 –REGULAR MONITORING OF EACH MANAGEMENT UNIT TO IDENTIFY PROBLEMS, EVALUATE THE CONDITION THAT CAUSED THE PROBLEM AND DEVELOP A RESPONSE THAT INCLUDES DAMAGE LEVEL THRESHOLDS,

REGULARLY EVALUATING EXISTING CONDITIONS (TURF SELECTION, DRAINAGE, MAINTENANCE PRACTICES, ETC.) THAT CAN BE MODIFIED TO MINIMIZE IMPACTS OR ELEVATE THE CONDITIONS OF THE COURSE. EXPANDING NON–CHEMICAL RESPONSES TO PEST CONTROL INCLUDING:

- MODIFYING THE SITE FEATURES TO REDUCE THE SUSCEPTIBILITY TO PESTS
- INTRODUCING NATURAL PEST ENEMIES
- THE USE OF TRAPS AND ATTRACTANT
- MECHANICAL WEEDING AND SUPPORTING COMPETITIVE SPECIES

S. CHEMICAL & NUTRIENT PRODUCT HANDLING

CREATE SAFE ENVIRONMENTS FOR THE HANDLING OF CHEMICALS AND NUTRIENTS AT EACH FACILITY. ULTIMATELY, THIS INCLUDES A TRAINING PROGRAM, SPECIFIC STORAGE PRACTICES AND THE SELECTION OF CHEMICAL AND NUTRIENT PRODUCTS ORIENTED TOWARDS REDUCING HEALTH RISKS. SPECIFIC PRACTICES INCLUDE:

–MINIMIZING THE UNATTENDED RELEASE AND IMPROVING SAFETY CONDITIONS FOR STORAGE AND HANDLING OF ALL PRODUCTS.
 –MAINTAINING A HIGH QUALITY TRAINING PROGRAM FOR BOTH ENGLISH AND NON ENGLISH SPEAKING PERSONNEL.
 –A MANAGEMENT UNIT APPROACH THAT COMBINES TRAINING, SAFE–HANDLING DIRECTIONS AND AN INTENSIVE MONITORING PROGRAM.

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RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT
 OWNERSHIP CERTIFICATION AND GENERAL PROVISIONS

DATE: 5.23.24

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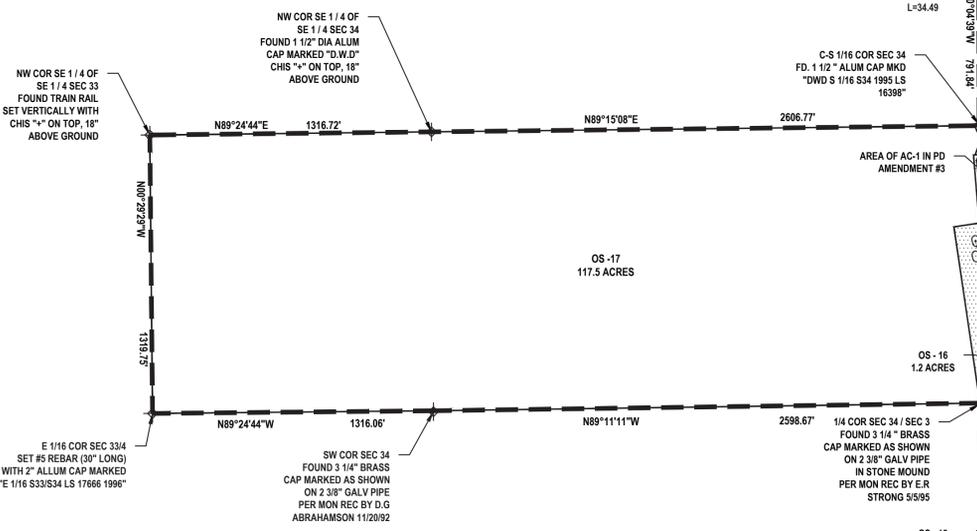
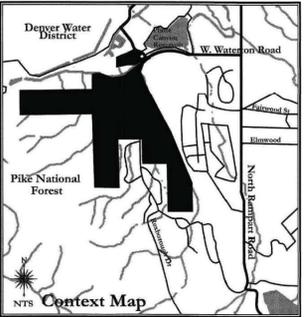
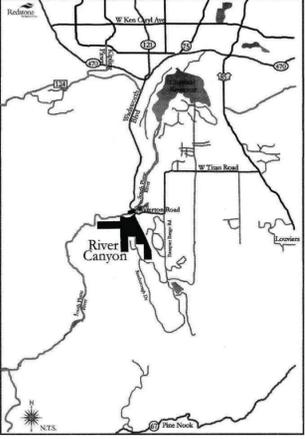
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5 OF 6

RIVER CANYON PLANNED DEVELOPMENT 11TH AMENDMENT

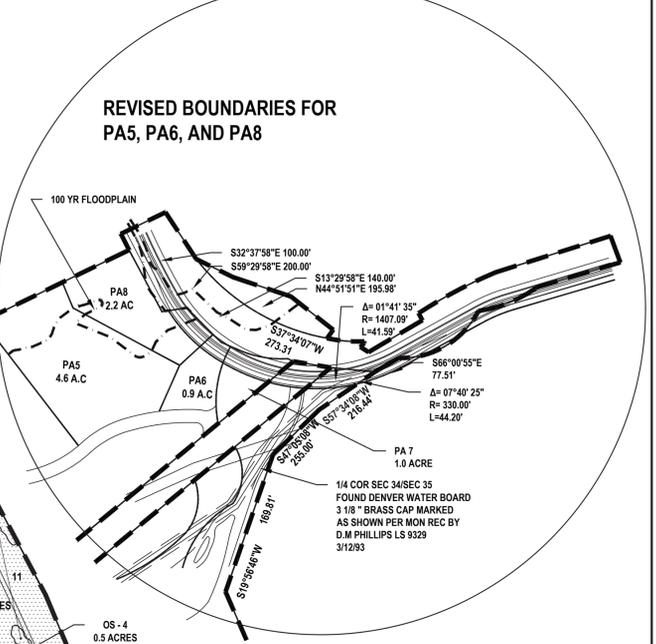
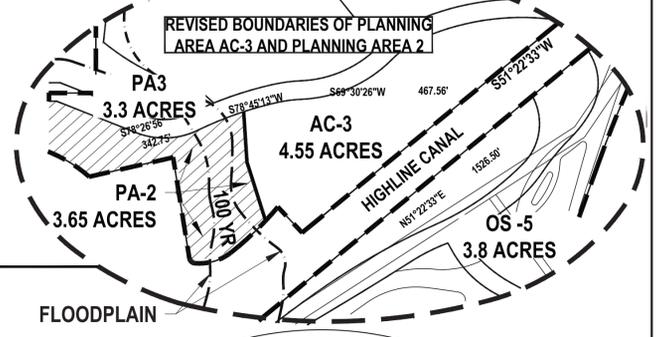
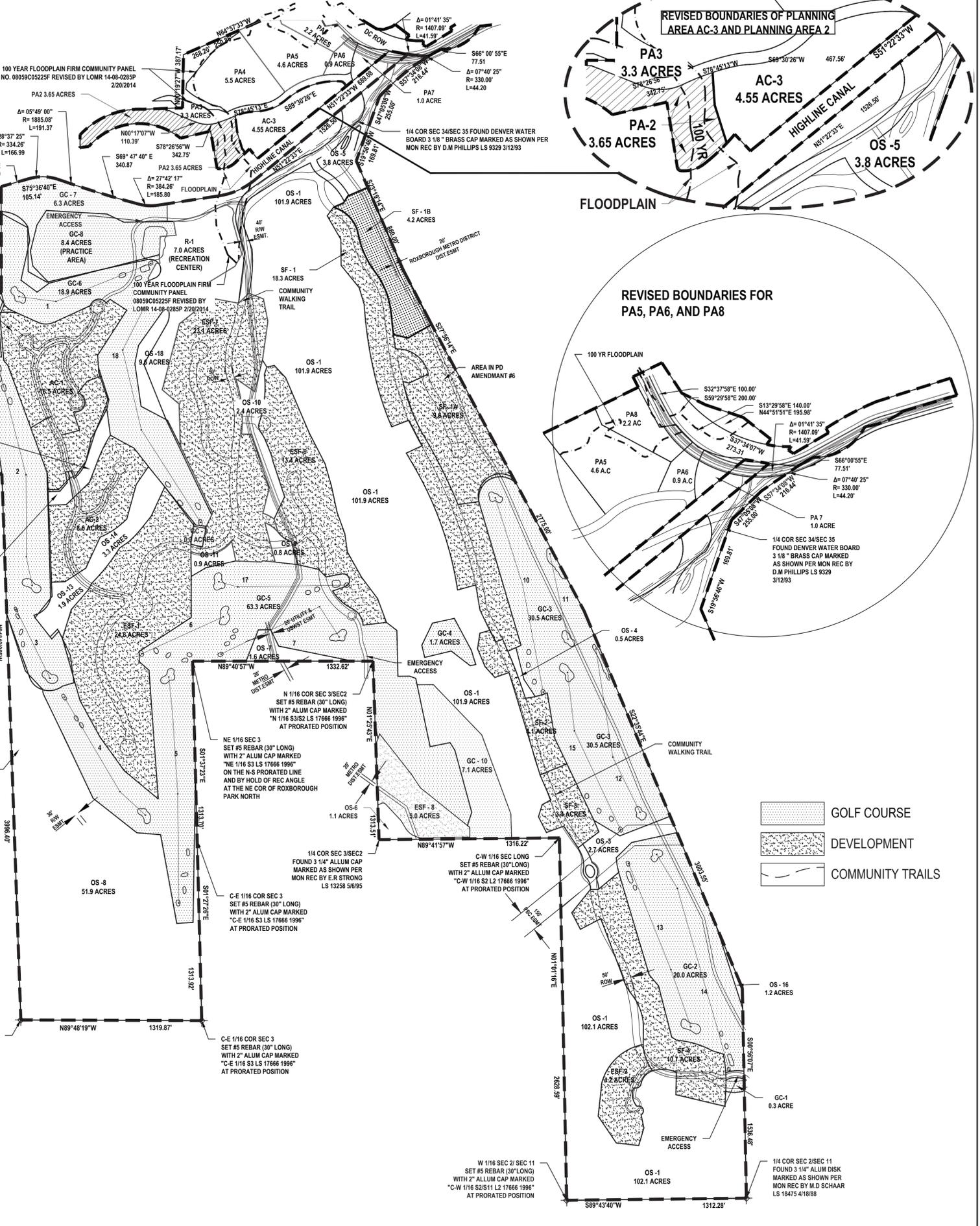
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 COUNTY OF DOUGLAS, STATE OF COLORADO
 648 ACRES - 250 DWELLING UNITS, ZR2024-009

VICINITY MAPS



PLANNING DATA

ESTATE SINGLE FAMILY	ACRES	OPEN SPACE		
ESF-1	24.8	OS-1	101.9	
ESF-2	4.2	OS-2	0.5	
ESF-6	13.4	OS-3	2.7	
ESF-7	23.1	OS-4	0.5	
ESF-8	5	OS-5	3.6	
Total	70.5	OS-6	1.1	
		OS-7	1.6	
		OS-8	51.9	
		OS-9	0.8	
		OS-10	2.4	
		OS-11	0.9	
		OS-13	1.9	
		OS-14	3.3	
		OS-15	0.4	
		OS-16	1.2	
		OS-17	117.5	
		OS-18	9.6	
		PA-3 (DWB OS)	3.3	
		PA-8 (DEDICATED PARK)	2.2	
		TOTAL	307.3	47%
ATTACHED/CLUSTER HOUSING				
AC-1	16.5			
AC-2	8.6			
AC-3	4.55			
Total	29.65			4.50%
TOTAL RESIDENTIAL	155.05			23.90%
		MISCELLANEOUS		
		PA-2 (RPM)	3.65	
		PA-7 (PROJECT ENTRY)	0.8	
		TOTAL	4.45	0.80%
GOLF COURSE				
GC-1	0.3			
GC-2	20			
GC-3	30.5			
GC-4	1.7			
GC-5	63.3			
GC-6	18.9			
GC-7	6.3			
GC-8	8.4			
GC-9	0.3			
GC-10	7.1			
PA-4	5.5			
PA-6	0.9			
TOTAL	163.2			25.19%
RECREATION				
(Club, Tennis, Pool, etc.) R1	7			



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