

## Location and Extent Staff Report

**DATE:** OCTOBER 23, 2024  
**TO:** DOUGLAS COUNTY PLANNING COMMISSION  
**FROM:** MIKE PESICKA, PRINCIPAL PLANNER *MP*  
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER *JB*  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*  
**SUBJECT:** PINERY VILLAGE FILING 1, TRACT C – LOCATION AND EXTENT  
**PROJECT FILE:** LE2024-024

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
PINERY COMMERCIAL METRO DISTRICTS 1 AND 2	CRAIG CAMPBELL
2154 E. COMMONS AVE, STE 2000	385 INVERNESS PKWY, STE 310
CENTENNIAL, CO 80122	ENGLEWOOD, CO 80112

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**PLANNING COMMISSION HEARING:**

**NOVEMBER 4, 2024 @ 6:00 p.m.**

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### I. EXECUTIVE SUMMARY

Pinery Commercial Metro Districts 1 and 2 (PCMD) are requesting approval of a Location and Extent (L & E) to construct a tot lot park along with improvements to an existing Cherry Creek trailhead including additional parking and shade structures. The trailhead will provide 24 parking spaces and keep the existing unmarked parking for cars and trailers. The 1.36-acre site is zoned as part of Planning Area H (Open Space) of the Pinery Planned Development (Pinery PD) and located just west of the intersection of North Pinery Parkway and Pinery Center Boulevard.

### II. REQUEST

#### A. Request

PCMD requests approval of an L & E application for a new tot lot park and other recreational and parking improvements to an existing trailhead which provides access to the Cherry Creek trail.

#### B. Location

The project site is addressed as 6662 N. Pinery Parkway and is located just west of the intersection of N. Pinery Parkway and Pinery Center Boulevard, approximately 1,800 feet west of State Highway 83 and N. Pinery Parkway. The Vicinity Map, Zoning Map,

and Aerial Map, highlighting site location and existing conditions, are in the attachments.

### **C. Project Description**

PCMD is proposing to construct a local park and make improvements to an existing trailhead on 1.36 acres within the Pinery PD. The trailhead will have 24 parking spaces (including 2 accessible spaces), two new shade structures, additional seating areas, and a playground area and equipment utilizing a naturalized design. The existing trailhead has an unpaved circular drive with a shade structure, 2 accessible spaces, and unmarked parking spaces. The trailhead provides access to the Cherry Creek trail which will remain unchanged.

The proposed shade structure in the southwest corner of the site (within Tract C) does not meet the 25-foot rear setback or 15-foot side setback as set forth in the PD. Setbacks would be from the adjacent Tract H, also owned by the district and intended for open space and similar purposes. There is an existing water easement which restricts the ability to move the structure further to the east. Moving the shade structure further to the north would locate it closer to the parking spaces. PCMD would like to provide a greater separation between the spaces and the shade structure.

The proposed project schedule is to complete the L&E application, permitting process, and construction within the next two years.

The proposed uses are allowed within Planning Area (PA) H (Open Space) of the Pinery PD and will fulfill a PD commitment for recreational improvements. Tract F, which was dedicated to Douglas County via the Pinery Village Filing 1 Final Plat for a future school district facility (administrative offices), contains a portion of the existing circular drive for the trailhead. This access will continue to serve the future school site. Douglas County Parks, Trails, and Building Grounds supports the proposed improvements, and the new tot lot and expanded trailhead will be owned and maintained by the Pinery Commercial Metro Districts 1 and 2 as is also required per the Pinery PD commitments.

## **III. CONTEXT**

### **A. Background**

The site was rezoned from Agricultural One (A-1) to Planned Development (PD) with the Board of County Commissioners (Board) approval of the Pinery Planned PD in 1974. The development plan for the western portion of the Pinery PD, located west of State Highway 83, comprised of approximately 1,482 acres, was approved in 1997.

The Pinery PD has, since 1982, anticipated commercial, business, and light industrial uses in the area around the wastewater treatment plant. The 1982 master plan

anticipated 56 acres of retail and 154 acres of business and light industrial uses. By 1987, the plan had been modified to preserve the Cherry Creek floodplain as open space (rather than a golf course as previously anticipated) but continued to depict the land on the west side of the State Highway 83 for commercial and business uses. In 2007, the PD was amended to allow a limited number of residential units south of N. Pinery Parkway. Land dedication requirements for additional school land, a relocated RTD lot, and a dog park were also identified at that time.

The 2007 amendment to the Pinery PD included a commitment for the current owner or developer of Tract C, to construct, own, and maintain park improvements for public use at no cost to Douglas County concurrent with the development of the Pinery Town Center (PA 40-A). Per the 19<sup>th</sup> Amendment to the Pinery PD, the trailhead, tot lot, and dog park were identified. The value of these improvements exceeded the required land dedication for the PD by a significant amount resulting in park dedication credits. The proposed L & E, including existing paved trails that have already been completed by the applicant, meet the intent of the PD requirements in terms of overall scope and estimated costs.

The applicant met with various County agencies including Parks, Trails, and Building Grounds; Engineering; and Planning to evaluate the type of improvements to be placed at the trailhead. Additional parking, shade structures, seating, and a naturalized playground were identified as being most consistent with the existing Cherry Creek trailhead and riparian corridor. The selected improvements are also compatible with future adjacent uses including the planned commercial center and Douglas County School District facility. A dog park was specifically rejected due to its potentially negative environmental impacts on Cherry Creek and the availability of other dog parks within the area.

The Pinery Commercial Metro Districts 1 and 2 were specifically formed to provide public improvements for the commercial uses planned within the Pinery Village plats. The Districts will own and maintain the trailhead and tot lot improvements proposed with the L & E.

**B. Adjacent Land Uses and Zoning**

The following table reflects those zone districts and land uses surrounding the proposal.

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Pinery PD	Pinery Water and Wastewater Facility
<b>South</b>	Pinery PD	Open space, trails, and floodplain
<b>East</b>	Pinery PD	Open space, trails, floodplain, and future school district facility.
<b>West</b>	Pinery PD	Open space, trails, and floodplain

#### **IV. PHYSICAL SITE CHARACTERISTICS**

##### **A. Site Characteristics and Constraints**

The site is bounded on the north by open space and a Pinery Water and Wastewater facility, and open space and trails to the south, east and west. The nearest residential development is the Pinery West subdivision approximately 650 feet to the east. The site consists of an existing unpaved circular drive with several unmarked parking spaces, a shade structure and portable restroom facility, bike fix-it and air station, and parking for trailers, all of which will remain. There are also a few mature pine and shade trees on the site which will remain.

##### **B. Access**

Access to the trailhead is from the terminus of N. Pinery Parkway via a dirt access road within County right-of-way. In addition to the street network, residents may access the park and trailhead via existing trail connections. A similar amount of, or minimal increase in, traffic can be expected for the proposal. Public Works Engineering has reviewed and accepted the traffic letter submitted by the applicant and agrees with the findings in the study. There are no PD commitments for improvements to N. Pinery Parkway or Pinery Center Blvd Road related to the trailhead and park. Improvements are accounted for with the residential and commercial development phases of the PD.

##### **C. Drainage and Erosion**

The applicant is responsible for preparation of any further site-specific engineering plans, which will include a Grading Erosion and Sediment Control (GESC) plan and report, and construction plans specific to the proposed park and trailhead. The applicant submitted a Drainage Conformance Letter that has been reviewed and accepted by Public Works Engineering. In lieu of a detention and water quality pond the applicant is proposing a grass buffer to account for runoff from the parking lot, and infiltration of water from the tot lot through proposed 18-inch thick playground material where it will be collected and drained to existing grade on the adjoining Tract H. Engineering plans must be accepted by Public Works Engineering prior to permits being issued for the proposed improvements.

##### **D. Floodplain**

There is mapped 100-year floodplain on the site. Public Works Engineering has reviewed the application and a floodplain development permit will be required to be submitted for work in the floodplain. . A referral was sent to Mile High Flood District (MHFD) for review. At the writing of this staff report, no response had been received from MHFD.

## **V. PROVISION OF SERVICES**

### **A. Fire Protection**

South Metro Fire Rescue (SMFR) provides firefighting and emergency medical services to the site. At the writing of this staff report, no response had been received from SMFR.

### **B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management had no concerns with this project.

### **C. Water and Sanitation**

The site is within the service area of the Pinery Water and Wastewater District (PWWD). This site will have vault toilets and will not be served by public water and sanitation services. At the writing of this staff report, no response has been received from PWWD.

### **D. Utilities**

Utility service providers include Black Hills Energy for natural gas, CORE for electrical service, and CenturyLink and Comcast for phone and data services. At the writing of the staff report, no response had been received from Black Hills Energy, CenturyLink, Comcast, nor CORE.

### **E. Other Required Processes and Permits**

In addition to the L & E approval, the applicant is responsible for preparation of any further site-specific engineering plans, which will include a GESC plan and report, Phase III drainage report and plans, and other construction plans and permits specific to the proposed facility. Engineering plans must be accepted by Public Works Engineering prior to permits being issued for the proposed improvements. In addition, permits will be required from Building Services for any structures.

## **VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners on September 30, 2024. At the preparation of the staff report, no one from the public had responded to the courtesy notice. Homeowner Associations (HOAs) within a 1-mile radius were notified about the request. The Pinery HOA responded to the referral on October 14, 2024, and stated that the proposed improvements "will be a nice addition for The Pinery community." At the preparation of the staff report, no other HOAs had commented on the proposal.

The referral response requests were sent to required referral agencies on September 30, 2024. Referral responses are due at the conclusion of the referral period on October 14, 2024, or prior to the Planning Commission hearing. Agency responses that have been

received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

**VII. STAFF ASSESSMENT**

Staff has evaluated the application in accordance with Section 32 of the *Douglas County Zoning Resolution*. The applicant has stated that the proposed tot lot park and trail improvements will enhance the quality of life for residents in this area of the County and fulfill a Pinery PD commitment. Should the Planning Commission approve the L & E request, the applicant must obtain all required engineering and building permit approvals through Douglas County prior to construction.

<b>ATTACHMENTS</b>	<b>PAGE</b>
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**LAND USE APPLICATION**

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

<b>OFFICE USE ONLY</b>
PROJECT TITLE: _____
PROJECT NUMBER: _____

**PROJECT TYPE:** Location and Extent Request  
**MARKETING NAME:** Pinery Village  
**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2024-119

**PROJECT SITE:**  
Address: South of N. Pinery Pkwy at the established "Cherry Creek Trail Pinery Trailhead"  
State Parcel Number(s): 2349-103-01-001, 2349-103-01-002, 2349-103-01-003  
Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

**PROPERTY OWNER(S):**  
Name(s): Pinery Commercial Metro Districts 1 and 2  
Address: 2154 E. Commons Ave. Suite 2000 Centennial, CO 80122  
Phone: 303-720-4436  
Email: ccampbell@starwoodland.com

**AUTHORIZED REPRESENTATIVE:** (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

 \_\_\_\_\_ **Applicant Signature**                      9/30/24 \_\_\_\_\_ **Date**



September 25, 2024

Douglas County Planning Department  
Michael Pesicka

Re: Pinery Village Filing 01 Tract C Location and Extent Report

Dear Mr. Pesicka,

We are pleased to submit our application on behalf of Pinery Commercial Metro Districts 1 and 2 for a Location and Extent Request of Tract C located within Filing 01 of the Pinery Village master development. Pursuant to the development requirements outlined in the approved PD, as well as discussions held with the County during the pre-application phase of this request, a .21 acre "tot lot" and other improvements are proposed within Tract C, adjacent to the existing "Cherry Creek Trail Pinery Trailhead". The purpose of this application is to gain approval of planned upgrades for this already-existing public amenity for the benefit of Douglas County residents. As this application pertains to improvements of an existing site, it complies with and further progresses the objectives of the County's Comprehensive Master Plan in "meeting the needs of daily life, ...including recreation". A brief summary of the proposed improvements is as follows:

1. .21 acre mixed-age nature-play playground area containing informal boulder play features as well as timber-construction climbing and balancing structures
2. Redesigned and expanded gravel parking lot containing 24 total spaces, providing both standard and ADA compliant stalls
3. Multiple covered shade structures
  - a. Because Tract C is located directly adjacent to Tract H, which is also intended for open space and public benefit, setbacks normally applied to structures do not apply. Additional constraints posed by the existing water line easement within Tract C, and a desire to place additional shaded seating in close proximity to the existing Cherry Creek Trail contribute to the proposed location of the structure located in the southwest portion of the improvement boundary.
4. Crusher fines and concrete circulation paths
5. Numerous types of seating including picnic tables and multiple styles of benches
6. Native seed
7. Accent landscaping including deciduous, evergreen, and ornamental trees, as well as mulched landscape beds

These improvements will be owned and maintained in perpetuity by the property's Metro District. The following pages of this letter contain all the information required by the Location and Extent Report and outlined in section 3206 of the Douglas County Zoning Resolution.

Sincerely,  
Norris Design

Carl Runge  
Associate





### **3206.01 - COMMUNITY IMPACT REPORT**

It is not expected that this Location and Extent Request will result in any adverse or negative impacts to the surrounding community. This request is for improvements to an existing trailhead and is simply an expansion of activities already occurring there. All substantial features of the existing trailhead including a covered shade structure with picnic tables, a port-a-potty, bike rack, bike fix-it station, trash receptacle, and informational/wayfinding signage shall remain. The addition of a nature-play inspired playground will serve all age ranges and provide users with a variety of features, and bring an additional form of active recreation to this existing public amenity. The redesigned parking lot will provide ample parking to serve both the existing and expanded amenities and there is not expected to be a notable increase in the amount of daily visitors/traffic to this trailhead. ADA-compliant parking and circulation is proposed to maximize the equity of this public amenity and ensure usability by all persons. As this Location and Extent Request is located within the Cherry Creek floodplain, all areas will surface drain to the creek similar to the existing condition. Impervious materials (concrete) are only utilized where necessary to provide ADA-compliant access, thus reducing the amount of additional runoff to the greatest extent possible.

### **3206.02 - DRAINAGE**

The Project is included in the Pinery Village Filing No. 1 Final Drainage Report, prepared by Atwell, dated November 11, 2018. Stormwater runoff from the Project Site will be treated for water quality via a grass buffer before being discharged into the Cherry Creek Floodplain. A Drainage Conformance Letter is included as an attachment to this Report.

### **3206.03 - TRAFFIC**

Based on the proposed improvements, the Project is proposing similar use of the existing trailhead, and thus no increase in vehicular trips is anticipated with the trailhead parking improvements. While there are no defined industry trip generation rates available that are specific to playgrounds of this scale, a playground of this size would be expected to generate only a few additional trips to the site during the peak hours. Based on this assessment, the cumulative traffic impact of this project is anticipated to be negligible and can be effectively accommodated on the existing and future roadway and intersection network.

### **3206.04 - PUBLIC IMPROVEMENTS**

The Project will be installed and maintained by the Pinery Metro District, for use by the public. No guarantee of public improvements is required with this request.

### **3206.05 - ADDITIONAL INFORMATION**

The Project will be constructed in a single phase and construction start is anticipated within the next 2 years. The adjacent property own is the same as the Applicant.

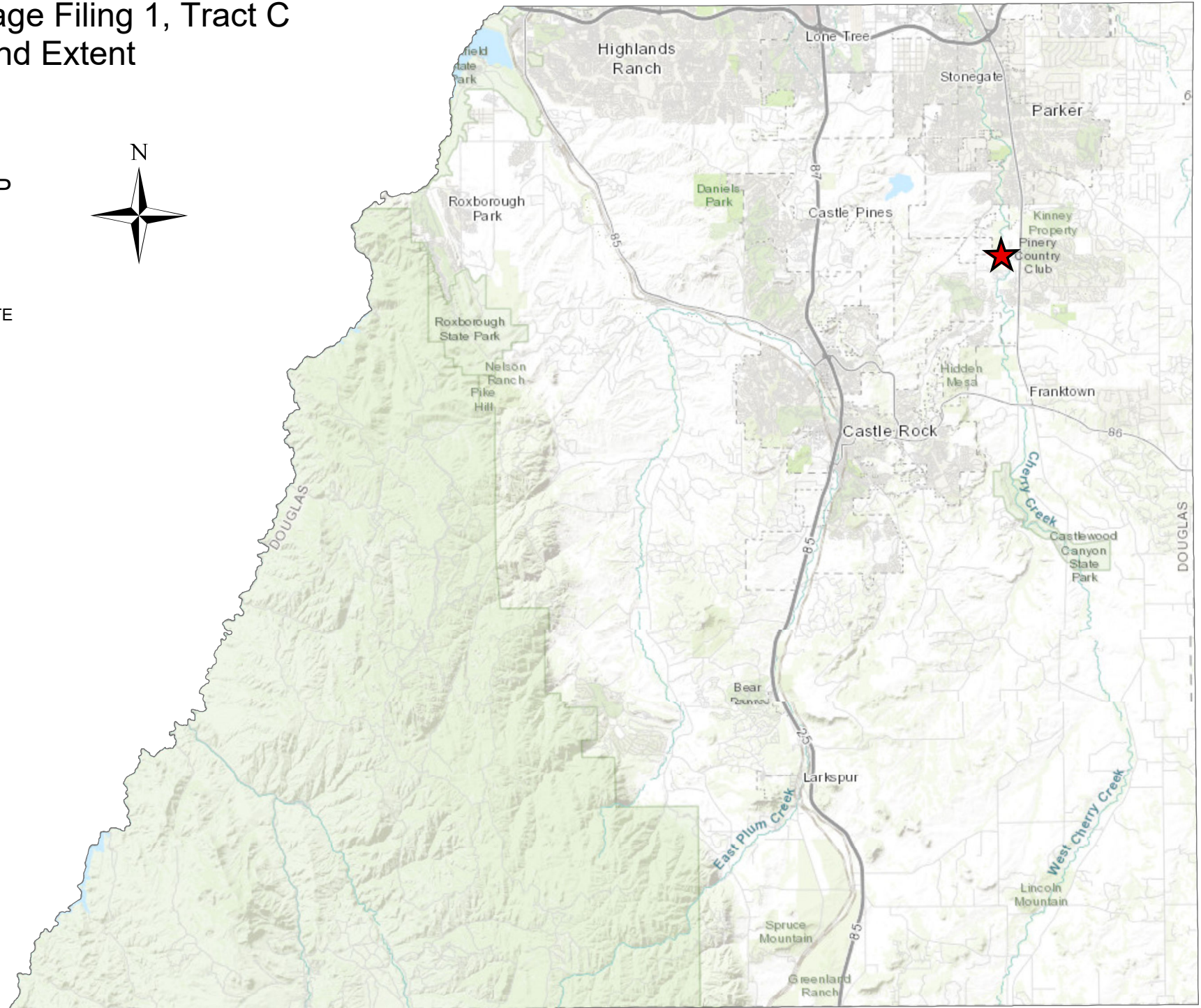
# Pinery Village Filing 1, Tract C Location and Extent

LE2024-024  
VICINITY MAP



## LEGEND

 PROJECT SITE



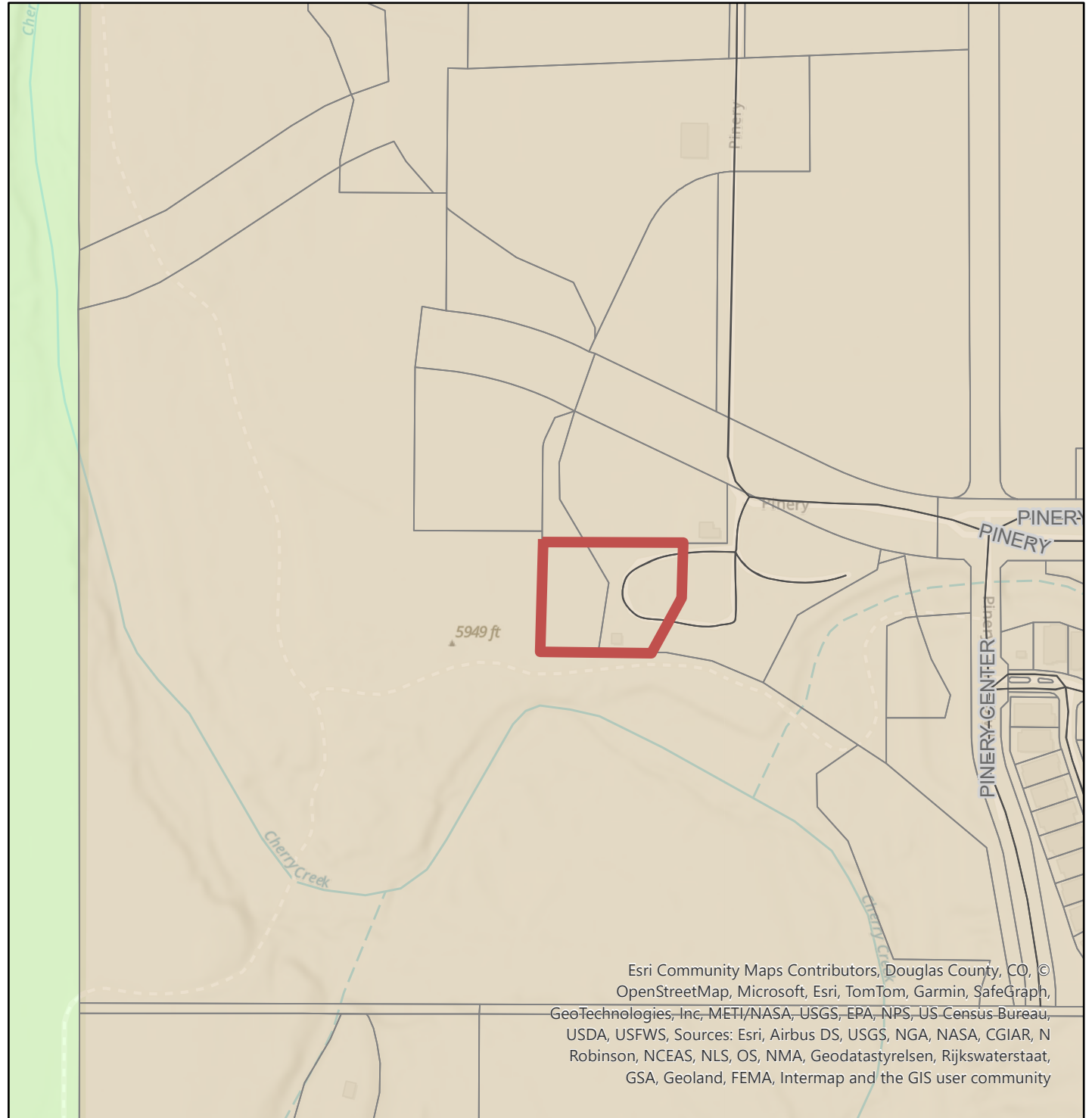
# Pinery Village Filing 1, Tract C, Location and Extent

LE2024-024  
Zoning Map



## LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  PD - PLANNED DEVELOPMENT OS
-  - OPEN SPACE CONSERVATION
-  - PROJECT SITE









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GSA, Geoland, FEMA, Intermap and the GIS user community

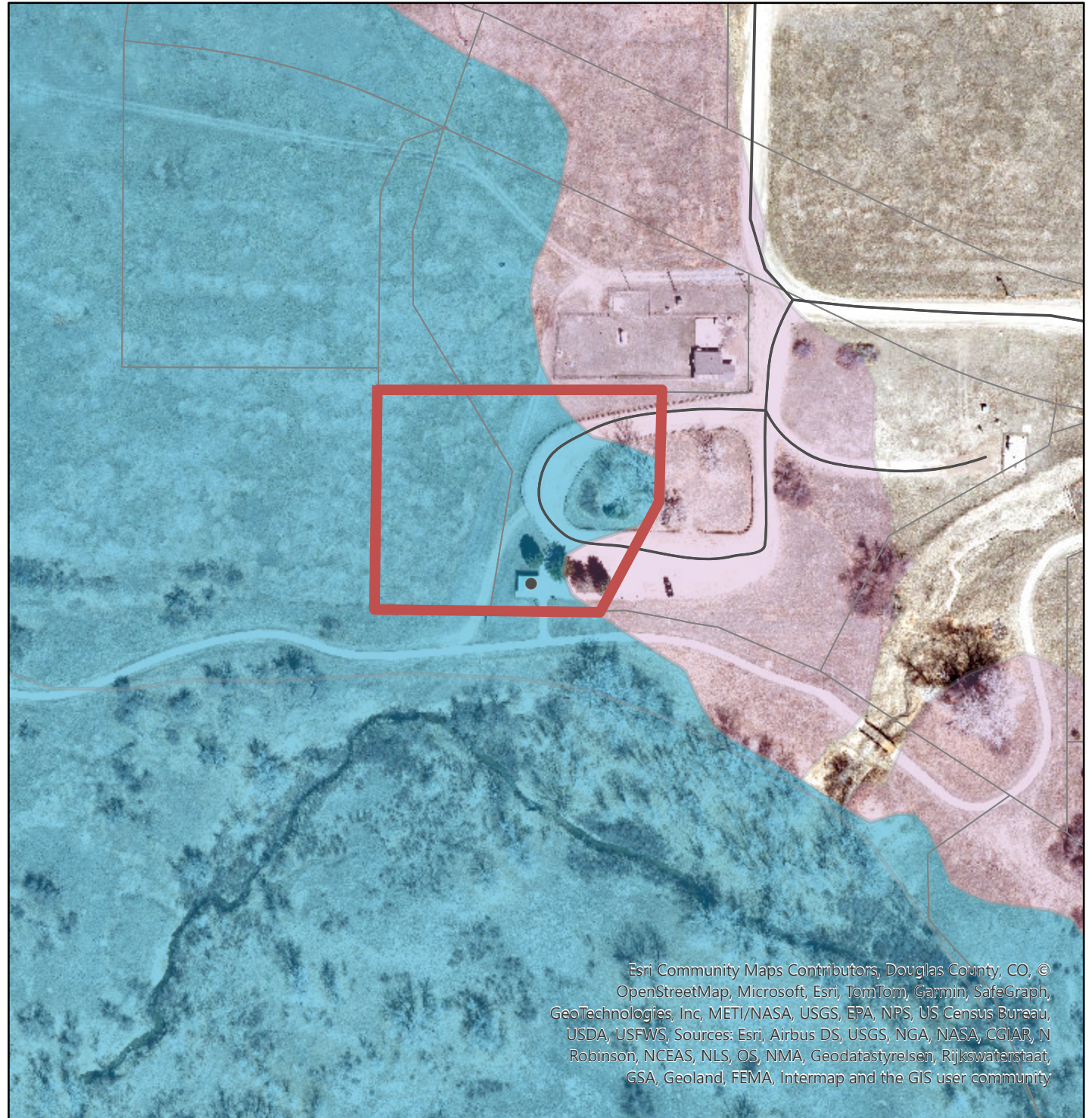
# Pinery Village Filing 1, Tract C Location and Extent

LE2024-024  
Aerial Map



### LEGEND

-  Roads
-  Major Roads
-  1% annual chance of flood (100 year flood).
-  2% annual chance of flood (500 year flood).
-  Parcels - PARCELS
-  Project Site



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**Referral Agency Response Report****Project Name:** Pinery Village Filing 1, Tracts C and H**Project File #:** LE2024-024**Date Sent:** 09/30/2024**Date Due:** 10/14/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	10/01/2024	No Comment:	No Response Required.
AT&T Long Distance - ROW	10/03/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6662 N Pinery Pkwy Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines.	No Response Required.
Black Hills Energy		No Response Received:	No Response Required.
Building Services	10/04/2024	Received: Permit(s) is required for structure(s). Please visit Douglas County's web site for requirements and call 3030-660-7497 if you have questions.	Acknowledged by the applicant. Permits will be submitted for site structures prior to construction and installation.
CenturyLink		No Response Received:	No Response Required.
Cherry Creek Basin Water Quality Authority		No Response Received:	No Response Required.

**Referral Agency Response Report**

**Project Name:** Pinery Village Filing 1, Tracts C and H

**Project File #:** LE2024-024

**Date Sent:** 09/30/2024

**Date Due:** 10/14/2024

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	10/01/2024	<p>Received:</p> <p>The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2024-24, Pinery Village Filing 1, Tract C, Location and Extent have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.</p> <p>If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	Acknowledged by the applicant.

**Referral Agency Response Report**

**Project Name:** Pinery Village Filing 1, Tracts C and H

**Project File #:** LE2024-024

**Date Sent:** 09/30/2024

**Date Due:** 10/14/2024

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	10/11/2024	<p>Received:</p> <p>Due to the proximity of the project within the Cherry Creek floodplain and stream preservation, we have reviewed the proposed plans and drainage report. It appears the development and redevelopment of the site exceeds 1.0 acre, and this project would meet the Tier 3 development and redevelopment definition per Control Regulation 72. Tier 3 projects are subject to MS4 permit requirements. In addition, as mentioned previously, the project is located within the stream preservation area of Cherry Creek. Additional standards and procedures are required for Tier 2 and Tier 3 development and redevelopment in Stream Preservation Areas, which include Cherry Creek Reservoir, all of Cherry Creek State Park, drainage and discharges to the park within 100 feet of the park boundary; lands overlying the Cherry Creek 100-year floodplain; and all lands within the 100-year floodplain of Cherry Creek tributaries, as defined by the Mile High Flood District.</p> <p>Per Control Regulation 72. Additional CM Requirements. For Tier 2 and Tier 3 new development and redevelopment in Stream Preservation Areas, the MS4 permittee must, in addition to meeting all the post-construction CM requirements in section 72.7.2(c)(5) and/or (6), require owners to select and implement CMs that promote filtration and/or infiltration processes to treat the WQCV or meet runoff reduction design standards for all Tier 2 and Tier 3 new development and redevelopment within the Stream Preservation Area.</p>	Acknowledged by the applicant.

**Referral Agency Response Report****Project Name:** Pinery Village Filing 1, Tracts C and H**Project File #:** LE2024-024**Date Sent:** 09/30/2024**Date Due:** 10/14/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (East DC - Dist 549)	10/09/2024	<p>Received:</p> <p>Following is a summary of comments received from Colorado Parks and Wildlife (CPW). For details please reference their letter dated October 9, 2024.</p> <ul style="list-style-type: none"> <li>-CPW would expect a variety of wildlife species to utilize this site on a regular basis. The main concern would be the likely disturbance of nesting bald eagles.</li> <li>-There is an active bald eagle nest within ¼ mile of the proposed site. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including: <ul style="list-style-type: none"> <li>-No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1<sup>st</sup> to July 31<sup>st</sup>.</li> <li>-Landscape buffers.</li> <li>-Motion sensitive lighting for ground structures and equipment before and after construction to reduce nighttime bird attraction and eliminate constant illumination.</li> </ul> </li> </ul>	
Comcast		No Response Received:	No Response Required.
CORE Electric Cooperative	10/14/2024	No Comment:	No Response Required.
Douglas County Health Department	10/14/2024	Received:	No Response Required.
Douglas County Parks and Trails	10/09/2024	<p>Received:</p> <p>Pinery Metro District has indicated they will own and maintain improvements. Parks does not have any concerns with design.</p>	Acknowledged by the applicant.



**Referral Agency Response Report**

**Project Name:** Pinery Village Filing 1, Tracts C and H

**Project File #:** LE2024-024

**Date Sent:** 09/30/2024

**Date Due:** 10/14/2024

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	10/03/2024	<p>Received: Engineering has reviewed this project and have the following concerns and requirements:</p> <p>Location &amp; Extent Comments: Comment #1-Our traffic engineer has reviewed the location &amp; extent report and concur with their analysis. Comment #2-We have reviewed the drainage compliance letter and have no concerns. Comment #3-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&amp;E. Comment #4-The following items will need to be submitted prior to permits being issued for the site:</p> <ul style="list-style-type: none"> <li>-GESC Plans &amp; Report</li> <li>-Construction Plans</li> <li>-Operation &amp; Maintenance Manual (for the grass buffer)</li> </ul>	<p>-Acknowledged by the applicant. -Review fee will be paid. -Required plans, reports, and operation and maintenance manual will be provided prior to submittal of permit applications.</p>
Mile High Flood District	10/08/2024	No Comment:	No Response Required.
Office of Emergency Management	10/01/2024	Received: OEM has no concerns with this project	No Response Required.
Open Space and Natural Resources	10/14/2024	No Comment:	No Response Required.
Pinery Water and Wastewater District		No Response Received:	No Response Required.
Pinery West HOA		No Response Received:	No Response Required.
Pinewood Townhome HOA		No Response Received:	No Response Required.
Sheriff's Office		No Response Received:	No Response Required.
Sheriff's Office E911		No Response Received:	No Response Required.
South Metro Fire Rescue	10/10/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No Response Required.

**Referral Agency Response Report****Project Name:** Pinery Village Filing 1, Tracts C and H**Project File #:** LE2024-024**Date Sent:** 09/30/2024**Date Due:** 10/14/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
The Pinery HOA	10/14/2024	Received: The upgrades of the DC Trailhead will be a nice addition for The Pinery community.	Acknowledged by the applicant.
Town of Castle Rock	10/02/2024	No Comment:	No Response Required.
Town of Parker Development Review		No Response Received:	No Response Required.
Town of Parker Public Works	10/07/2024	No Comment:	No Response Required.
Wildfire Mitigation		No Response Received:	No Response Required.
Xcel Energy-Right of Way & Permits	10/09/2024	Received: Following is a summary of comments received from Xcel Energy. For details please reference their letter dated October 9, 2024. -Please be aware PSCo owns and operates an existing natural gas distribution pipeline within the project area, and requests that this utility is shown on the plan. -Proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths.	The applicant has confirmed that the existing natural gas distribution pipeline is not located within Tract C and will not be affected by the proposed development.

**From:** [annb@cw64.com](mailto:annb@cw64.com)  
**To:** [Michael Pesicka](mailto:Michael.Pesicka@DouglasCountyCO.gov)  
**Cc:** [Pam Choy \(pc2914@att.com\)](mailto:Pam.Choy@att.com); [duanew@cw64.com](mailto:duanew@cw64.com); [jt@cw64.com](mailto:jt@cw64.com)  
**Subject:** 6662 N Pinery Pkwy Franktown, Colorado Douglas County eReferral #LE2024-024  
**Date:** Thursday, October 3, 2024 3:45:32 PM

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Hi Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6662 N Pinery Pkwy Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines.

Ann Barnowski  
Clearwater Consulting Group Inc  
120 9th Avenue South  
Suite 140  
Nampa, ID 83651  
[Annb@cw64.com](mailto:Annb@cw64.com)

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

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

From: [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us) <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
Sent: Monday, September 30, 2024 3:26 PM  
To: [annb@cw64.com](mailto:annb@cw64.com) <[annb@cw64.com](mailto:annb@cw64.com)>  
Subject: Douglas County eReferral (LE2024-024) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

<https://apps.douglas.co.us/planning/projects/Login.aspx>

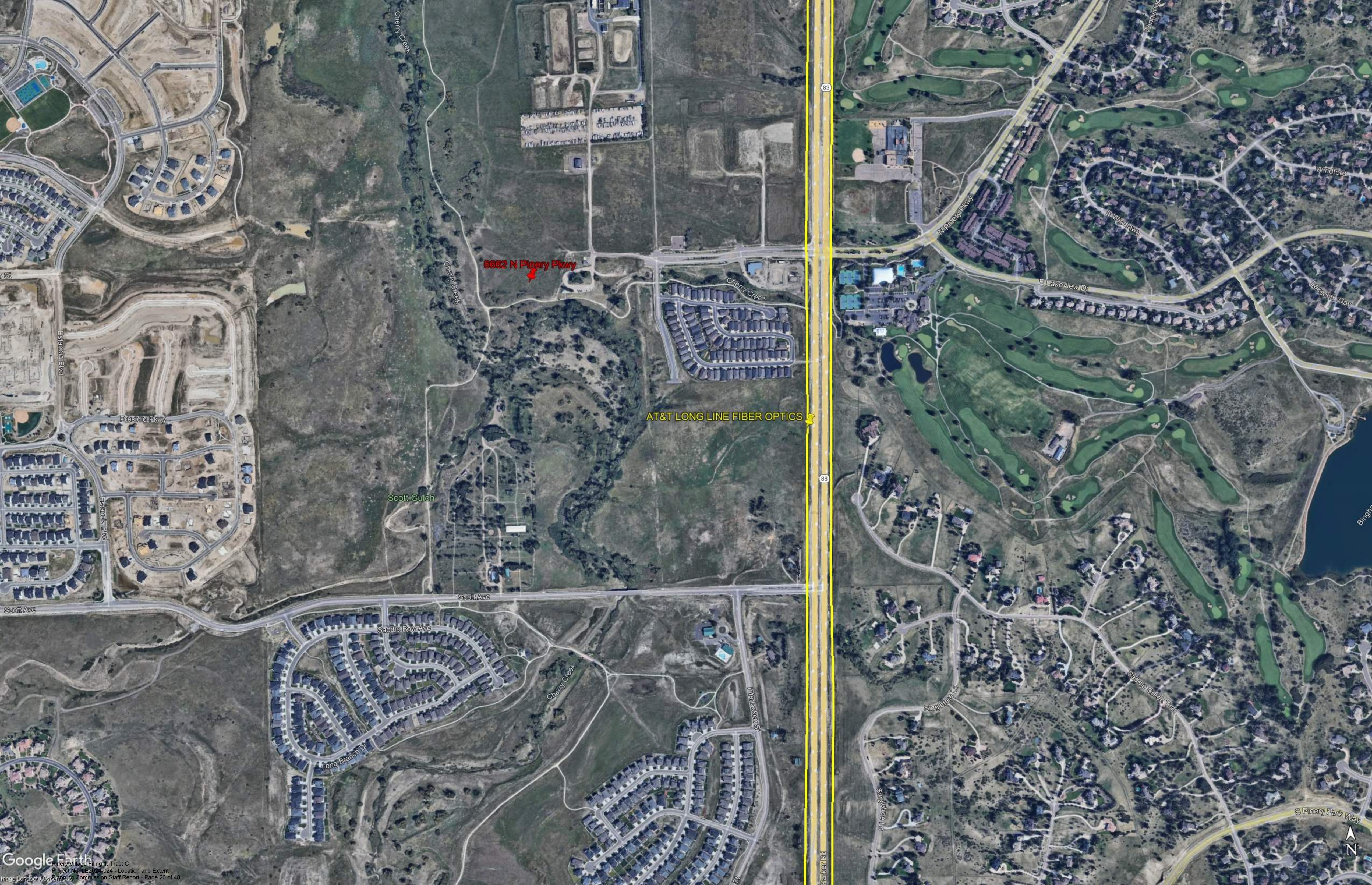
LE2024-024, Pinery Village Filing 1, Tract C, Location and Extent. The applicant, Pinery Commercial Metro Districts (PCMD) 1 and 2, requests approval of a Location and Extent (L & E) to construct a new 0.21-acre tot lot along with improvements to an existing trailhead including but not limited to additional parking and shade structures. The project site is located at 6662 N. Pinery Parkway, Pinery Village Filing 1, Tract C). The new facilities and improvements will be owned and maintained by the PCMD.

This referral will close on Monday, October 14, 2024.

If you have any questions, please contact me.

Sincerely,

Mike Pesicka, Principal Planner  
Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)



6662 N Pinery Pkwy

AT&T LONG LINE FIBER OPTICS



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Northeast Regional Office  
6060 Broadway  
Denver, CO 80216  
P 303.291.7227

October 9, 2024

Mike Pesicka, Principal Planner  
Planning Services  
100 Third Street  
Castle Rock, CO 80104

RE: Pinery Village Filing 1, Tract C, Location and Extent, Project # (LE2024-024)

Dear Mr. Pesicka,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Pinery Village Filing 1, Tract C, Location and Extent. The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado, and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this project.

It is our understanding that this project is to gain approval for upgrades to the already-existing public amenity including the following: expanding the parking lot, adding a .21 acre playground, increasing seating areas and picnic tables, adding landscaping and native seeds. This project is located at 6662 N. Pinery Parkway, within the Pinery Village Filing, Tract C.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, songbirds and raptors. There is also potential for larger mammals, such as deer to visit the site, as the site is located in the overall range for both mule deer and whitetail deer. The main concern would be the likely disturbance of nesting bald eagles.

### Bald Eagles

There is an active bald eagle nest within ¼ mile of the proposed site. Spatial buffers from development and other human activities are a proven management tool to address impacts on breeding activities at raptor nest sites. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including bald eagles. CPW developed these raptor guidelines to assist with compliance with the Federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. To avoid impacts to nesting bald eagles, CPW recommends:



Jeff Davis, Director, Colorado Parks and Wildlife

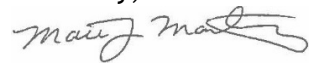
- No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1st to July 31st.

CPW recommends landscape buffers and observing seasonal restrictions to minimize disturbance. To minimize disturbance for all birds, CPW recommends all security lighting for on-ground structures and equipment during and after construction be motion- sensitive, down shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination.

Other raptors and migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If any other active nest is discovered within the development area, CPW recommends that buffer zones around the nest site be implemented during any period of activity that may interfere with the nesting season. This will prevent the intentional or unintentional destruction of an active nest.

Thank you again for the opportunity to comment on the Pinery Village Filing 1, Tract C, Location and Extent. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (303) 291-7132 or [katie.doyle@state.co.us](mailto:katie.doyle@state.co.us).

Sincerely,



Matt Martinez  
Area Wildlife Manager

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

October 3, 2024

Craig Campbell  
Authorized Representative  
TF Pinery West, LP  
8433 Enterprise Circle, Suite 100  
Lakewood Ranch, FL 34202

DV 2024-433

Subj: Pinery Village #1-Tract C – Location & Extent

Dear Craig,

Plan Review Summary:

Submitted to Engineering	-	9/30/24
Comments Sent Out	-	10/3/24

Engineering has reviewed this project and have the following concerns and requirements:

### **Location & Extent Comments**

**Comment #1-**Our traffic engineer has reviewed the location & extent report and concur with their analysis.

**Comment #2-**We have reviewed the drainage compliance letter and have no concerns.

**Comment #3-**The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&E.

**Comment #4-**The following items will need to be submitted prior to permits being issued for the site:

- GESC Plans & Report
- Construction Plans
- Operation & Maintenance Manual (for the grass buffer)

If you have any questions, please give me a call.

Sincerely,



Chuck Smith  
Development Review Engineer

cc: Mike Pesicka, Principal Planner

DV24433



# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

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

Project Name: Location and Extent – Pinery Village Filing 1, Tract C – Pinery Commercial Metro Districts (PCMD) 1 and 2  
Project File #: **LE2024-024**  
S Metro Review # REFSP24-00168  
Review date: October 10, 2024  
Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** The applicant, Pinery Commercial Metro Districts (PCMD) 1 and 2, requests approval of a Location and Extent (L & E) to construct a new 0.21-acre tot lot along with improvements to an existing trailhead including but not limited to additional parking and shade structures. The project site is located at 6662 N. Pinery Parkway, Pinery Village Filing 1, Tract C). The new facilities and improvements will be owned and maintained by the PCMD.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

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



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

October 9, 2024

Douglas County Department of Community Development  
100 Third Street  
Castle Rock, CO 80104

Attn: Mike Pesicka

**Re: Pinery Village Filing 1, Tract C – Case # LE2024-024**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the location and extent for **Pinery Village F1 Tract C**. Please be aware PSCo owns and operates an existing natural gas distribution pipeline within the project area, and requests that this utility is shown on the plan.

Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

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

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

**Referral Agency Response Report****Project Name:** Pinery Village Filing 1, Tracts C and H**Project File #:** LE2024-024**Date Sent:** 09/30/2024**Date Due:** 10/14/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	10/01/2024	No Comment:	Acknowledged.
AT&T Long Distance - ROW	10/03/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6662 N Pinery Pkwy Franktown, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines.	Acknowledged.
Black Hills Energy		No Response Received:	Acknowledged.
Building Services	10/04/2024	Received: Permit(s) is required for structure(s). Please visit Douglas County's web site for requirements and call 3030-660-7497 if you have questions.	Noted, permits will be submitted for site structures prior to construction and installation.
CenturyLink		No Response Received:	Acknowledged.
Cherry Creek Basin Water Quality Authority		No Response Received:	Acknowledged.

**Referral Agency Response Report**

**Project Name:** Pinery Village Filing 1, Tracts C and H

**Project File #:** LE2024-024

**Date Sent:** 09/30/2024

**Date Due:** 10/14/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Cherry Creek Basin Water Quality Authority	10/01/2024	<p>Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2024-24, Pinery Village Filing 1, Tract C, Location and Extent have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	Noted, thank you.

**Referral Agency Response Report**

**Project Name:** Pinery Village Filing 1, Tracts C and H

**Project File #:** LE2024-024

**Date Sent:** 09/30/2024

**Date Due:** 10/14/2024

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	10/11/2024	<p>Received:</p> <p>Due to the proximity of the project within the Cherry Creek floodplain and stream preservation, we have reviewed the proposed plans and drainage report. It appears the development and redevelopment of the site exceeds 1.0 acre, and this project would meet the Tier 3 development and redevelopment definition per Control Regulation 72. Tier 3 projects are subject to MS4 permit requirements. In addition, as mentioned previously, the project is located within the stream preservation area of Cherry Creek. Additional standards and procedures are required for Tier 2 and Tier 3 development and redevelopment in Stream Preservation Areas, which include Cherry Creek Reservoir, all of Cherry Creek State Park, drainage and discharges to the park within 100 feet of the park boundary; lands overlying the Cherry Creek 100-year floodplain; and all lands within the 100-year floodplain of Cherry Creek tributaries, as defined by the Mile High Flood District.</p> <p>Per Control Regulation 72. Additional CM Requirements. For Tier 2 and Tier 3 new development and redevelopment in Stream Preservation Areas, the MS4 permittee must, in addition to meeting all the post-construction CM requirements in section 72.7.2(c)(5) and/or (6), require owners to select and implement CMs that promote filtration and/or infiltration processes to treat the WQCV or meet runoff reduction design standards for all Tier 2 and Tier 3 new development and redevelopment within the Stream Preservation Area.</p>	Noted, thank you.

**Referral Agency Response Report**

**Project Name:** Pinery Village Filing 1, Tracts C and H

**Project File #:** LE2024-024

**Date Sent:** 09/30/2024

**Date Due:** 10/14/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (East DC - Dist 549)	10/09/2024	<p>Received:                      Following is a summary of comments received from Colorado Parks and Wildlife (CPW). For details please reference their letter dated October 9, 2024.</p> <ul style="list-style-type: none"> <li>-CPW would expect a variety of wildlife species to utilize this site on a regular basis. The main concern would be the likely disturbance of nesting bald eagles.</li> <li>-There is an active bald eagle nest within ¼ mile of the proposed site. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including:</li> <li>-No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1<sup>st</sup> to July 31<sup>st</sup>.</li> <li>-Landscape buffers.</li> <li>-Motion sensitive lighting for ground structures and equipment before and after construction to reduce nighttime bird attraction and eliminate constant illumination.</li> </ul>	Noted, thank you.
Comcast		No Response Received:	Acknowledged.
CORE Electric Cooperative	10/14/2024	No Comment:	Acknowledged.
Douglas County Health Department	10/14/2024	Received:	Acknowledged.
Douglas County Parks and Trails	10/09/2024	<p>Received:                      Pinery Metro District has indicated they will own and maintain improvements. Parks does not have any concerns with design.</p>	Acknowledged.

**Referral Agency Response Report**

**Project Name:** Pinery Village Filing 1, Tracts C and H

**Project File #:** LE2024-024

**Date Sent:** 09/30/2024

**Date Due:** 10/14/2024

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	10/03/2024	<p>Received: Engineering has reviewed this project and have the following concerns and requirements:</p> <p>Location &amp; Extent Comments: Comment #1-Our traffic engineer has reviewed the location &amp; extent report and concur with their analysis. Comment #2-We have reviewed the drainage compliance letter and have no concerns. Comment #3-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&amp;E. Comment #4-The following items will need to be submitted prior to permits being issued for the site:</p> <ul style="list-style-type: none"> <li>-GESC Plans &amp; Report</li> <li>-Construction Plans</li> <li>-Operation &amp; Maintenance Manual (for the grass buffer)</li> </ul>	<ol style="list-style-type: none"> <li>1. Noted, thank you.</li> <li>2. Noted, thank you.</li> <li>3. Noted, review fee will be paid prior to approval.</li> <li>4. Noted, required plans, reports, and operation and maintenance manual will be provided prior to submittal of permit application(s).</li> </ol>
Mile High Flood District	10/08/2024	No Comment:	Acknowledged.
Office of Emergency Management	10/01/2024	Received: OEM has no concerns with this project	Acknowledged.
Open Space and Natural Resources	10/14/2024	No Comment:	Acknowledged.
Pinery Water and Wastewater District		No Response Received:	Acknowledged.
Pinery West HOA		No Response Received:	Acknowledged.
Pinewood Townhome HOA		No Response Received:	Acknowledged.
Sheriff's Office		No Response Received:	Acknowledged.
Sheriff's Office E911		No Response Received:	Acknowledged.
South Metro Fire Rescue	10/10/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	Acknowledged.

**Referral Agency Response Report**

**Project Name:** Pinery Village Filing 1, Tracts C and H

**Project File #:** LE2024-024

**Date Sent:** 09/30/2024

**Date Due:** 10/14/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
The Pinery HOA	10/14/2024	Received: The upgrades of the DC Trailhead will be a nice addition for The Pinery community.	Acknowledged.
Town of Castle Rock	10/02/2024	No Comment:	Acknowledged.
Town of Parker Development Review		No Response Received:	Acknowledged.
Town of Parker Public Works	10/07/2024	No Comment:	Acknowledged.
Wildfire Mitigation		No Response Received:	Acknowledged.
Xcel Energy-Right of Way & Permits	10/09/2024	Received: Following is a summary of comments received from Xcel Energy. For details please reference their letter dated October 9, 2024. -Please be aware PSCo owns and operates an existing natural gas distribution pipeline within the project area, and requests that this utility is shown on the plan. -Proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths.	It has been confirmed that existing natural gas distribution pipeline is not located within Tract C and will not be affected by proposed development improvements.



**MEMORANDUM**

**To:** Douglas County Development Review

**From:** Steve Tuttle, PE, PTOE

**Date:** September 24, 2024

**Project:** Pinery Village Trailhead & Playground Concept

**Subject:** Location and Extents Traffic Narrative

The Fox Tuttle Transportation Group has completed a review of the proposed Pinery Village Trailhead and Playground Concept plan. The project is located in Tract C and Tract H area of the Pinery Village development along N. Pinery Parkway approximately 1/3<sup>rd</sup> mile west of Parker Road (SH 83). The project, as a requirement as part of the Pinery Village Filing No.1 Subdivision Improvements Agreement (SIA), is proposing to improve the existing Cherry Creek Trail Pinery Trailhead with reconfigured trailhead parking and playground improvements. Per Douglas County requirements, a traffic narrative or study describing the transportation network and establishing the availability and adequacy of the system is required with the Location and Extents submittal. This letter provides this narrative and assessment.

The project proposes to improve the existing trailhead site with improved parking, a playground (0.21-acres), and improved landscaping. The site currently has vehicular and bicycle parking and trailhead shelters. The existing bike parking and shelters will be removed. The new parking configuration will accommodate 24 vehicular spaces. The existing travel parking area does not have marked spaces, other than for ADA parking, and thus a specific comparison of the number of spaces from existing to proposed is difficult to determine. Based on a review of the site, the existing parking area appears to provide roughly 12-14 head in spaces plus approximately 10-12 parallel spaces along the circular driveway. Thus, the proposed total parking accommodations is similar in total parking numbers.

Based on the proposed improvements, the site is proposing similar use of the existing trailhead, and thus no increase in vehicular trips is anticipated with the trailhead parking improvements. While there are no defined industry trip generation rates available that are specific to playgrounds of this scale, in our experience a playground of this size would be expected to generate only a few additional trips to the site during the peak hours. Based on this assessment, the cumulative traffic impact of this project is anticipated to negligible and can be effectively accommodated on the existing and future roadway and intersection network.

/SGT

September 26, 2024

Mr. Chuck Smith  
Douglas County Department of Community Development  
Engineering Services Division  
100 Third Street  
Castle Rock, CO 80104

**Re: Pinery Village Filing No. 1 – Tract C Locations and Extents  
Drainage Conformance Letter**

Dear Mr. Smith:

This letter addresses the drainage conformance for Tract C of Pinery Village Filing No. 1. The proposed improvements are located within Drainage Basin C-2 as detailed in the Pinery Village Filing No. 1 Final Drainage Report, prepared by Atwell, dated November 11, 2018.

### **Basin OS-2**

Basin OS-2 is located south of Detention Pond C (South) and consists of approximately 13.53 acres of open space. Basin OS-2 sheet flows to the west and discharges directly into Cherry Creek. A majority of Basin OS-2 is located with the Cherry Creek 100-year floodplain.

Tract C consists of 1.36 acres located entirely within Basin OS-2 and consists of an existing trailhead and a portion of an existing gravel parking lot for the trailhead. In the Final Drainage Report, Basin OS-2 assumed an imperviousness of 4.0% for the entire basin. An analysis of the undeveloped Tract C area yields and imperviousness of 20.6%.

The proposed Site improvements for Tract C include a new proposed gravel parking lot, sidewalks to the existing trailhead, and a proposed playground area and shade structure which yields an imperviousness of 36.1%. Refer to the attached calculations and Drainage Map for detailed information. Runoff from the Site generally sheet flows to the western end of the proposed parking lot. Due to the increase in imperviousness, a grass buffer is being constructed at the northwest corner of the proposed gravel parking lot to treat the runoff flowing west towards Cherry Creek. Runoff within the proposed playground area will infiltrate through the proposed 18-inch thick playground material where it will be collected into an underdrain system. The underdrain system will discharge the flows via an 8-inch storm sewer to existing grade in Tract H.

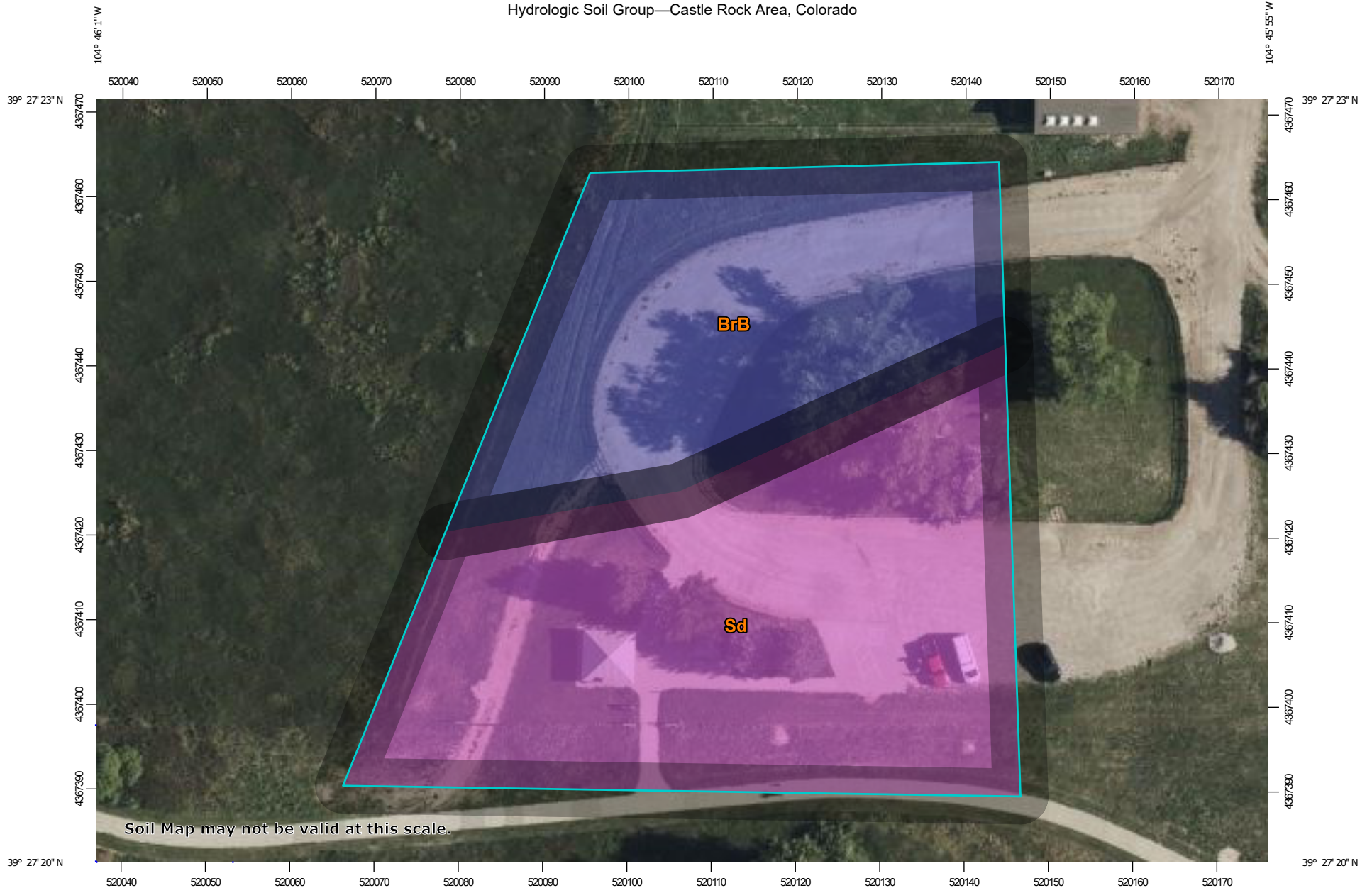
The development of the Tract C improvements will not negatively impact the existing drainage system and is therefore in conformance with the Final Drainage Report.

Sincerely,

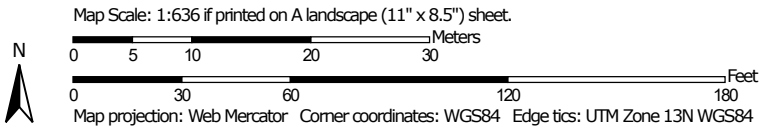


Mark D. Cevaal, PE  
Sr. Project Manager

































Hydrologic Soil Group—Castle Rock Area, Colorado



Soil Map may not be valid at this scale.



### MAP LEGEND

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

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.  
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

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

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

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

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

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	B	0.5	39.8%
Sd	Sandy alluvial land	A	0.7	60.2%
<b>Totals for Area of Interest</b>			<b>1.2</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

*Aggregation Method:* Dominant Condition





**SF-1  
RUNOFF COEFFICIENTS - DEVELOPED**

PROJECT NAME: Pinery Village Tract C  
 PROJECT NUMBER: 20003.000  
 CALCULATED BY: WPC  
 CHECKED BY: WPC

DATE: 9/19/2024

LAND USE:	Asphalt/Walks/ Concrete/Roofs	Disturbed Landscape	Undisturbed Landscape	Gravel	Playground
	<u>Area</u>	<u>Area</u>	<u>Area</u>	<u>Area</u>	<u>Area</u>
IMPERVIOUS %	95%	20%	5%	60%	30%

**OVERALL SITE STUDY AREA**

DESIGN BASIN	DESIGN POINT	(AC)	(AC)	(AC)	(AC)	(AC)	TOTAL AREA (AC)	Cd(2)	Cd(5)	Cd(10)	Cd(100)	Impervious %
OS-2A	OS-2A	0.05	0.44	0.03	0.36		0.88	0.29	0.31	0.38	0.61	40.0%
OS-2B	OS-2B	0.01				0.12	0.13	0.25	0.27	0.34	0.59	35.0%
OS-2C	OS-2C	0.02	0.13				0.15	0.21	0.23	0.30	0.57	30.0%
OS-2D	OS-2D		0.15				0.15	0.13	0.15	0.22	0.52	20.0%
OS-2A BASINS		0.08	0.72	0.03	0.36	0.12	1.31	0.26	0.28	0.35	0.60	36.1%
		6.1%	54.8%	2.5%	27.4%	9.1%	100.0%					
EX. OS-2A	EX. OS-2A	0.02		0.57	0.29		0.88	0.17	0.19	0.26	0.54	25.2%
EX. OS-2B	EX. OS-2B			0.13			0.13	0.03	0.03	0.10	0.45	5.0%
EX. OS-2C	EX. OS-2C	0.03		0.12			0.15	0.15	0.17	0.24	0.53	23.0%
EX. OS-2D	EX. OS-2D			0.15			0.15	0.03	0.03	0.10	0.45	5.0%
OS-2A BASINS		0.05	0.00	0.97	0.29	0.00	1.31	0.13	0.15	0.22	0.52	20.6%
		3.8%	0.0%	74.0%	22.1%	0.0%	100.0%					



**STANDARD FORM SF-2 - DEVELOPED**  
**Time of Concentration**

PROJECT NAME: Pinery Village Tract C  
 PROJECT NUMBER: 20003  
 CALCULATED BY: WPC  
 CHECKED BY: WPC

DATE: 9/19/2024

SUB-BASIN DATA			INITIAL TIME (T <sub>i</sub> )			TRAVEL TIME (T <sub>t</sub> )						t <sub>c</sub> CHECK (URBANIZED BASINS)			FINAL t <sub>c</sub>		
DESIGN BASIN (1)	AREA Ac (2)	C5 (3)	LENGTH Ft* (4)	SLOPE % (5)	T <sub>i</sub> Min. (6)	LENGTH Ft. (7)	SLOPE % (8)	C <sub>v</sub> (9)	Land Surface (10)	VEL fps (11)	T <sub>t</sub> Min. (12)	COMP. t <sub>c</sub> (13)	TOTAL LENGTH (14)	T <sub>c</sub> = $\frac{L_t}{180} + 10$ (15)	Min.	C2	C100
OS-2A	0.88	0.61	180	1.6%	10.2	1	2.0%	10.0	Nearly Bare Ground	1.4	0.0	10.2	181	11.0	10.2	0.29	0.61
OS-2B	0.13	0.34	30	1.0%	7.6	1	2.0%	10.0	Nearly Bare Ground	1.4	0.0	7.6	31	10.2	7.6	0.25	0.59
OS-2C	0.15	0.30	45	1.8%	8.1	1	2.0%	7.0	Short Pasture/Lawn	1.0	0.0	8.1	46	10.3	8.1	0.21	0.57
OS-2D	0.15	0.22	60	1.0%	12.5	1	2.0%	7.0	Short Pasture/Lawn	1.0	0.0	12.5	61	10.3	12.5	0.13	0.52
EX. OS-2A	0.88	0.54	200	1.3%	13.2	1	2.0%	7.0	Short Pasture/Lawn	1.0	0.0	13.2	201	11.1	13.2	0.17	0.54
EX. OS-2B	0.13	0.45	90	1.1%	11.0	1	2.0%	7.0	Short Pasture/Lawn	1.0	0.0	11.0	91	10.5	11.0	0.03	0.45
EX. OS-2C	0.15	53.4%	45	1.8%	5.7	1	2.0%	7.0	Short Pasture/Lawn	1.0	0.0	5.7	46	10.3	5.7	0.15	0.53
EX. OS-2D	0.15	45.0%	60	1.0%	9.2	1	2.0%	7.0	Short Pasture/Lawn	1.0	0.0	9.3	61	10.3	9.3	0.03	0.45

\* L = 500' max for non-urban land uses and 300' max for urban land uses

Table RO-2—Conveyance Coefficient, C<sub>v</sub>

Type of Land Surface	Conveyance Coefficient, C <sub>v</sub>
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

$$T_i = \frac{0.395(1.1-C)L^{1/2}}{S^{1/3}}$$

$$T_t = \frac{L}{60V}$$

$$t_c = \frac{L}{180} + 10$$

$$V = C_v S_w^{0.5}$$



**STANDARD FORM SF-3 - DEVELOPED  
STORM DRAINAGE DESIGN - RATIONAL METHOD 2 YEAR EVENT**

PROJECT NAME: Pinery Village Tract C  
 PROJECT NUMBER: 20003.000  
 CALCULATED BY: WPC  
 CHECKED BY: WPC

P<sub>1</sub> (1-Hour Rainfall) = **0.86**

DATE: 9/19/2024

STORM LINE	DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF			STREET		PIPE			TRAVEL TIME			REMARKS	
		DESIGN BASIN	AREA (AC)	RUNOFF COEFF C2	tc (min)	C*A(ac)	I (in/hr)	Q (cfs)	tc(min)	S(C*A) (ac)	I (in/hr)	Q (cfs)	SLOPE (%)	STREET FLOW(cfs)	DESIGN FLOW(cfs)	SLOPE (%)	PIPE SIZE (in)	LENGTH (ft)	VELOCITY (fps)		t (min)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	OS-2A	OS-2A	0.88	0.29	10.23	0.25	2.31	0.59													
	OS-2B	OS-2B	0.13	0.25	7.64	0.03	2.57	0.08													
	OS-2C	OS-2C	0.15	0.21	8.11	0.03	2.52	0.08													
	OS-2D	OS-2D	0.15	0.13	12.53	0.02	2.12	0.04													
	EX. OS-2A	EX. OS-2A	0.88	0.17	13.22	0.15	2.07	0.30													
	EX. OS-2B	EX. OS-2B	0.13	0.03	10.98	0.00	2.24	0.01													
	EX. OS-2C	EX. OS-2C	0.15	0.15	5.74	0.02	2.81	0.06													
	EX. OS-2D	EX. OS-2D	0.15	0.03	9.26	0.00	2.40	0.01													





**STANDARD FORM SF-3 - DEVELOPED  
STORM DRAINAGE DESIGN - RATIONAL METHOD 100 YEAR EVENT**

PROJECT NAME: Pinery Village Tract C  
 PROJECT NUMBER: 20003.000  
 CALCULATED BY: WPC  
 CHECKED BY: WPC

P<sub>1</sub> (1-Hour Rainfall) = 2.55

DATE: 9/19/2024

STORM LINE	DESIGN POINT	DIRECT RUNOFF							TOTAL RUNOFF			STREET		PIPE			TRAVEL TIME			REMARKS	
		DESIGN BASIN	AREA (AC)	RUNOFF COEFF C <sub>100</sub>	t <sub>c</sub> (min)	C*A(ac)	I (in/hr)	Q (cfs)	t <sub>c</sub> (min)	S(C*A) (ac)	I (in/hr)	Q (cfs)	SLOPE (%)	STREET FLOW(cfs)	DESIGN FLOW(cfs)	SLOPE (%)	PIPE SIZE (in)	LENGTH (ft)	VELOCITY (fps)		t (min)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	OS-2A	OS-2A	0.88	0.61	10.23	0.54	6.84	3.71													
	OS-2B	OS-2B	0.13	0.59	7.64	0.08	7.61	0.58													
	OS-2C	OS-2C	0.15	0.57	8.11	0.09	7.46	0.63													
	OS-2D	OS-2D	0.15	0.52	12.53	0.08	6.28	0.49													
	EX OS-2A	EX OS-2A	0.88	0.54	13.22	0.48	6.14	2.94													
	EX OS-2B	EX OS-2B	0.13	0.45	10.98	0.06	6.64	0.39													
	EX OS-2C	EX OS-2C	0.15	0.53	5.74	0.08	8.33	0.67													
	EX OS-2D	EX OS-2D	0.15	0.45	9.26	0.07	7.11	0.48													

<b>Basin Summary Table - Developed</b>						
<b>Basin</b>	<b>Area (AC)</b>	<b>Runoff Coefficients</b>		<b>I (%)</b>	<b>Peak Flows (cfs)</b>	
		<b>C2</b>	<b>C100</b>		<b>Q2</b>	<b>Q100</b>
OS-2A	0.88	0.29	0.61	40.0%	0.59	3.71
OS-2B	0.13	0.25	0.59	35.0%	0.08	0.58
OS-2C	0.15	0.21	0.57	30.0%	0.08	0.63
OS-2D	0.15	0.13	0.52	20.0%	0.04	0.49

<b>Basin Summary Table - Undeveloped</b>						
<b>Basin</b>	<b>Area (AC)</b>	<b>Runoff Coefficients</b>		<b>I (%)</b>	<b>Peak Flows (cfs)</b>	
		<b>C2</b>	<b>C100</b>		<b>Q2</b>	<b>Q100</b>
EX. OS-2A	0.88	0.17	0.54	25.2%	0.30	2.94
EX. OS-2B	0.13	0.03	0.45	5.0%	0.01	0.39
EX. OS-2C	0.15	0.15	0.53	23.0%	0.06	0.67
EX. OS-2D	0.15	0.03	0.45	5.0%	0.01	0.48

## Design Procedure Form: Grass Buffer (GB)

UD-BMP (Version 3.07, March 2018)

Sheet 1 of 1

**Designer:** William Conway  
**Company:** Redland  
**Date:** September 19, 2024  
**Project:** Pinery Village Filing No. 1 - Tract C  
**Location:** Basin OS-2A

1. Design Discharge  A) 2-Year Peak Flow Rate of the Area Draining to the Grass Buffer	$Q_2 = $ <input style="width: 50px;" type="text" value="0.6"/> cfs
2. Minimum Width of Grass Buffer	$W_G = $ <input style="width: 50px;" type="text" value="12"/> ft
3. Length of Grass Buffer (14' or greater recommended)	$L_G = $ <input style="width: 50px;" type="text" value="14"/> ft
4. Buffer Slope (in the direction of flow, not to exceed 0.1 ft / ft)	$S_G = $ <input style="width: 50px;" type="text" value="0.010"/> ft / ft
5. Flow Characteristics (sheet or concentrated)  A) Does runoff flow into the grass buffer across the entire width of the buffer?  B) Watershed Flow Length  C) Interface Slope (normal to flow)  D) Type of Flow Sheet Flow: $F_L * S_I \leq 1$ Concentrated Flow: $F_L * S_I > 1$	Choose One <input type="checkbox"/> Yes <input checked="" type="radio"/> No  $F_L = $ <input style="width: 50px;" type="text" value="100"/> ft  $S_I = $ <input style="width: 50px;" type="text" value="0.010"/> ft / ft  SHEET FLOW
6. Flow Distribution for Concentrated Flows	Choose One <input checked="" type="radio"/> None (sheet flow) <input type="radio"/> Slotted Curbing <input type="radio"/> Level Spreader <input type="radio"/> Other (Explain):  <hr/> <hr/>
7. Soil Preparation (Describe soil amendment)	<hr/> <hr/> <hr/>
8. Vegetation (Check the type used or describe "Other")	Choose One <input type="radio"/> Existing Xeric Turf Grass <input checked="" type="radio"/> Irrigated Turf Grass <input type="radio"/> Other (Explain):  <hr/> <hr/>
9. Irrigation (*Select None if existing buffer area has 80% vegetation AND will not be disturbed during construction.)	Choose One <input checked="" type="radio"/> Temporary <input type="radio"/> Permanent <input type="radio"/> None*
10. Outflow Collection (Check the type used or describe "Other")	Choose One <input type="radio"/> Grass Swale <input type="radio"/> Street Gutter <input type="radio"/> Storm Sewer Inlet <input type="radio"/> Other (Explain):  <hr/> <hr/>
Notes: <hr/> <hr/> <hr/>	



**LEGAL DESCRIPTION**

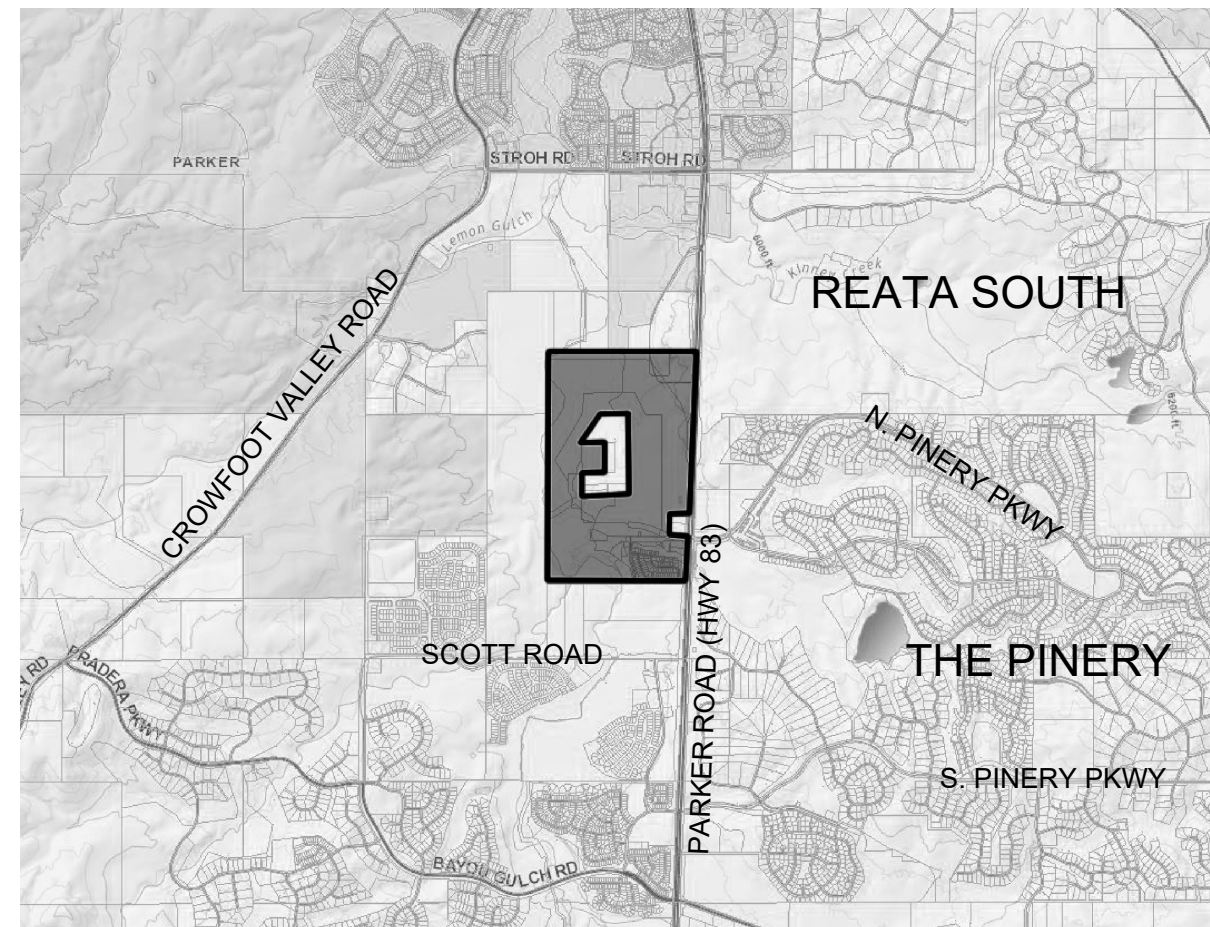
A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 3 AND 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST 16TH CORNER OF SECTION 3, WHENCE THE WEST 16TH CORNER OF SAID SECTIONS 3 AND 10 BEARS S00°24'42"E A DISTANCE OF 1328.67 FEET;  
 THENCE N89°31'45"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 1323.81 FEET TO THE CENTER-SOUTH 16TH CORNER OF SAID SECTION 3;  
 THENCE N89°32'31"E ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 40.73 FEET;  
 THENCE DEPARTING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10 SOUTH 00°32'20" EAST A DISTANCE OF 24.94 FEET;  
 THENCE SOUTH 68°29'08" EAST A DISTANCE OF 133.11 FEET;  
 THENCE SOUTH 37°38'54" EAST A DISTANCE OF 83.00 FEET;  
 THENCE SOUTH 16°22'12" EAST A DISTANCE OF 279.83 FEET;  
 THENCE SOUTH 03°50'12" WEST A DISTANCE OF 121.74 FEET;  
 THENCE SOUTH 17°28'32" WEST A DISTANCE OF 468.15 FEET;  
 THENCE SOUTH 06°01'28" WEST A DISTANCE OF 235.83 FEET;  
 THENCE NORTH 89°39'16" EAST A DISTANCE OF 330.91 FEET;  
 THENCE SOUTH 00°36'54" EAST A DISTANCE OF 116.93 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;  
 THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 SOUTH 89°34'23" WEST A DISTANCE OF 443.78 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10;  
 THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 SOUTH 89°31'42" WEST A DISTANCE OF 160.86 FEET;  
 THENCE DEPARTING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 SOUTH 33°44'46" WEST A DISTANCE OF 776.67 FEET;  
 THENCE SOUTH 03°26'07" EAST A DISTANCE OF 644.06 FEET;  
 THENCE SOUTH 87°25'16" WEST A DISTANCE OF 305.85 FEET;  
 THENCE SOUTH 00°00'00" EAST A DISTANCE OF 383.68 FEET;  
 THENCE SOUTH 38°29'15" EAST A DISTANCE OF 68.77 FEET;  
 THENCE SOUTH 21°23'19" EAST A DISTANCE OF 134.10 FEET;  
 THENCE SOUTH 12°39'57" WEST A DISTANCE OF 120.91 FEET;  
 THENCE SOUTH 00°00'00" EAST A DISTANCE OF 63.39 FEET;  
 THENCE NORTH 90°00'00" EAST A DISTANCE OF 214.84 FEET;  
 THENCE SOUTH 00°00'29" EAST A DISTANCE OF 234.61 FEET;  
 THENCE SOUTH 83°44'34" EAST A DISTANCE OF 32.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET;  
 THENCE SOUTHEASTERLY 246.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°32'58";  
 THENCE SOUTH 64°57'22" EAST A DISTANCE OF 20.98 FEET;  
 THENCE NORTH 25°02'39" EAST A DISTANCE OF 274.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING RADIUS OF 195.00 FEET;  
 THENCE NORTHEASTERLY 218.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°19'35";  
 THENCE NORTH 89°20'14" EAST A DISTANCE OF 148.74 FEET;  
 THENCE NORTH 00°39'31" WEST A DISTANCE OF 230.32 FEET;  
 THENCE NORTH 87°23'03" EAST A DISTANCE OF 318.70 FEET;  
 THENCE NORTH 00°37'01" WEST A DISTANCE OF 978.29 FEET;  
 THENCE NORTH 89°45'03" EAST A DISTANCE OF 413.48 FEET;  
 THENCE SOUTH 59°48'46" EAST A DISTANCE OF 1004.39 FEET;  
 THENCE NORTH 01°44'50" EAST A DISTANCE OF 266.20 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 83 (PARKER ROAD);  
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:  
 1. SOUTH 18°48'46" EAST A DISTANCE OF 128.14 FEET;  
 2. SOUTH 01°44'50" WEST A DISTANCE OF 1017.90 FEET;  
 THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 88°11'25" WEST A DISTANCE OF 48.30 FEET TO THE NORTHEAST CORNER OF THE PINERY FILING NO. 25, RECORDED UNDER RECEPTION NO. 00008320, DOUGLAS COUNTY RECORDS;  
 THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID THE PINERY FILING NO. 25 THE FOLLOWING FOUR (4) COURSES:  
 1. NORTH 88°11'25" WEST A DISTANCE OF 360.00 FEET;  
 2. SOUTH 01°48'20" WEST A DISTANCE OF 370.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET;  
 3. SOUTHWESTERLY 15.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°41'20" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 49.50 FEET;  
 4. SOUTHWESTERLY 51.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°52'04";  
 THENCE DEPARTING THE BOUNDARY OF SAID THE PINERY FILING NO. 25 SOUTH 01°48'08" WEST 45.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1060.00 FEET AND A CHORD WHICH BEARS SOUTH 85°35'37" WEST;  
 THENCE SOUTHWESTERLY 143.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°44'56" TO THE NORTH LINE OF PINERY WEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 2013091671;  
 THENCE ALONG THE NORTHERLY LINE OF SAID PINERY WEST FILING NO. 2 THE FOLLOWING THREE (3) COURSES:  
 1. SOUTH 81°43'09" WEST A DISTANCE OF 110.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET;  
 2. SOUTHWESTERLY 129.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°55'11";  
 3. SOUTH 89°38'20" WEST A DISTANCE OF 185.23 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 226, PAGE 642, DOUGLAS COUNTY RECORDS;  
 THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:  
 1. NORTH 00°21'18" WEST A DISTANCE OF 100.00 FEET;  
 2. SOUTH 89°38'20" WEST A DISTANCE OF 50.00 FEET;  
 3. SOUTH 00°21'18" EAST A DISTANCE OF 100.00 FEET TO THE NORTHERLY LINE OF SAID PINERY WEST FILING NO. 2;  
 THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PINERY WEST FILING NO. 2 THE FOLLOWING TEN (10) COURSES:  
 1. SOUTH 89°38'20" WEST A DISTANCE OF 214.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET;  
 2. NORTHWESTERLY 62.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°37'10";  
 3. ON A NON-TANGENT LINE SOUTH 00°21'40" EAST A DISTANCE OF 120.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET AND A CHORD WHICH BEARS NORTH 81°19'06" WEST;  
 4. NORTHWESTERLY 114.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'30";  
 5. SOUTH 08°56'13" WEST A DISTANCE OF 42.41 FEET;  
 6. SOUTH 59°59'39" WEST A DISTANCE OF 184.14 FEET;  
 7. SOUTH 26°26'31" WEST A DISTANCE OF 151.51 FEET;  
 8. SOUTH 57°20'35" EAST A DISTANCE OF 294.27 FEET;  
 9. SOUTH 50°29'30" EAST A DISTANCE OF 261.30 FEET;  
 10. SOUTH 10°19'22" EAST A DISTANCE OF 320.83 FEET TO THE SOUTHWEST CORNER OF SAID PINERY WEST FILING NO. 2;  
 THENCE DEPARTING THE BOUNDARY OF SAID PINERY WEST FILING NO. 2 SOUTH 89°39'01" WEST A DISTANCE OF 1871.79 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10;  
 THENCE ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10 NORTH 00°20'29" WEST A DISTANCE OF 1100.00 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 10;  
 THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 NORTH 00°17'22" WEST A DISTANCE OF 1325.49 FEET TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 10, AND POINT A;  
 THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 NORTH 00°17'22" WEST A DISTANCE OF 1325.49 FEET TO THE WEST 1/16 CORNER BETWEEN SECTIONS 3 AND 10;  
 THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 NORTH 00°24'42" WEST A DISTANCE OF 1328.67 FEET TO THE POINT OF BEGINNING.  
 TOGETHER WITH:  
 COMMENCING AT THE AFOREMENTIONED POINT A;  
 THENCE NORTH 89°34'58" EAST A DISTANCE OF 1299.64 FEET;  
 THENCE SOUTH 00°25'02" EAST A DISTANCE OF 188.90 FEET TO POINT OF BEGINNING 2;  
 THENCE NORTH 87°23'03" EAST A DISTANCE OF 30.04 FEET;  
 THENCE SOUTH 00°07'15" WEST A DISTANCE OF 261.21 FEET;  
 THENCE SOUTH 87°23'07" WEST A DISTANCE OF 30.02 FEET;  
 THENCE NORTH 00°07'15" EAST A DISTANCE OF 261.21 FEET TO POINT OF BEGINNING 2.

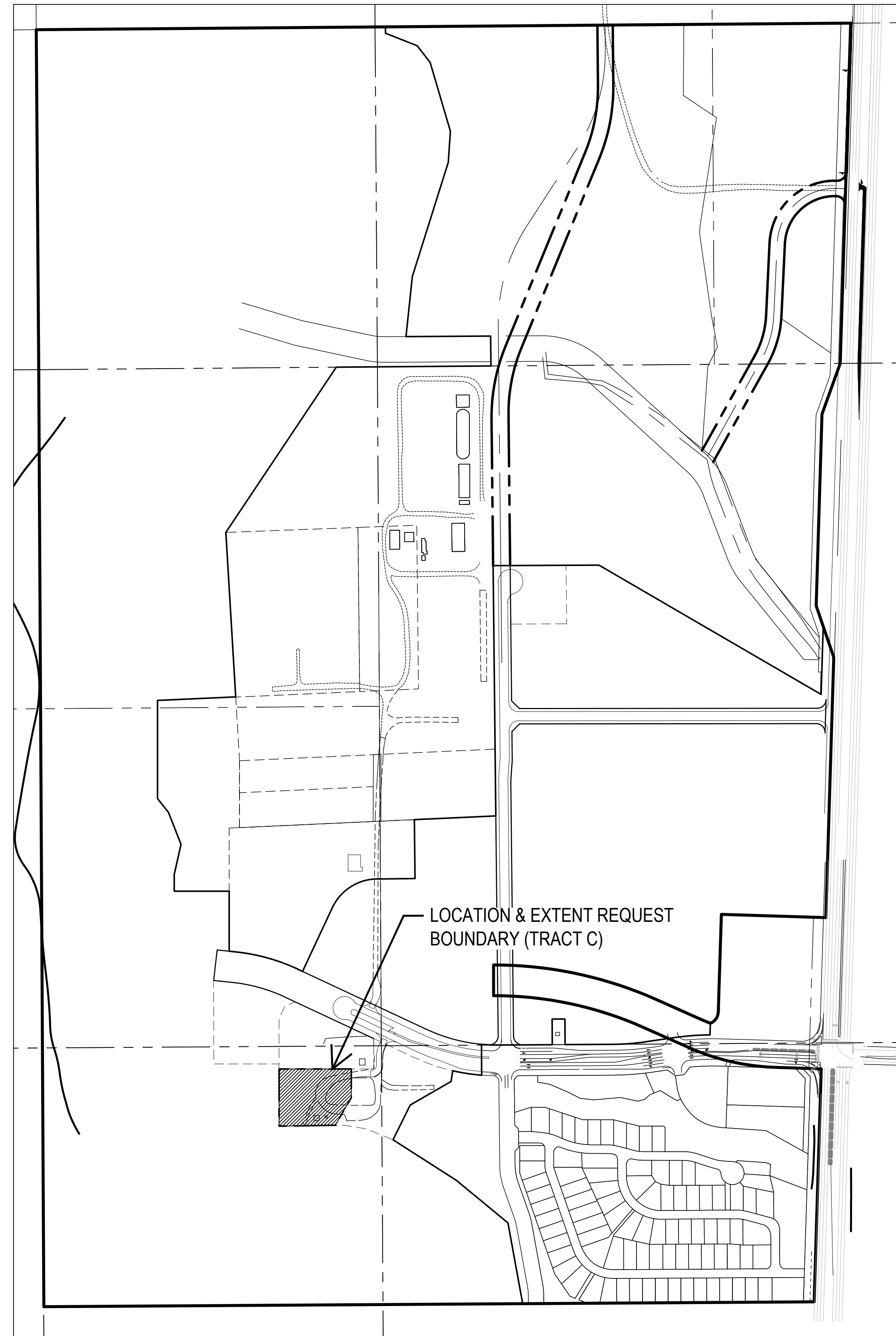
CONTINUED  
 EXCEPTING THEREFROM THE FOLLOWING PARCELS:  
 1. DEED RECORDED DECEMBER 31, 1980 IN BOOK 403 PAGE 285;  
 2. ALSO EXCEPTING THEREFROM THE PROPERTY CONVEYED BY SPECIAL WARRANTY DEED RECORDED JUNE 25, 2013 AT RECEPTION NO. 2013052904 (LOT 11 PARCEL) IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER,  
 SAID PARCEL OF LAND CONTAINS 8,190,012 SQUARE FEET, OR 188.02 ACRES, MORE OR LESS.

**PINERY VILLAGE FILING 01, TRACTS C AND H**

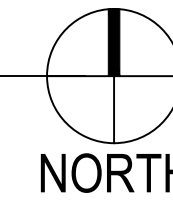
TRAILHEAD IMPROVEMENTS  
 AREA: 1.36 ACRES  
 LOCATION AND EXTENT PLAN - LE2024-024



**PINERY VILLAGE VICINITY MAP**  
 NOT TO SCALE



**SITE VICINITY MAP**  
 SCALE: 1" = 300'



**PROJECT TEAM**

**OWNER / DEVELOPER**  
 TF PINERY WEST, LP  
 8433 ENTERPRISE CIRCLE, SUITE 100  
 LAKEWOOD RANCH, FL 34202  
 CONTACT: CRAIG CAMPBELL

**CIVIL ENGINEER**  
 REDLAND  
 1500 WEST CANAL COURT  
 LITTLETON, CO 80120  
 720.283.6783 VOICE  
 CONTACT: MARK CEVAAL, P.E.  
 EMAIL: MCEVAAL@REDLAND.COM

**PLANNING / LANDSCAPE ARCHITECT**  
 NORRIS DESIGN  
 1101 BANNOCK STREET  
 DENVER, CO 80204  
 303.892.1166 VOICE  
 CONTACT: CARL RUNGE  
 EMAIL: CRUNGE@NORRIS-DESIGN.COM

**SHEET INDEX**

- 1 OF 4 - COVER SHEET
- 2 OF 4 - CONCEPT PLAN
- 3 OF 4 - DESIGN PRECEDENT IMAGES
- 4 OF 4 - GRADING PLAN

**OWNER:**  
 TF PINERY WEST, LP  
 STARWOOD LAND ADVISORS, LLC  
 385 INVERNESS PKWY, SUITE 310  
 ENGLEWOOD, CO 80112  
 CONTACT: CRAIG CAMPBELL

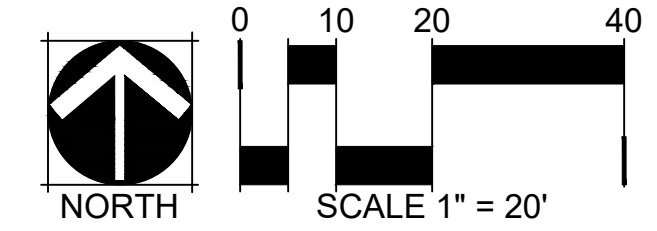
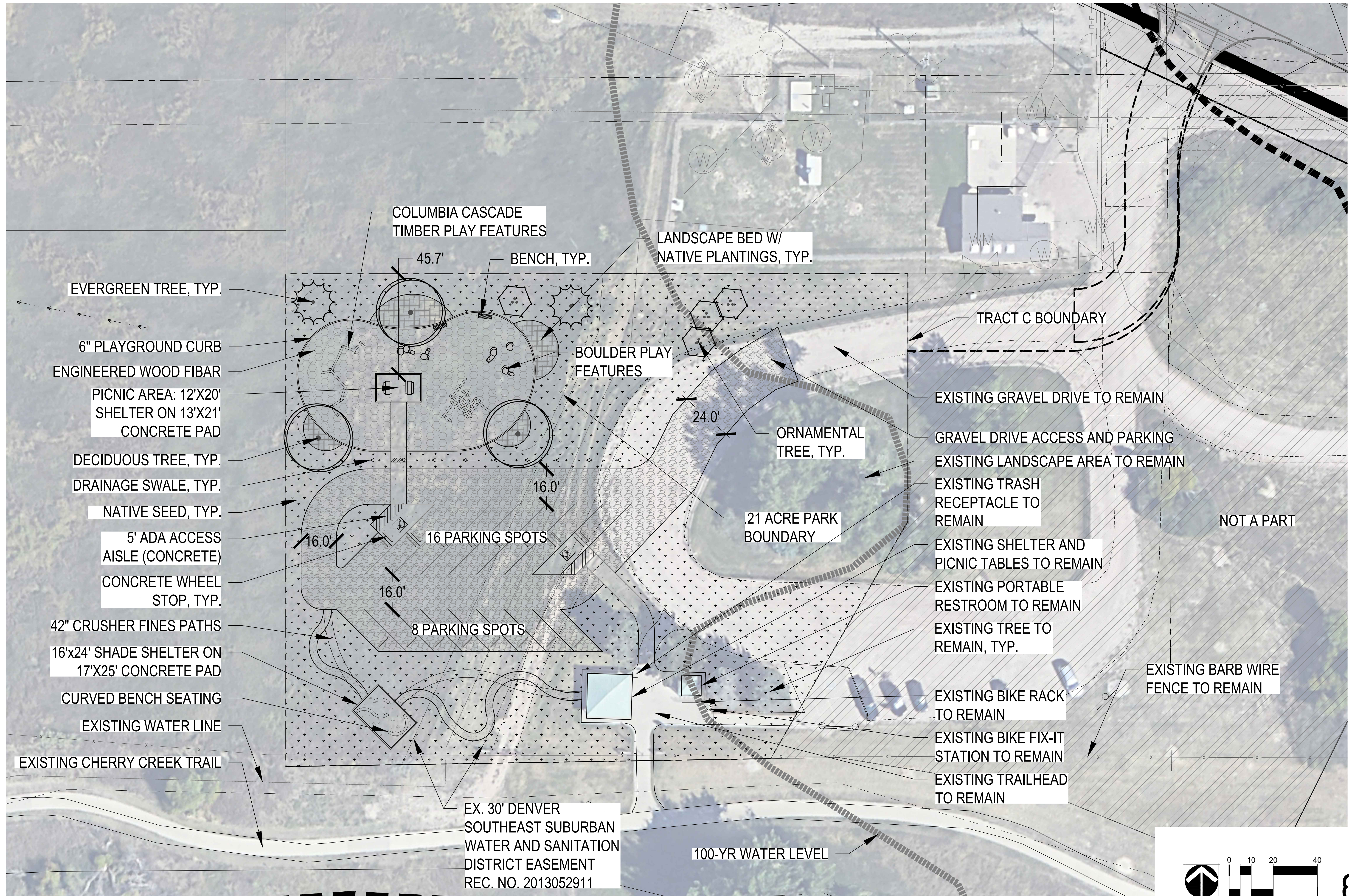
NOT FOR CONSTRUCTION

**DATE:**  
 09/26/24 SUBMITTAL  
 10/22/24 SUBMITTAL

**SHEET TITLE:**  
 COVER SHEET



PINERY VILLAGE FILING 01, TRACTS C AND H  
 TRAILHEAD IMPROVEMENTS  
 AREA: 1.36 ACRES  
 LOCATION AND EXTENT PLAN - LE2024-024



CHECKED BY:  
 DRAWN BY:

PINERY VILLAGE FILING 01, TRACTS C AND H  
 TRAILHEAD IMPROVEMENTS  
 AREA: 1.36 ACRES  
 LOCATION AND EXTENT PLAN - LE2024-024



NATURE PLAY FEATURES



SHADE STRUCTURES



BENCH SEATING

OWNER:  
 TF PINERY WEST, LP  
 STARWOOD LAND ADVISORS, LLC  
 385 INVERNESS PKWY, SUITE 310  
 ENGLEWOOD, CO 80112  
 CONTACT: CRAIG CAMPBELL

NOT FOR  
 CONSTRUCTION

DATE:  
 09/26/24 SUBMITTAL  
 10/22/24 SUBMITTAL

SHEET TITLE:  
 PRECEDENT  
 IMAGES



PINERY VILLAGE FILING 01, TRACTS C AND H  
 TRAILHEAD IMPROVEMENTS  
 AREA: 1.36 ACRES  
 LOCATION AND EXTENT PLAN - LE2024-024

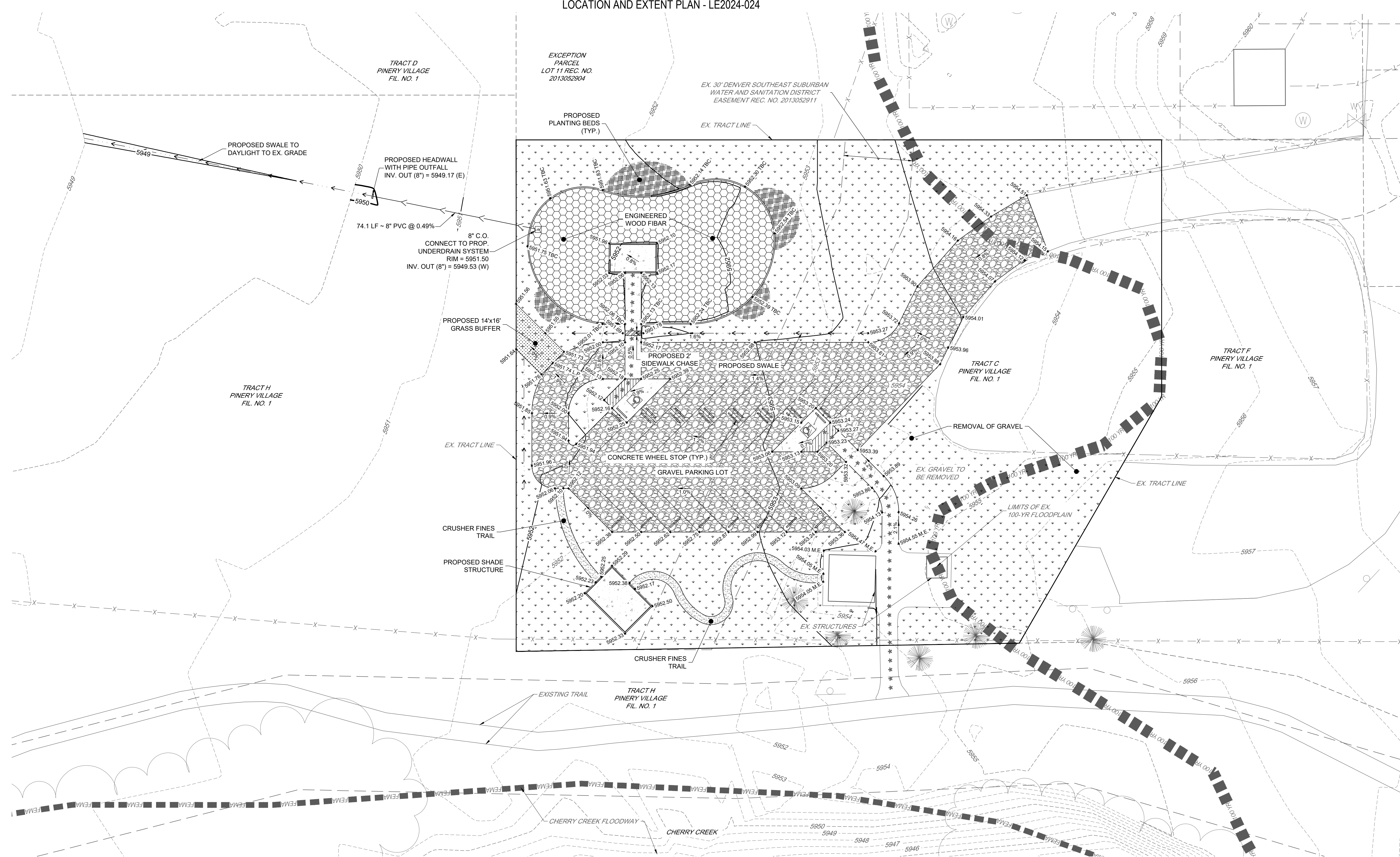
**PINERY VILLAGE FILING 01**  
 TRACT C LOCATION AND EXTENT PLAN  
 PARKER, CO

OWNER:  
 TF PINERY WEST, LP  
 STARWOOD LAND ADVISORS, LLC  
 385 INVERNESS PKWY, SUITE 310  
 ENGLEWOOD, CO 80112  
 CONTACT: CRAIG CAMPBELL

NOT FOR  
 CONSTRUCTION

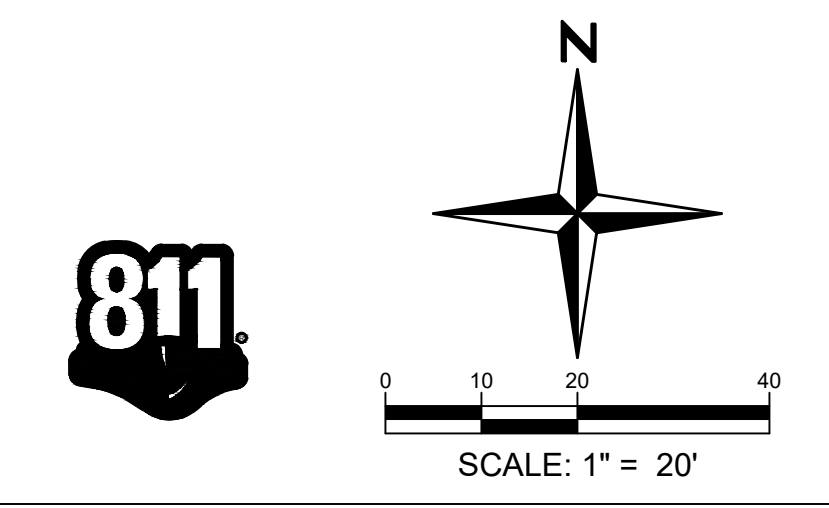
DATE:  
 09/26/24 SUBMITTAL  
 10/22/24 SUBMITTAL

SHEET TITLE:  
 GRADING PLAN



**DRAINAGE LEGEND**

---5281---	EXISTING MINOR CONTOUR	→	PROPOSED SWALE	[Pattern]	PROPOSED GRAVEL	[Pattern]	PROPOSED PLANTING BED
---5280---	EXISTING MAJOR CONTOUR	→	PROPOSED SWALE	[Pattern]	PROPOSED LANDSCAPE AREA	[Pattern]	PROPOSED CRUSHER FINES PATH
-FEMA-	EXISTING FLOODWAY LIMITS	[Pattern]	PROPOSED SWALE	[Pattern]	PROPOSED PLAYGROUND MATERIAL		
-100 YR-	LIMITS OF EX. 100-YR FLOODPLAIN						
---5281---	PROPOSED MINOR CONTOUR						
---5280---	PROPOSED MAJOR CONTOUR						
*****	PROPOSED ACCESSIBLE ROUTE						



720.283.6783 Office  
 1500 West Canal Court  
 Littleton, Colorado 80120  
**REDLAND.COM**

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 DRAWN BY: