

Minor Development Staff Report

DATE: DECEMBER 3, 2024
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: BRETT THOMAS, AICP, CHIEF PLANNER *BT*
JEANETTE BARE, AICP, PLANNING MANAGER *JB*
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*
SUBJECT: RETREAT AT PERRY PARK, FILING 1 – MINOR DEVELOPMENT

PROJECT FILE: SB2023-034

OWNER:
STRATUS PERRY PARK LLC
8480 E ORCHARD ROAD, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111

REPRESENTATIVE:
STRATUS COMPANIES (RICHARD DEAN)
8480 E ORCHARD ROAD, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111

GC SERVICES, LLC
1060 VIVIAN STREET
LAKEWOOD, COLORADO 80401

STONE ASPEN PERRY PARK, LLC
PO BOX 1626
CASTLE ROCK, COLORADO 80104

PLANNING COMMISSION HEARING:

DECEMBER 16, 2024 @ 6:00 PM

BOARD OF COUNTY COMMISSIONERS HEARING:

JANUARY 14, 2025 @ 2:30 PM

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a minor development final plat for subdivision of a 10.34-acre metes and bounds parcel into 24 residential lots and one tract. The 24 residential lots will be attached (duplex) residences. A site improvement plan was approved in January 2006 for 48 duplex units; 24 of the originally-approved duplex units have been developed as condominiums. This request simply converts the remainder of the units to be developed utilizing fee simple lot ownership. All water, sewer, access, and other infrastructure is in place to serve the project.

The site is located east of the intersection of Echo Valley Road and Echo Drive within the Multifamily (MF) zone district. The property is located within the West Plum Creek Subarea as designated in the *Douglas County Comprehensive Master Plan (2040 CMP)*.

Water and wastewater services will be provided by the Perry Park Water and Sanitation District.

II. REQUEST

A. Request

Approval of a minor development final plat on 10.34 acres consisting of 24 fee-simple residential lots for attached duplex residences. One tract for access, drainage, and utilities is also established.

B. Process

A minor development final plat application is processed pursuant to Article 6A of the *Douglas County Subdivision Resolution (DCSR)*. Article 6A states the intent of the process is “To provide a streamlined review process for nonresidential and multifamily subdivisions.”

Section 604A.06 of the *DCSR* states: “The Planning Commission shall evaluate the minor development final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the minor development final plat. The Planning Commission’s decision shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines.”

C. Location

The project area is located in Perry Park, east of the intersection of Echo Valley Road and Echo Drive. A CMP land use reference map, zoning map, and aerial map are attached to the staff report and show the general location of the project area.

D. Project Description

The applicant is requesting a minor development final plat to subdivide a 10.34-acre metes and bounds parcel into 24 residential lots for duplex units. The request also proposes one tract (Tract A) for access, utilities, drainage, landscaping, and open space purposes to be owned and maintained by the Retreat in Perry Park Homeowners’ Association. An existing access easement across proposed Tract A provides access to the individual lots.

These units were previously approved in 2006. The request is to convert the remainder of the project area from condominium to fee-simple lot ownership to avoid legal issues encountered with condominium projects.

III. CONTEXT

A. Background

The property was zoned Multifamily in 1973 and has never been subdivided. A site improvement plan was approved in January 2006 for 48 duplex units on 13.08 acres. Subsequent revisions and modifications to the site improvement plan were processed in 2008, 2010, 2015, 2017, and 2018 as different developers attempted to build out the remainder of the development. To date, 24 duplex units have been constructed. No formal plat was required, rather residences and associated HOA improvements were included in recorded condominium maps.

A revision to the approved site improvement plan is being processed concurrent with the minor development plat. This revision (SP2023-073) is intended to capture changes to the building elevations, colors, and materials. The size and location of the remaining units will be consistent with those previously constructed.

B. Adjacent Land Uses and Zoning

The site is located northeast of Perry Park within the Multifamily zone district.

Direction	Zoning	Land Use
North	Multifamily (MF) Rural Residential (RR)	Multifamily residential (duplex, townhome) Single-family residence
East	Agricultural One (A-1)	Agricultural
South	Agricultural One (A-1)	Agricultural
West	Estate Residential (ER)	Undeveloped

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is within an area that was previously subject to development; 24 of the 48 duplex units are constructed. The property within the boundaries of this minor development was graded at the time of initial site development and the infrastructure, including access drives and retaining walls, is existing. With the repair and reconstruction of some existing retaining walls, there are no site constraints present that would preclude development of the site.

B. Access

The property is located east of the intersection of Echo Valley Road and Echo Drive. Streets within the minor development are named access easements; no public right-of-way is proposed. Echo Valley Road provides access to Perry Park Boulevard which ultimately connects to S. Perry Park Road via Red Rock Drive.

C. Soils and Geology

As noted in Section 8 of the *2040 CMP*, nearly one-quarter of the County outside of the Pike National Forest contains some form of Class 3 constraints. The Class 3 Geologic Hazards map as described within the *2040 CMP* does identify a portion of the property within a Class 3 Hazard Area, specifically Rockfall-Rockslide / Debris Avalanche Area. The Steeply Dipping Bedrock map within the *2040 CMP* notes a low to moderate potential for heaving bedrock.

The minor development request was reviewed by the Colorado Geological Survey (CGS). CGS noted retaining walls should help mitigate risk of damage to proposed homes caused by erosion, slope raveling, and sediment deposition. CGS recommended the County require an analysis of retaining wall stability based on a concern about the condition of the existing retaining wall below the easternmost building site (Lots 17 and 18). The applicant tested all retaining walls and had detailed reports prepared. The construction plans were revised to reflect repairs to, and reconstruction of, the walls as recommended by the reports.

D. Drainage and Erosion

A Grading, Erosion, and Sediment Control (GESC) Plan was submitted by the applicant and reviewed by Douglas County Public Works Engineering with the concurrent site improvement plan application. Final approval of the GESC Plan and Report will be achieved prior to approval of the site improvement plan. Drainage swales have been added to direct runoff away from the existing and proposed residences.

E. Floodplain

No 100-year floodplain is present on the site.

F. Wildlife

The *2040 CMP* Wildlife Resources map shows the site as having high habitat value for wildlife. The site is not located within an overland connection, wildlife movement corridor, or wildlife crossing area. Colorado Parks and Wildlife (CPW) noted the main impacts to wildlife from this development include fragmentation and loss of habitat. CPW identified the potential for human-wildlife conflicts associated with this project and recommended educating future homeowners about the existence of wildlife in the area. Proposed condition #2 requires CPW literature be made available to prospective homeowners concerning the possible presence of wildlife.

G. Wildland Fire Mitigation

A site-specific wildfire mitigation plan for the subdivision was not required for this site. If necessary, defensible space considerations will be accomplished with individual building permits. Douglas County Wildfire Mitigation noted wildland fuels are minimal in this project area.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) was sent a referral for review; however, no response was received from DCSD. As no increase in the number of approved units is proposed with this request, additional school land dedication or cash-in-lieu is not required.

B. Fire Protection

Larkspur Fire Protection District (Larkspur Fire) provides fire and emergency medical services to the site. Larkspur Fire requested the applicant obtain a development permit from the district so that it can coordinate fire flow and fire department access.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. No response was received from DCSO. The Office of Emergency Management noted no concerns with the project.

D. Water

The Perry Park Water and Sanitation District (PPWSD) has indicated its willingness and ability to provide water to the development in its January 18, 2024, letter. The Colorado Division of Water Resources has reviewed the application and stated the proposed water supply is adequate and can be provided without causing material injury to existing water rights. PPWSD has a secure water supply of 4,359.2 acre-feet/year and an estimated demand at full buildout of 1,133.676 acre-feet/year.

E. Sanitation

Sanitation service for the new lots will be provided by PPWSD. PPWSD noted there are currently sanitary sewer taps in place for the proposed development. The Douglas County Health Department has reviewed the application and provided a favorable recommendation regarding proposed sanitary service.

F. Utilities

CORE Electric Cooperative is the electrical service provider to the property and objected to approval of the pat. CORE noted it has a blanket easement for the property and requested the applicant define the existing CORE easement with a 10' wide easement. CORE noted concerns with encroachments associated with the concurrent site improvement plan application. The applicant has met with CORE to coordinate electric facilities and has agreed to conditional approval while they work on agreements.

Phone and data services are provided by AT&T, CenturyLink, and Comcast. AT&T and CenturyLink do not object to the proposal while Comcast provided no response to the

referral request. Black Hills Energy provides gas service to the site. No response was received from Black Hills Energy.

G. Parks, Trails, and Open Space

Tract A is approximately 8 acres in size and is proposed for open space purposes. No new parks or trails are associated with this minor development application. As no increase in the number of approved units is proposed with this request, additional park land dedication or cash-in-lieu is not required.

VI. PUBLIC NOTICE AND INPUT

In accordance with Section 608A of the *DCSR*, public notice is required to be published in the Douglas County News-Press and posted on the site by the applicant. Adjacent landowners were also mailed courtesy notices at the beginning of the referral period.

All referral agency comments are outlined in the Referral Agency Response Report, as well as the Referral Response Letters, attached to this staff report. In addition, public correspondence received is also attached to this staff report. The Retreat in Perry Park Homeowners' Association provided correspondence primarily focused on maintenance agreements, governance, and aesthetic cohesion. The HOA will be a signatory on the minor development final plat for Tract A and retaining wall easements and the applicant has met with the HOA to address its concerns. The applicant's response letters to referral responses and public correspondence are included as an attachment to this staff report.

VII. STAFF ANALYSIS

A minor development final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

603A.01 Conforms with the goals, objectives, and policies of the Master Plan.

Staff Comment: The property is within the West Plum Creek Subarea as identified in Section 3 of the 2040 CMP. The 2040 CMP states that while approval criteria for land use applications require a finding of compliance with the 2040 CMP, "...the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values, and that implementation can only be achieved through the balancing of community values during the review process. The proposed minor development final plat application is consistent, on balance, with the goals and objectives of the 2040 CMP for development within this part of the County.

Article 1, Section 106.05 of the DCSR makes clear that "the individual goals, objectives, and policies of the Master Plan are not, themselves, approval standards." It goes on to state that "The Board will consider the diversity of community values, applicable laws and

regulations, private property rights, and unique characteristics of each application when balancing the goals, objectives, and policies set forth in the Master Plan.”

Goal 3-2 states land use and design is compatible with the natural and rural character of the area. The development proposes to buildout previously approved duplex units and is consistent with the scale and density of that approval. Policy 3-3F.3 states that parcels within or adjacent to the Perry Park development that are zoned for densities higher than one dwelling unit per 35 acres may proceed through the subdivision review process. This parcel was zoned Multifamily in 1973 and is 50% built out currently. The minor development plat proposes fee simple lots for the remaining 24 units. Policy 3-3F.5 supports the build out of Perry Park to the extent development can be appropriately served by roads, water, and sewer infrastructure without undue harm to the natural environment. The site is served by central water and sanitation and has access to public roads. All infrastructure was installed with the prior construction of the existing residences. Consistent with Policy 3-3F.7, the site avoids riparian corridors and their sub-drainages. Consistent with Policy 3-3F.8, access to the lots will be from Echo Valley Road, avoiding development along major roads such as W. Perry Park Avenue.

Additional sections of the 2040 CMP are applicable based upon site specific features. Section 5 of the 2040 CMP discusses the provision of community services. Consistent with Goal 5-1, the proposed subdivision was reviewed in cooperation with existing service providers, authorities, and districts to ensure adequate community resources exist.

The applicant and Engineering have worked closely to ensure rights-of-way are adequate to accommodate all street users and functions in accordance with the policies of Goal 6-1. Goal 6-2 provides that roads are designed to serve the purpose and scale of the neighborhood.

Section 7 of the 2040 CMP relates to Water Supply, which is an important value for the West Plum Creek Subarea and surrounding community. Consistent with Policy 7-1C.1 to encourage developments to obtain service from existing water providers, the subdivision will be served by the Perry Park Water and Sanitation District.

Section 8 of the 2040 CMP discusses goals, objectives, and policies related to Environmental Quality. Consistent with Goal 8-1, development in Class 1 and 2 constraint areas are mitigated through the placement of retaining walls and minimal grading. The subdivision is consistent with Goal 8-2 which provides for limited land uses in floodplains. Per Goal 8-3, the development avoids areas with high potential for wildfire.

Section 9 of the 2040 CMP relates to Wildlife. According to Map 9.1 - Wildlife Resources, the proposed subdivision is located in an area of high habitat value, however, the site does not contain wildlife habitat conservation areas, overland connections, wildlife movement corridors, or wildlife crossing areas.

603A.02 Addresses the design elements established in Section 404 – Preliminary Plan, herein.

Staff Comment: *The minor development is in conformance with the design elements.*

Per Section 404.01 – Lots are of an appropriate size and are capable of meeting minimum zone district standards such as minimum lot size, setbacks, and off-street parking.

Per Section 404.02 – Geotechnical conditions have been reviewed and there are no Class 3 geologic hazards or unusual geotechnical constraints present that would preclude the proposed residential use and density. The site is not within a floodplain and wildland fuels are minimal within the project area.

Per Section 404.03 – Lots are oriented in a manner consistent with the surrounding subdivision and do not create conflicts with surrounding land uses. Lots are consistent with the location of building footprints approved through a previous site improvement plan.

Per Section 404.04 – No roadway improvements are necessary. The parcel includes named access easements that were constructed with previous development. Stormwater facilities was constructed with previous development to accommodate the lots and densities proposed with this minor development.

Per Section 404.05 – The site was previously graded and retaining walls have been constructed. The applicant is repairing and replacing some of the retaining walls as identified in its analysis of the stability of the existing retaining walls.

Per Section 404.06 – No archeological or historical resources of special significance are known to exist on the site. The developer will notify Douglas County in the event of a discovery during construction activities.

Per Section 404.07 – Each of the proposed lots have existing access to named access easements. The property character is remote and within this context limited opportunities for pedestrian connections and other connections to shopping or employment are available.

Per Section 404.08 – Recommendations within technical studies will be implemented through the building permit process.

603A.03 Conforms with Section 18A, Water Supply Overlay District section of the Zoning Resolution.

Staff Comment: *DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. The Division of Water Resources reviewed the minor development request and required water documentation and determined that the supply is adequate to serve the subdivision.*

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed use(s).

Staff comment: The PPWSD has both nontributary Denver Basin aquifer water and senior surface water rights. PPWSD attached a water supply report which demonstrates there is sufficient water supply available to serve the proposed new lots on the property. The Division of Water Resources and County water consultant reviewed the application and indicated that the amount of water is adequate to annually serve the subdivision without injuring water rights.

1803A.02 The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Staff comment: PPWSD has 4,014 acre-feet of nontributary Denver Basin aquifer water and 345.2 acre-feet of senior tributary water rights. The dependable water supply is more than sufficient to supply the subdivision.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.

Staff comment: A Water Plan is not required for review of proposed water service by a District.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.

Staff comment: A Water Plan is not required for review of proposed water service by a District.

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

Staff Comment: Wastewater treatment will be provided by PPWSD. The Douglas County Health Department has provided a favorable recommendation regarding proposed sanitary service.

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

Staff Comment: The CGS recommended the County require an analysis of retaining wall stability. Tests were performed and the applicant is repairing and reconstructing walls as recommended by the reports. Standard geotechnical explorations of individual building sites will be required as part of the building permit process.

603.06 Provides adequate drainage improvements.

Staff Comment: A drainage conformance letter was submitted to Public Works Engineering as part of the concurrent site improvement plan application. Drainage swales have been added to the construction plans to direct runoff away from existing and proposed residences.

603.07 Provides adequate transportation improvements.

Staff Comment: Streets within the minor development are named access easements; no public right-of-way is proposed. No additional improvements are required.

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

Staff Comment: No unique landforms are associated within the property. Further, there are no known archeological or paleontological resources onsite. The applicant will take care to look for any such items during development and construction of the site.

603.09 Demonstrates the extraction of any known commercial mining deposit shall not be impeded.

Staff Comment: There are no known commercial mining deposits on this property.

603.10 Has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision.

Staff Comment: All such services are available to the parcel. Fire protection is provided by Larkspur Fire Protection District, and the Douglas County Sheriff's Office provides police protection. Utility service facilities are provided by AT&T, CORE Electric Cooperative, Black Hills Energy, Comcast, and Century Link.

VIII. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6A of the DCSR. The minor development plat accommodates a different form of residential ownership for a previously approved project. Should the Planning Commission find that the approval standards for the minor development final plat are met, the following proposed conditions should be considered for inclusion in the recommendation to the Board:

1. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
2. Colorado Parks and Wildlife literature shall be made available to prospective homeowners concerning the possible presence of wildlife and shall be available at all times.

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

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LAND USE APPLICATION

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

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

OFFICE USE ONLY		PROJECT FILE #:
PROJECT NAME: _____		_____
PROJECT TYPE: Multi-Family _____		PLANNING FEES: _____
MARKETING NAME: Retreat at Perry Park _____		_____
SITE ADDRESS: Retreat at Perry Park _____		ENGINEERING FEES: _____
OWNER(S): _____		_____
Name(s): Richard Dean _____		TOTAL FEES: _____
Address: 8480 E Orchard Road. Suite 1100 Greenwood Village, Co 80111 _____		_____
Phone: 303-619-4363 _____		RELATED PROJECTS: _____
Email: Rdean@stratuscompanies.com _____		_____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)		_____
Name: Richard Dean _____		_____
Address: 8480 E Orchard Road. Suite 1100 Greenwood Village, Co 80111 _____		_____
Phone: 303-619-4363 _____		_____
Email: Rdean@stratuscompanies.com _____		_____

LEGAL DESCRIPTION:

Subdivision Name: Retreat at Perry Park Filing No. 1
Filing #: _____ Lot #: _____ Block #: _____ Section #: 23 Township: 9S Range: 68W

STATE PARCEL NUMBER(S): _____

ZONING:

Present Zoning: MF Proposed Zoning: MF Gross Acreage: 13.77
Gross Site Density (DU per AC): 1.7 # of Lots or Units Proposed: 24

SERVICE PROVIDERS:

Fire District: West Douglas County Metro District: _____ Gas: CORE IREA
Water: Perry Park Water - Sewer Sewer: Perry Park Water - Sewer Electric: CORE IREA
Roads: ☐ Public ☒ Private (please explain): Private access easement part of existing development

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

6.10.2023

Date

November 1st, 2023

Douglas County - Community Development

Attn: Mike Pesicka
100 Third Street
Castle Rock, CO 80104

Perry Park Filing No.1, 6th Revision

A part of the north half of section 23, Township 9 South, Range 68 West - 10.344 Acres

Mike,

On behalf of Stratus Perry Park LLC, CWC Consulting Group is submitting the following Final Plat for redevelopment of the remaining lots within the Echo Village Multi-Family / Retreat in Perry Park development. This development is an existing project in Douglas County, and the original development plat(s) was for building envelopes to be configured for condominiums. This application is to take the remaining lots (24) to single family fee simple lots.

The total area being subdivided is 10.344 acres (450,584.64 sqft). There are 24 lots being proposed, all of which are to be fee simple, single family attached units. The calculated density comes out to about 2.32 units/acre, with 7.902 acres being left to act as open space.

There is one Tract proposed on the site, Tract A, which will encompass all the leftover open space. There are no roads or ROWs being proposed with this plat, as all the access and infrastructure for the proposed homes has already been built out to accommodate the planned density. There is a 10' Wall Maintenance Access Easement for the 20+ foot proposed retaining wall in the northeast corner of the property. All existing information is provided within the Final Plat.

All park and school land dedications were accounted and paid for in the plat recorded with the original subdivision.

Perry Park Water & Sanitation District will serve the remaining lots within the subdivision as it already serves the adjacent lots. Water and sewer mains have already been built out to accommodate the lots and densities proposed within this plat, and service stub-outs have already been provided as well. There will be no irrigation. Storm infrastructure was already built out to accommodate the lots and densities proposed within this plat, and water quality is provided by detention facilities A and B adjacent to Echo Village Drive. Gas, electric, and other dry utilities are provided by CORE IREA, and have already been built out to accommodate the lots and densities proposed within this plat.

Sincerely;

Brett Woolard











*CWC Consulting
9360 Teddy Lane – Suite 203
Lone Tree, CO 80124*

CC: Richard Dean / Christian Dean




*Stratus Perry Park, LLC
8480 East Orchard Road – Suite 1100
Greenwood Village, CO 80111*

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

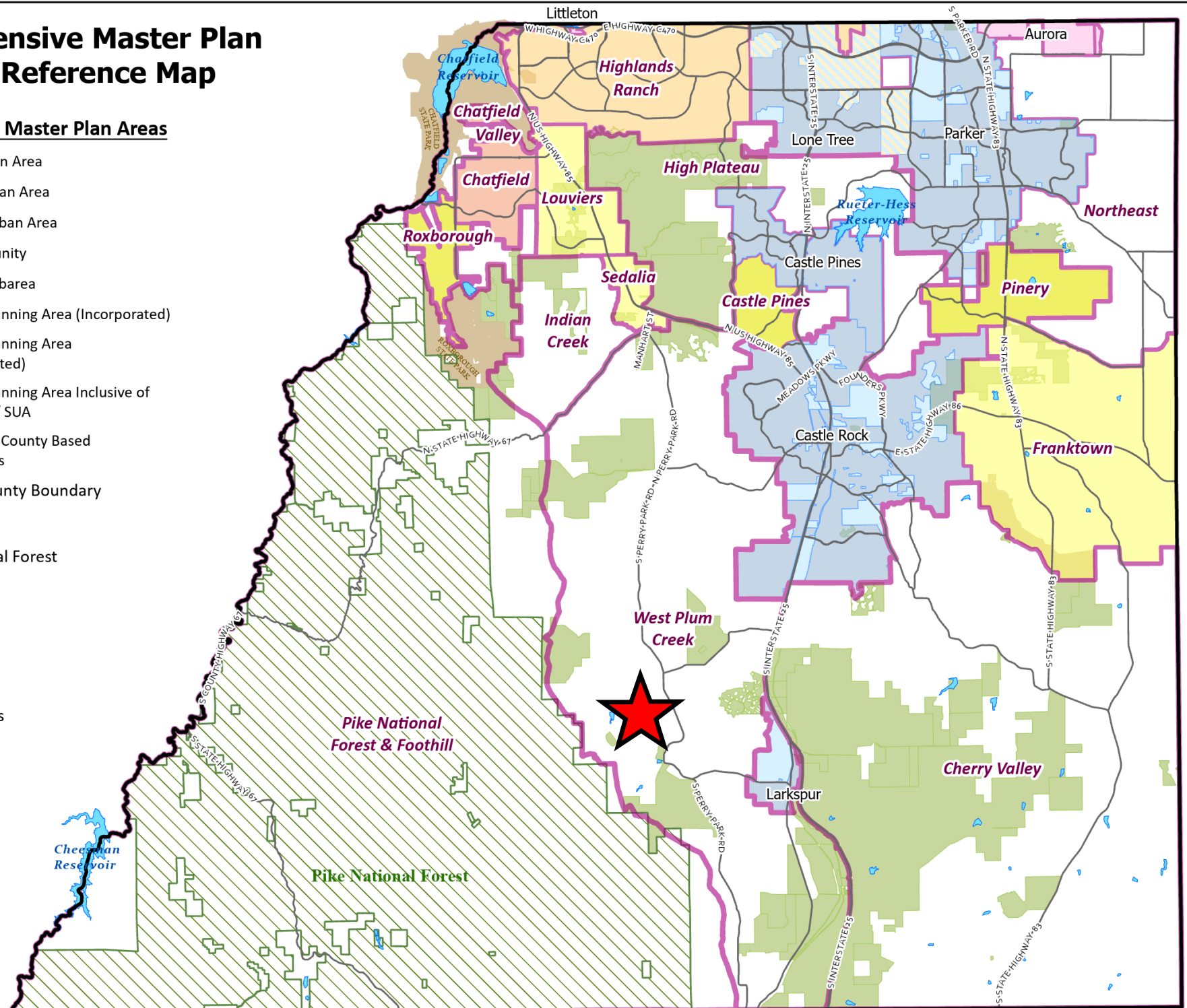
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

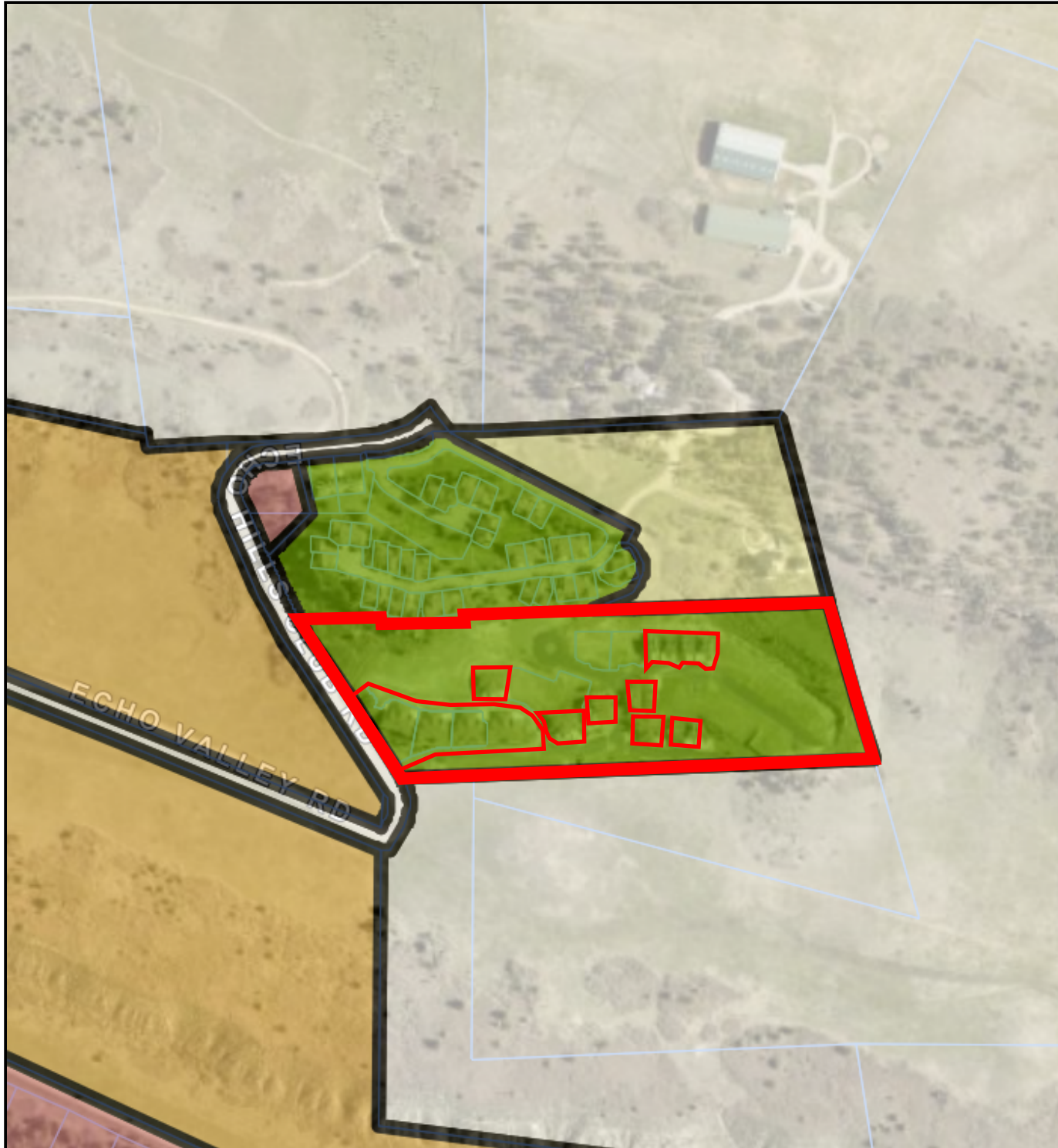
Parks

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

Roadways

-  Major Roads





RETREAT AT PERRY PARK FILING 1

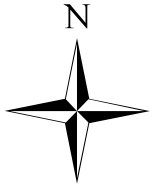
SB2023-034
ZONING MAP

LEGEND

- MAJOR ROADS
- OTHER ROADS
- PROJECT SITE

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



DECEMBER 2024
DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT






RETREAT AT PERRY PARK FILING 1

SB2023-034
AERIAL MAP



LEGEND

-  MAJOR ROADS
-  OTHER ROADS
-  PROJECT SITE

Referral Agency Response Report**Page 1 of 4****Project Name:** Retreat at Perry Park Filing 1**Project File #:** SB2023-034**Date Sent:** 02/06/2024**Date Due:** 03/05/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	02/09/2024	No comment.	No action necessary.
Assessor	02/26/2024	Verbatim response: Please be aware of the following comments and concerns: 1. Please include a details page similar to page 3 & 4 for the full property including the full southern edge and western portion of subdivision 2. FYI other subdivisions in the area are "Retreat IN Perry Park Phase XX" this subdivision is "Retreat AT Perry Park Filing 1" 3. There isn't a line/space to sign for Owners Signature or Acceptance Certificate	The applicant revised the exhibit to depict the full plat boundary and updated the signature lines. The applicant acknowledges the subdivision name is intended to be different from others in the area.
AT&T Long Distance - ROW	02/06/2024	Summary of response letter: There should be no conflicts with the AT&T long line facilities.	No action necessary.
Black Hills Energy		No response received.	No action necessary.
Building Services	03/05/2024	No comment.	No action necessary.
CenturyLink	02/09/2024	No comment.	No action necessary.
Colorado Division of Water Resources	02/07/2024	Summary of response letter: The Division of Water Resources stated the proposed water supply is adequate and can be provided without causing material injury to existing water rights.	No action necessary.
Colorado Geological Survey	03/12/2024	Summary of response letter: CGS visited the site in March 2024 and noted existing retaining walls should help mitigate risk of damage to proposed homes and rear yards caused by erosion, slope raveling, and sediment deposition. CGS noted concerns about the condition of the existing retaining wall below Lots 17 and 18 and potential destabilizing effect of a duplex structure above the wall. CGS recommended an analysis of retaining wall stability in this area and repair or reconstruction if necessary.	The applicant had a third party test all retaining walls and prepare detailed reports. The Engineering construction plans reflect necessary repairs or reconstruction recommended by those reports.
Colorado Parks and Wildlife (Southwest DC - Dist 544)	03/06/2024	Summary of response letter: CPW noted the main impacts to wildlife from this development include fragmentation and loss of habitat. CPW requested residents be provided with literature on human-wildlife conflict prevention and mitigation.	Proposed condition #2 requires CPW literature be made available concerning the possible presence of wildlife.
Comcast		No response received.	No action necessary.

Referral Agency Response Report**Page 2 of 4****Project Name:** Retreat at Perry Park Filing 1**Project File #:** SB2023-034**Date Sent:** 02/06/2024**Date Due:** 03/05/2024

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	10/11/2024	Summary of response letter: CORE provided a conditional approval, noting it will release the existing blanket easement upon the applicant granting an easement for, and the relocation of, existing facilities.	The applicant held meetings with CORE to coordinate electric facilities. An updated response letter was provided by CORE in October acknowledging the agreement made with the applicant.
	02/26/2024	Verbatim response: CORE Electric Cooperative does not approve the plat, the applicant will be required to address the SIP comments. CORE has existing recorded blanket easement. <ol style="list-style-type: none">1. CORE will require the applicant to define the existing CORE easement with a 10-foot-wide easement and allow a 15-foot-wide access easement across tract areas for CORE to access existing electric facilities.2. CORE will require the following language be added to the plat notes. No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s). The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility	

Referral Agency Response Report**Page 3 of 4****Project Name:** Retreat at Perry Park Filing 1**Project File #:** SB2023-034**Date Sent:** 02/06/2024**Date Due:** 03/05/2024

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative (<i>continued</i>)		<p>services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.</p> <p>SIP Comments:</p> <ol style="list-style-type: none"> 1. The proposed retaining walls encroach on CORE's existing underground electric facilities and may not be constructed over the existing facilities. May have to be relocated prior to approval of SP. The relocation will be at the expense of the applicant. 2. CORE existing underground electric facilities conflict with a proposed home in the southwest corner of the site plan and will be required to be relocated prior to approval of the SP. 3. The proposed homes over excavation will conflict with existing underground electric facilities. 4. CORE will require a 15-foot access to existing underground electric facilities. 5. CORE will require the grade not to exceed 10% to existing underground electric facilities. 	
Douglas County Conservation District	03/04/2024	<p>Summary of response letter: The Conservation District provided recommendations related to soil limitations, topsoil, disturbance of land, and Low Impact Development techniques.</p>	The GESC plans associated with the multifamily SIP will be required to meet Douglas County construction plan and GESC requirements.
Douglas County Health Department	02/28/2024	<p>Summary of response letter: The Health Department provided a favorable recommendation regarding the proposed method of sewage disposal.</p>	No action necessary.
Douglas County Parks and Trails	03/05/2024	<p>Verbatim response: Applicant must adhere to Article 10 of the Douglas County Subdivision Resolution for dedication standards.</p>	No new park land dedication or cash-in-lieu is necessary. The minor development request is to create fee-simple lots for the remaining 24 residential duplex units approved with the 2004 site improvement plan.
Douglas County School District RE 1		No response received.	No action necessary.
Echo Hills Townhouses Association		No response received.	No action necessary.

Referral Agency Response Report**Page 4 of 4****Project Name:** Retreat at Perry Park Filing 1**Project File #:** SB2023-034**Date Sent:** 02/06/2024**Date Due:** 03/05/2024

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	03/04/2024	Summary of response letter: Public Works Engineering requested the reception number for the existing access easement be added to the plat, and a retaining wall easement was required for Lots 5-8.	Technical corrections to the plat were made by the applicant to address Engineering's comments.
Larkspur FD	02/06/2024	Verbatim response: Please have them get a subdivision permit from us so that we can do fire flow and fire department access with them.	Applicant acknowledged they have applied for development permit concurrent to the minor development application.
Office of Emergency Management	02/06/2024	Verbatim response: OEM has no concerns with this project.	No action necessary.
Open Space and Natural Resources	02/15/2024	No comment.	No action necessary.
Perry Park ACC		No response received.	No action necessary.
Perry Park Water & Sanitation District		No response received.	No action necessary.
Retreat in Perry Park	10/04/2024	Summary of response letters: The HOA board stated it supports the County moving the plat and hearing process forward and indicated it is close to finalizing the cost sharing and easement agreement with the developer.	The applicant has met with the HOA board to develop the cost sharing and easement agreement. The HOA will be a signatory on the plat to accept Tract A, drainage easements, and 10' wall maintenance access easements.
	02/27/2024	The HOA noted the land is common elements within an existing association and attached a copy of the letter from its attorney.	
Sheriff's Office		No response received.	No action necessary.
Wildfire Mitigation	09/19/2024	Summary of response letter: Wildfire noted that wildland fuels are minimal in this project area and defensible space considerations will be handled at the time of building permit application.	No action necessary.

Brett Thomas

From: annb cwc64.com <annb@cwc64.com>

Sent: Tuesday, February 6, 2024 4:02 PM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>

Subject: Echo Village Dr Larkspur, Colorado Douglas County eReferral #SB2023-034

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Echo Village Dr Larkspur, 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 Line facilities.

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

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



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

REFERRAL RESPONSE REQUEST

 Date sent: February 6, 2024

 Comments due by: **March 5, 2024**

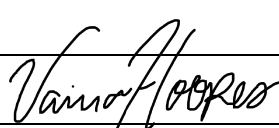
Fax: 303.660.9550

Project Name: Retreat at Perry Park Filing 1

Project File #: SB2023-034

Project Summary: The applicant is requesting approval of a minor development final plat for the creation of 24 fee-simple lots for duplex units (one unit per lot). The 10.34-acre site is zoned Multifamily (MF) and located east of the intersection of Echo Valley Road and Echo Drive. A concurrent site improvement plan application (SP2023-073) is also in process.

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

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: 	
<input type="checkbox"/> See letter attached for detail.	
Agency: CenturyLink Right of Way Team	Phone #:
Your Name: Varina Hoopes (please print)	Your Signature: 
	Date: 6/4/2024

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

Enclosure



COLORADO

Division of Water Resources

Department of Natural Resources

February 7, 2024

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development
Transmitted via email: bthomas@douglas.co.us

Re: Retreat at Perry Park Filing 1
Case No. SB2023-034
Part of SE ¼ NW ¼ and SW ¼ NE ¼ of Sec. 23, Twp. 9 South, Rng. 68 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Subdivision No. 31189

Dear Brett Thomas:

We have reviewed the referral request to subdivide approximately 10.34 acres into 24 residential lots. The proposed water supply is service provided by the Perry Park Water & Sanitation District.

Water Supply Demand

According to the January 18, 2024 letter ("Letter") from the Perry Park Water & Sanitation District ("District"), the proposed water demand for the residential uses in the subdivision is 7.776 acre-feet/year (0.324 acre-feet/year/lot). No irrigation is proposed.

Source of Water Supply

The proposed water source is service provided by the District. According to the Letter, the District has approximately 4,359.2 acre-feet/year of secure water supplies, of which 4,014 acre-feet is nontributary groundwater and 345.2 acre-feet is senior surface water rights. In addition, the District has 1,600 acre-feet of junior tributary alluvial aquifer rights.

As of October 31, 2023, the District provides service to 1,550 Equivalent Residential Units (ERUs) or 502.2 acre-feet based on a rate of 0.324 acre-feet per ERU. The District's 5-year average (2018-2022) water demand (total pumped water, all wells) is 502.75 acre-feet/year. The projected water demand at full buildout is 3,499 ERUs or 1,133.676 acre-feet/year. Based on a secure water supply of 4,359.2 acre-feet/year and an estimated demand of 1,133.676 acre-feet at full buildout, the District currently would have approximately 74% of its available supply remaining for future commitments.

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

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S. and 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with the District as the water supplier for this project, the proposed water supply is **adequate** and can be **provided without causing material injury** to existing water



rights.

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

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

Our opinion is qualified by the following:

For the decreed Denver Basin water, the Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the decrees referenced in the District's court cases, pending actual geophysical data from the aquifer.

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

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

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: District file

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

March 11, 2024

Brett Thomas, AICP
Chief Planner
Douglas County Planning Services
bthomas@douglas.co.us

Location:
39.2561, -104.968

Subject: SB2023-034 Retreat at Perry Park Filing 1
Douglas County, CO; CGS Unique No. DU-24-0016

Dear Brett:

The Colorado Geological Survey has reviewed the Retreat at Perry Park Filing 1 referral. I understand the applicant proposes 24 fee-simple lots for duplex units (one unit per lot) on 10.34 acres within the Echo Village Multi-Family/Retreat in Perry Park development. I visited the site on March 7, 2024.

A retaining wall and set of tiered retaining walls are proposed behind the duplex buildings on the northern and northeastern side of Echo Butte Lane; this should help mitigate risk of damage to proposed homes and rear yards caused by erosion, slope raveling, and sediment deposition that I observed below the toe of the slope.

CGS is concerned about the condition of the existing retaining wall below the easternmost building site on the south side of Echo Butte Lane (Lots 17 and 18 as shown on Sheet 4 of the 1/30/2023 plat by CWC). The retaining wall exhibits evidence of ground movement; I observed separation between several rows of blocks in the western corner of the upper retaining wall, indicating differential settlement or slope movement on a larger scale. I am concerned about the potentially destabilizing effect of loading (a duplex structure is proposed above the wall), landscape irrigation, and concentrated infiltration from roof runoff. An increase in soil and bedrock water content generally causes a decrease in strength and stability. **CGS recommends that the county require an analysis of retaining wall stability in this area and, if necessary, repair or reconstruction.**

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a light blue horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Region Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

March 6, 2024

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

RE: Retreat at Perry Park (Project #SB2023-034)

Dear Brett Thomas:

Thank you for the opportunity to comment on the Retreat at Perry Park Filling No.1, 6th (SB2023-034). The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

The 10.344-acre project area is located in Douglas County on the North half of section 23, Township 9 South, Range 68 West. The property currently consists of open meadows, pine trees, and Gambel's Oak.

The proposed development includes a plan to redevelop the remaining lots within the Echo Village Multi-Family/Retreat at Perry Park development into 24 single family fee simple lots. There are 24 lots being proposed, all of which are to be fee simple, single family attached units. The calculated density comes out to 2.32 units/acre, with 7.902 acres being left to act as open space.

The main impacts to wildlife from this development include fragmentation and loss of habitat. Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other nearby natural areas creating corridors for movement. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impacts of the fragmentation is greater (Odell and Knight, 2001). By keeping open space areas larger in size and contiguous, the overall benefit to wildlife increases dramatically.

Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density

Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Dallas May, Chair • Richard Reading, Vice-Chair • Karen Bailey, Secretary • Jessica Beaulieu
Marie Haskett • Jack Murphy • Gabriel Otero • Duke Phillips, IV • Gary T. Skiba • James Jay Tutchton • Eden Vardy

Retreat at Perry Park, Filing 1

Project File SB2023-034, Minor Development

Planning Commission Staff Report - Page 26 of 143



reduction, and providing open space and corridors for wildlife. With respect to the proposed project, clustering the anticipated lots, and allowing a continuous corridor is encouraged to minimize fragmentation of wildlife habitat and increase the size of open space or undisturbed areas on the parcel.

When planning trails, special consideration should be given to the impact trails have on wildlife within the area. Trails have the ability to contribute to fragmentation of habitat, disrupt the natural movement of wildlife through an area, and spread noxious weeds. Trails should not cut through riparian areas or wetland areas and should remain at least 150 feet from each side of a riparian/wetland area. Trails should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length. Trails should be placed away from potential raptor nesting sites along the cliff and monitoring should be done during nesting season to determine if a trail closure is warranted.

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

CPW would expect a variety of wildlife species to utilize this site on a regular basis, including small to mid-sized mammals, big game, songbirds, and raptors. Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. Should a raptor nest be discovered or constructed on the property, CPW recommends the coordination of buffer zones around the nest during the nesting and fledging seasons. This will prevent the intentional or unintentional disturbance and destruction of an active nest. For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors” can be provided by the local District Wildlife Manager (DWM) upon request.

Due to the location of this proposed project, it is inevitable big game species including elk, deer, bear, and mountain lion will be present, as well as additional small game mammals. Based on data outlined in CPW’s Species Activity Mapping, part or all of the property contains the following designations:

- Human-Bear Conflict Area
- Black Bear Summer Concentration Area
- Black Bear Fall concentration Area
- Mt. Lion Human Conflict Area.
- Elk Resident Population Area
- Elk Summer Range
- Elk Winter Range
- Elk Production Area
- Mule Deer Summer Range
- Mule Deer Resident Population Area
- Mule Deer Severe Winter Range
- Preble’s Meadow Jumping Mouse Overall Range
- Turkey Overall Range
- Golden Eagle Breeding Range

- Peregrine Falcon Foraging Area

Portions of this property contain **Category 3 Crucial Habitat**. This category is identified as the following:

Category 3. Habitat, including wildlife corridors, that contributes significantly to the maintenance of fish or wildlife communities, populations, or metapopulations. Loss of a significant portion of the habitat or corridor could result in local or population-level declines in species distribution, abundance, or productivity. Impacts can be minimized or reduced, and habitat or corridors restored or replaced by utilizing appropriate best management practices. KEY: Widespread intact, common, but crucial habitats. Some loss may be acceptable as wildlife may be able to move to other parts of the habitat.

Information on where these Crucial Habitat areas can be found on the property is available through the local DWM. Additionally, alternatives to minimizing impacts to Crucial Habitat can also be discussed with the local DWM.

As mentioned above, the project area lies within excellent bear and lion habitat, and both species will be observed in the area. Residents should expect to see these species and be familiar with how to avoid conflicts with them. Each year, CPW is forced to euthanize bears as a result of human-bear conflicts which typically begin with bears accessing attractants including human food, trash, and birdfeeders/hummingbird feeders. Residents should be provided with CPW documentation on human-wildlife conflict prevention and mitigation. CPW recommends incorporating interpretive signs. The signs should include CPW informational brochures which the local DWM can provide electronic copies including: “Your Guide to Avoiding Human-Coyote Conflicts,” “Don’t Feed the Wildlife,” “Living with Bears,” and “Too Close for Comfort: Avoid Conflicts with Wildlife in the City.” These brochures can also be downloaded from our website at:

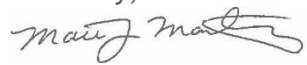
<http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>.

In addition to providing residents with interpretive and educational signs, the future Retreat at Perry Park should implement the following recommendations to further avoid conflicts with bears and other wildlife:

- Develop and enforce strict policies on the management of human food, trash, bird feeders, and other attractants on the properties.
- Pets should be kept on a leash when walking and supervised in yards to avoid conflict with wildlife.
- All trash should be placed in bear-resistant trash cans and dumpsters with a locking mechanism. Information on bear-resistant devices can be obtained through the local DWM.

Thank you again for the opportunity to comment on the Retreat at Perry Park Filing No.1 6th Revision (SB2023-034). Please do not hesitate to contact CPW 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 the local District Wildlife Manager, Sean Dodd, at (720) 930-7762.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Martinez", with a stylized flourish at the end.

Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, S. Dodd

Brett Thomas

From: Brooks Kaufman <BKaufman@core.coop>

Sent: Friday, October 11, 2024 10:46 AM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: Roger Hollard <rghollard@gmail.com>; DLektorich <dlektorich@cw-consulting.com>; Brett Woolard <brettw@cw-consulting.com>; Richard Dean <rdean@stratuscompanies.com>; David Putnam <davidputnam2643@gmail.com>

Subject: Retreat at Perry Park Filing No. 1 SB2023-34 and SP2023-073

Good morning, Brett

CORE Electric Cooperative gives conditional approval of the Minor Development Plat and Site Improvement Plan. The applicant and CORE have agreed to the below conditions.

CORE will release the existing blanket easement upon the applicant granting an As-built easement for the existing CORE facilities and the relocation of the existing facilities. The applicant will be required to relocate existing electric facilities at their expense prior to any building permit being issued.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN

720.733.5493 DIRECT

303.912.0765 MOBILE

www.core.coop.



Book time to meet with me

For IREA Use Only		
Township: 9	Range: 68	Section: 23
W/O #: SSS5088		
Legal: Parcel# 2609-231-00-017		
Engineer: WET		

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 North U.S. Highway 85, P.O. Drawer A
Sedalia, Colorado 80135
303-688-3100

BLANKET UTILITY EASEMENT
(Large Parcels & Planned Developments)

KNOW ALL MEN BY THESE PRESENTS, that
STONE ASPEN PERRY PARK LLC

("Grantor"), for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado non-profit corporation and electric cooperative association ("the Association") and to its successors or assigns, a perpetual non-exclusive easement 15 feet in width ("the Easement") for the construction and continued operation, maintenance, inspection, repair, alteration, and replacement of electric transmission, electric distribution, and communication facilities attached to poles or other supports, together with guy-wires, overhead and underground cables, wires, conduits, transformers, manholes, splicing boxes, testing terminals, devices, attachments, and other incidental equipment (collectively "the Facilities") located upon, over, under, and across the following real property belonging to Grantor situated in the County of Douglas, State of Colorado, and more particularly described as follows:

An easement over, under, through, and across said development known as Parcel# 2609-231-00-017
for the construction, operation, maintenance, repair, and replacement of electric service lines, distribution systems, and appurtenances thereto as may be necessary to provide such service within this development or property contiguous thereto, excepting, however, building envelopes.

Within thirty (30) days after the completion of construction of said utility lines, Grantor(s) shall have the following options:

1. At Grantor's sole cost and expense to cause a survey to be made of the utility lines as constructed, Grantor and the Association shall agree on a legal description for the easement based on the survey. Grantor(s) shall execute and deliver to Association the above replacement easement using the Association approved easement form; or
2. If Grantor(s) fails to complete the survey, the Association shall record this general easement.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the Easement and all rights and privileges of the Easement, including for the installation and maintenance of the Facilities; the right to cut, trim, and remove trees, brush, overhanging branches, shrubbery, and other obstructions within or outside of the Easement that may interfere with or threaten to endanger the operation, maintenance, and repair of the Facilities; to place location markers upon or beyond the Easement to identify any underground Facilities; to license, permit, or otherwise agree to the joint use or occupancy of the Facilities, whether overhead or underground, by any other person, association, or corporation for electrification or communication purposes; to open and close any fences crossing the Easement or, when agreed to by Grantor, to install gates and stiles in such fences; and to use that portion of Grantor's adjoining property to survey, construct, maintain, repair, remove, or replace the Facilities as may be required to permit the operation of standard construction and repair machinery. The Association shall install and maintain the Facilities with the industry standard of care and restore the surface of the Easement substantially to its original level and condition.

The undersigned agrees that all Facilities installed upon, over, under, and across the Easement by the Association shall remain the property of and may be removed at the option of the Association.

Grantor(s) for themselves, their heirs, executors, administrators, successors, and assigns, while reserving the right to use the Easement for all purposes not inconsistent with the rights herein granted to the Association, hereby covenants that no structures shall be erected upon, over, under, or across the Easement, no combustible material or infrastructure shall be permitted upon, over, under, or across the Easement, and that the Easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of the Facilities or damages the Facilities in any way.

The undersigned Grantor(s) warrant that they are the owner of the Easement property and that the property is free and clear of encumbrances and liens of whatsoever character except the following:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 19th day of October, 2018.

In the presence of: David M. Putnam

STONE ASPEN PERRY PARK LLC

Grantor

David M. Putnam

Signature

ITS

STATE OF COLORADO)

) ss.

County of)

The foregoing instrument was acknowledged before me this 19th day of October, 2018.
by David M. Putnam

Witness my hand and official seal.

My Commission expires: 10/29/18

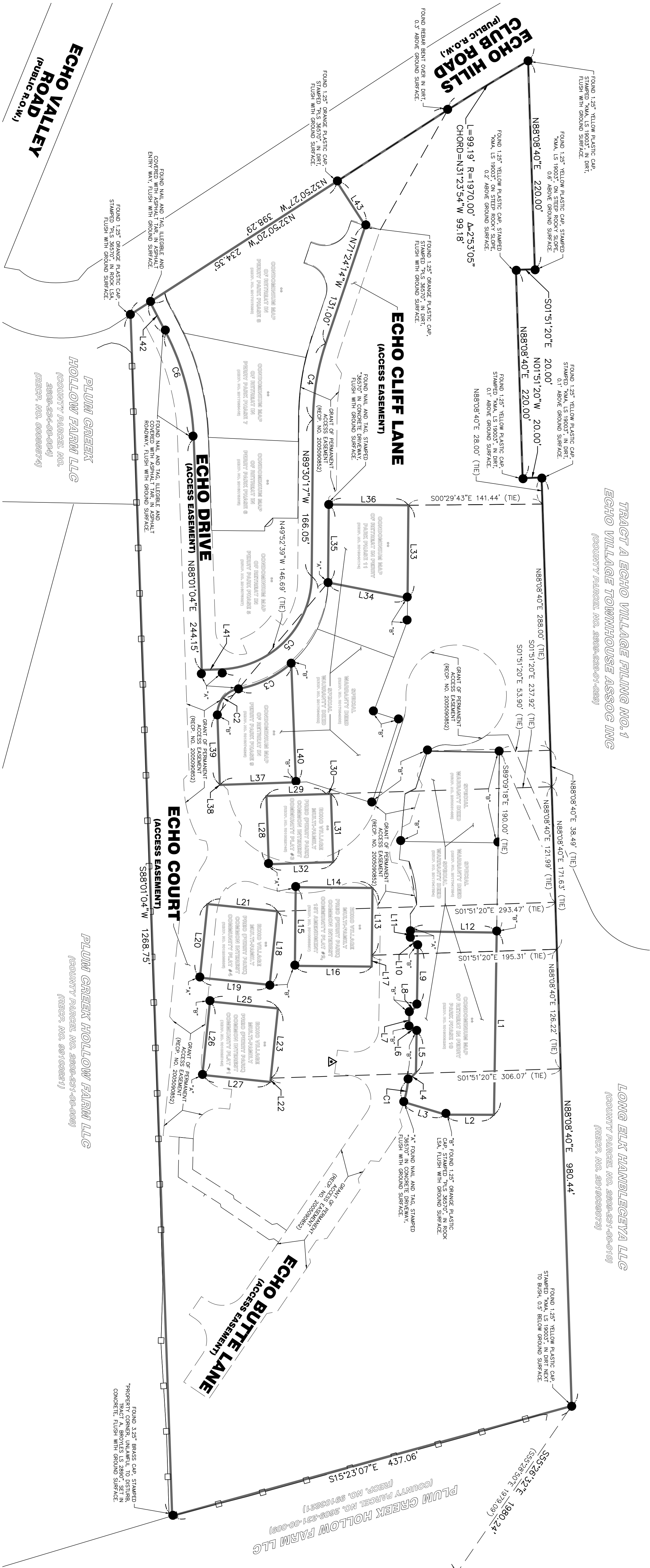
Anne Y. Kloenne
Notary Public



RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
0.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

ADD A 10-FOOT EASEMENT FOR THE EXISTING CORE UG FACILITIES
(INCLUDE EASEMENT WITH ACCESS EASEMENT)



BASIS OF BEARINGS

EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23
S00°19'22"W 2629.91' (S00°16'29"W 2631.36')

Curve Table			
Curve #	Length	Radius	Delta
C1	23.46'	115.00'	01°41'14"
C2	38.52'	271.00'	081°43'56"
C3	62.69'	115.00'	031°14'03"
C4	81.19'	257.00'	018°06'03"
C5	151.23'	99.00'	087°31'21"
C6	116.59'	263.50'	025°21'02"

Line Table		
Line #	Length	Direction
L1	193.00'	S89°09'18"E
L2	50.97'	S00°05'42"W
L3	46.17'	S16°47'21"W
L4	11.76'	N44°09'18"W
L5	42.97'	N89°09'18"W
L6	9.24'	S30°50'42"W
L7	15.03'	N89°09'18"W
L8	11.31'	N44°09'18"W
L9	62.49'	N89°09'18"W
L10	11.31'	S45°50'52"W
L11	7.84'	N89°09'18"W
L12	90.95'	N00°50'42"E
L13	71.00'	N89°25'36"W
L14	81.00'	S00°34'24"W
L15	83.00'	S89°25'36"E

Line Table		
Line #	Length	Direction
L16	81.00'	N00°34'24"E
L17	12.00'	N89°25'36"W
L18	78.08'	S84°07'17"E
L19	74.00'	S05°52'43"W
L20	78.08'	N84°07'17"W
L21	74.00'	N05°52'43"E
L22	4.00'	N84°07'17"W
L23	74.00'	N84°07'17"W
L24	72.00'	S05°52'43"W
L25	78.00'	S84°07'17"E
L26	78.00'	N05°52'43"E
L27	72.00'	N05°52'43"E
L28	72.00'	S88°04'28"W
L29	63.00'	N01°55'32"W
L30	5.00'	N01°55'32"W
L31	72.00'	N88°04'28"E

Line Table		
Line #	Length	Direction
L32	68.00'	S01°55'32"E
L33	97.95'	S89°30'17"E
L34	85.44'	S11°02'14"W
L35	82.32'	N89°30'17"W
L36	83.99'	N00°29'36"E
L37	79.83'	S01°58'56"E
L38	0.68'	S44°22'45"W
L39	73.48'	S88°01'04"W
L40	125.76'	N87°45'34"E
L41	20.39'	N01°58'56"W
L42	36.68'	N62°40'02"E
L43	55.73'	N57°09'14"E

SOUTH EAST CORNER SECTION 23
FOUND IN GRASSY AREA, 01'
ABOVE GROUND SURFACE.

EAST QUARTER CORNER SECTION 23
FOUND 3.25" ALUMINUM CAP STAMPED "SURVEY
ARCHER & ASSOC." IN PILE OF ROCKS, 0.6'
ABOVE GROUND SURFACE.

FOUND 1.25" YELLOW PLASTIC CAP STAMPED
"MA, LS 19003" IN DIRT NEXT
TO ROCK, 0.3' BELOW GROUND SURFACE.

FOUND 1.25" YELLOW PLASTIC CAP STAMPED
"MA, LS 19003" IN DIRT NEXT
TO ROCK, 0.3' BELOW GROUND SURFACE.

FOUND 1.25" ORANGE PLASTIC CAP,
FLUSH WITH GROUND SURFACE.

FOUND 1.25" ORANGE PLASTIC CAP,
FLUSH WITH GROUND SURFACE.

FOUND 1.25" YELLOW PLASTIC CAP
STAMPED "MA, LS 19003" IN DIRT,
FLUSH WITH GROUND SURFACE.

TRACT A ECHO VILLAGE FILING NO.1
ECHO VILLAGE TOWNHOUSE ASSOC INC
(COUNTY PARCEL NO. 2000-231-00-000)
(REC'D. NO. 200009082)

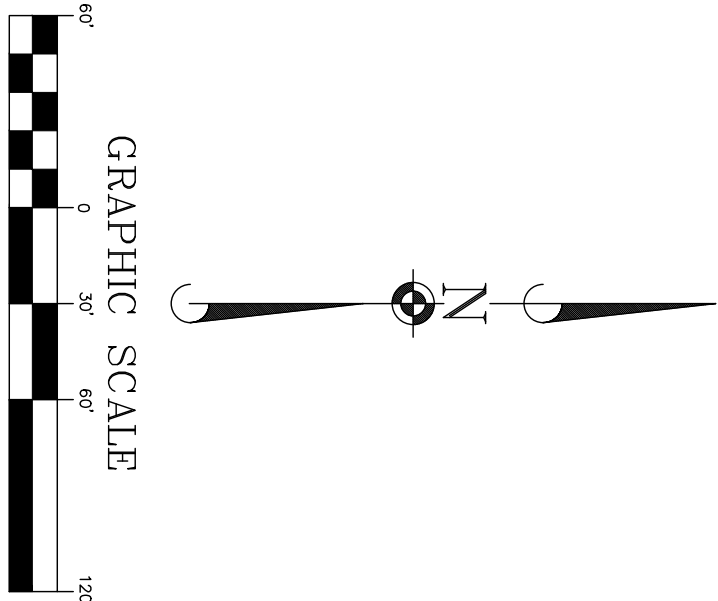
LONG BLK HANBLEGETA LLC
(COUNTY PARCEL NO. 2000-231-00-000)
(REC'D. NO. 200009072)

ECHO VALLEY ROAD
(PUBLIC R.O.W.)

PLUM CREEK HOLLOW FARM LLC
(COUNTY PARCEL NO. 2000-231-00-000)
(REC'D. NO. 200009082)

LEGEND

- PROJECT CONTROL POINT
- FOUND MONUMENT AS NOTED:
 - NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM MONUMENT TO POINT OF BEGINNING
 - "A" FOUND NAIL AND TAG, STAMPED "36570" IN CONCRETE DRIVEWAY, FLUSH WITH GROUND SURFACE.
 - "B" FOUND 1.25" ORANGE PLASTIC CAP, STAMPED "P.L.S. 36570", FLUSH WITH GROUND SURFACE.
 - SET 18" LONG NO. 5 REBAR WITH 1.25" PPC, STAMPED "C.M.C. CO. INC. P.L.S. 37880" OR "T" BRASS 37880" ALUMINUM NAIL, STAMPED "NO L.L.C. LS 37880"
 - FOUND PLUS MONUMENT AS NOTED
 - FOUND CHISEL CROSS
 - FOUND CUT "X"
 - FOUND RANGE POINT/CENTERLINE MONUMENT AS NOTED
 - NOT A PART OF THIS SUBDIVISION
- BOUNDARY LINE
- SECTION/ALLOT LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- TRAIL/LOT LINE
- EASEMENT LINE
- BARRER-WIRE FENCE
- WOOD FENCE
- WROUGHT-IRON FENCE
- XX-X'- FENCE DIMENSION, SECTION IS BASED ON THE FENCE LOCATION RELATIVE TO THE BOUNDARY LINE
- DIMENSION INSIDE BOUNDARY LINE MEANS THE DIMENSION IS INSIDE THE BOUNDARY LINE
- PPC = PINK PLASTIC CAP
- PPC = RED PLASTIC CAP
- R.O.W. = RIGHT OF WAY
- BK., PG. = BOOK, PAGE
- REC'D. NO. = RECEPTION NUMBER



RETREAT AT PERRY PARK - FILING NO.1

SHOWING

ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK

LARKSPUR, COLORADO, 80118

SHEET 2 - BOUNDARY SHEET

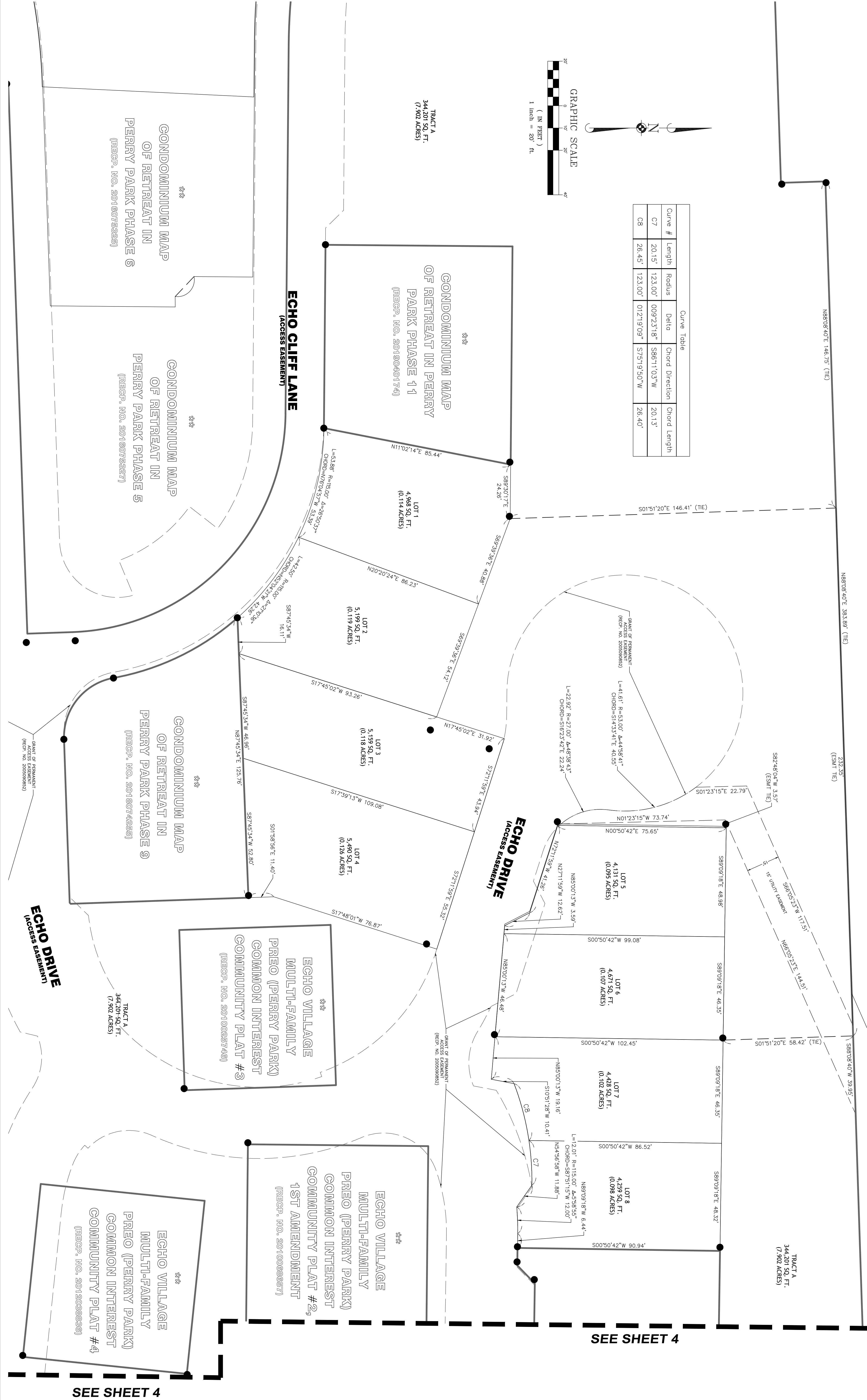
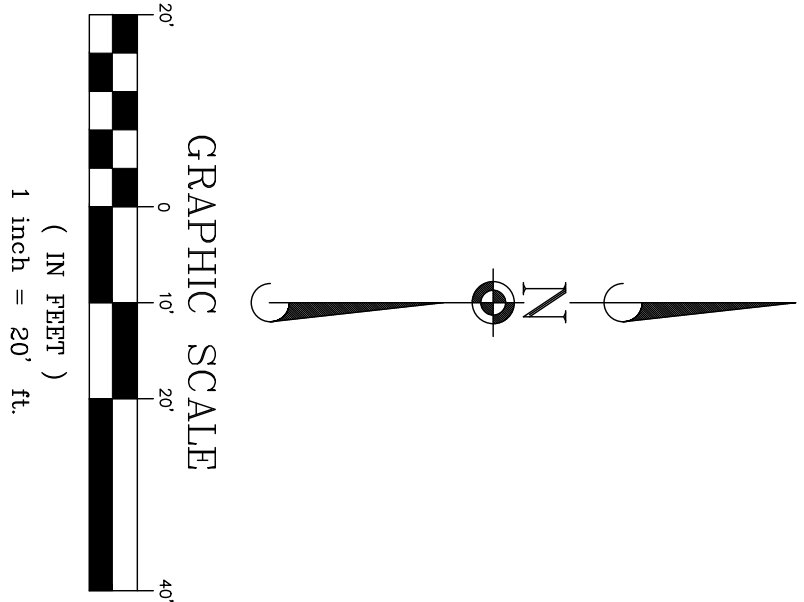
DATE	REVISION	BY
10/31/23	COUNTY COMMENT LETTER AUGUST 21, 2023	EDC
12/29/23	ADJUSTMENT TO LOT LINES, ADD EASEMENTS	EDC
01/25/24	REDLINED PLAT EXHIBIT COMMENTS	EDC



RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C7	20.15'	123.00'	009°23'18"	S86°11'03"W
C8	26.45'	123.00'	012°19'09"	S75°19'50"W



3 OF 4 SHEETS	DRAFTED: EDC/DJW	CHECKED: EDC
	DATE: 01/30/2023	JOB NO. 120-00427
SURVEY PREPARED FOR: STRATUS COMPANIES		

RETREAT AT PERRY PARK - FILING NO.1
SHOWING
ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
LARKSPUR, COLORADO, 80118
SHEET 3 - DETAIL SHEET

DATE	REVISION	BY
10/31/23	COUNTY COMMENT LETTER AUGUST 21, 2023	EDC
12/29/23	ADJUSTMENT TO LOT LINES, ADD EASEMENTS	EDC
01/25/24	REDLINED PLAT EXHIBIT COMMENTS	EDC



RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

CONDOMINIUM MAP
OF RETREAT IN PERRY
PARK PHASE 10
(REC'D. NO. 2019005290)

LOT 9
5.604 SQ. FT.
(0.133 ACRES)

L=23.46' R=115.00' Δ=1°41'1.4"
CHORD=V7903'16"W 23.42'

LOT 10
4.028 SQ. FT.
(0.092 ACRES)

LOT 11
3.925 SQ. FT.
(0.090 ACRES)

LOT 12
3.943 SQ. FT.
(0.091 ACRES)

LOT 13
3.947 SQ. FT.
(0.091 ACRES)

LOT 14
3.921 SQ. FT.
(0.090 ACRES)

LOT 15
4.243 SQ. FT.
(0.097 ACRES)

LOT 16
4.109 SQ. FT.
(0.094 ACRES)

LOT 17
4.002 SQ. FT.
(0.092 ACRES)

LOT 18
4.396 SQ. FT.
(0.101 ACRES)

LOT 19
4.915 SQ. FT.
(0.113 ACRES)

LOT 20
4.080 SQ. FT.
(0.094 ACRES)

LOT 21
4.139 SQ. FT.
(0.095 ACRES)

LOT 22
4.553 SQ. FT.
(0.104 ACRES)

LOT 23
3.914 SQ. FT.
(0.090 ACRES)

LOT 24
4.190 SQ. FT.
(0.096 ACRES)

ECHO BUTTE LANE
(ACCESS EASEMENT)

SEE SHEET 3

SEE SHEET 3

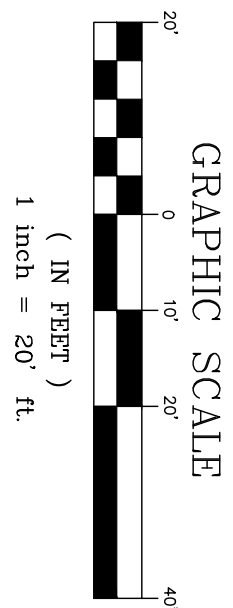
ECHO COURT
(ACCESS EASEMENT)

ECHO VILLAGE
MULTI-FAMILY
PREO (PERRY PARK)
COMMON INTEREST
COMMUNITY PLAT #1
(REC'D. NO. 2010023749)

ECHO BUTTE LANE
(ACCESS EASEMENT)

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C9	15.41'	115.00'	007°40'41"	N69°46'25"W
C10	12.57'	123.00'	005°51'12"	N58°46'38"W
C11	41.74'	25.00'	095°40'15"	S41°19'10"E

TRACT A
344.201 SQ. FT.
(7.902 ACRES)



RETREAT AT PERRY PARK - FILING NO.1
SHOWING

ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
LARKSPUR, COLORADO, 80118
SHEET 4 - DETAIL SHEET

DRAFTED: EDC/DJW	CHECKED: EDC
DATE: 01/30/2023	JOB NO. 120-00427
SURVEY PREPARED FOR: STRATUS COMPANIES	

DATE	REVISION	BY
10/31/23	COUNTY COMMENT LETTER AUGUST 21, 2023	EDC
12/29/23	ADJUSTMENT TO LOT LINES, ADD EASEMENTS	EDC
01/25/24	REDLINED PLAT EXHIBIT COMMENTS	EDC



REFERRAL RESPONSE REQUEST

 Date sent: February 6, 2024

 Comments due by: March 5, 2024

Fax: 303.660.9550

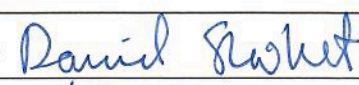
Project Name: Retreat at Perry Park Filing 1

Project File #: SB2023-034

Project Summary:

The applicant is requesting approval of a minor development final plat for the creation of 24 fee-simple lots for duplex units (one unit per lot). The 10.34-acre site is zoned Multifamily (MF) and located east of the intersection of Echo Valley Road and Echo Drive. A concurrent site improvement plan application (SP2023-073) is also in process.

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:	
<div style="border-bottom: 1px solid black; padding-bottom: 5px;">Expansive Soils</div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Conservation District	Phone #: 3032182622
Your Name: David Shohet, President	Your Signature: 
(please print)	Date: <u>2/26/2024</u>

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

Enclosure



DOUGLAS
—CONSERVES—

DOUGLAS COUNTY CONSERVATION DISTRICT

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

DATE: 2/26/24

RE: Retreat at Perry Park Filing 1

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at Retreat at Perry park Filing 1 (on-site) are somewhat limited to very limited for dwellings with basements (pages 20-22), dwellings without basements (p. 24-26), and small commercial buildings (p. 36-38), due to shrink-swell properties, slope, and depth to hard bedrock. CWC Consulting engineers additionally found that expansive soils pose a high risk to basement slab performance (p. 45-46). Due to the limitations on the above soils on the site, alternatives to mitigate the limitations should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are limited to very limited for roads (p. 28-30) due to slope and depth to hard bedrock, and shallow excavations (p. 32-34), due to frost action, slope, depth to hard bedrock, and shrink-swell properties. 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 poor for septic tanks and absorption fields due to seepage, depth to bedrock, slope, and slow water movement (p. 40-42). Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in your 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 30th. 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
—CONSERVES—

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 10.34 acres.

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

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

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

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

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



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Castle Rock Area, Colorado**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

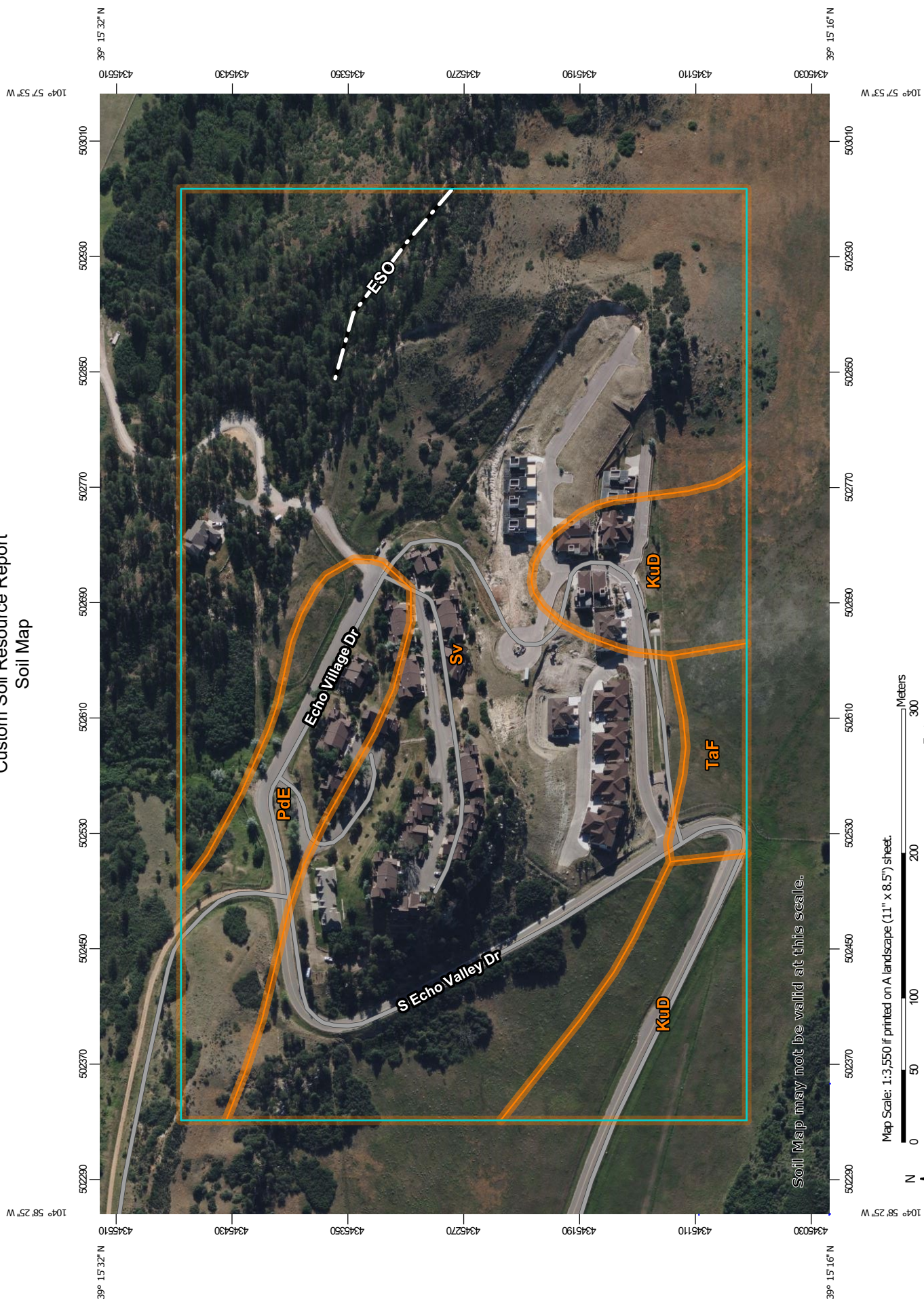
Custom Soil Resource Report

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 Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KuD	Kutch clay loam, 4 to 8 percent slopes	8.3	13.2%
PdE	Perrypark sandy loam, 3 to 20 percent slopes	6.3	10.0%
Sv	Stony steep land	46.4	74.1%
TaF	Tarryall gravelly loam, 10 to 50 percent slopes	1.7	2.7%
Totals for Area of Interest		62.6	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Castle Rock Area, Colorado

KuD—Kutch clay loam, 4 to 8 percent slopes

Map Unit Setting

National map unit symbol: jqz6
Elevation: 5,500 to 6,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Kutch

Setting

Landform: Hills, mesas, erosion remnants
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous fine-loamy clayey shale

Typical profile

H1 - 0 to 6 inches: clay loam
H2 - 6 to 32 inches: clay
H3 - 32 to 36 inches: weathered bedrock

Properties and qualities

Slope: 4 to 8 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

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

Minor Components

Fondis

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

Loamy alluvial land

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

Aquic haplustolls

Percent of map unit: 1 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

Custom Soil Resource Report

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

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

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

TaF—Tarryall gravelly loam, 10 to 50 percent slopes

Map Unit Setting

National map unit symbol: jr0f
Elevation: 5,500 to 6,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Tarryall and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tarryall

Setting

Landform: Hills, ridges
Landform position (three-dimensional): Side slope, base slope, crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered colluvium derived from limestone

Typical profile

H1 - 0 to 10 inches: gravelly loam
H2 - 10 to 30 inches: gravelly loam
H3 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 10 to 50 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High

Custom Soil Resource Report

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 slightly saline (0.0 to 4.0 mmhos/cm)

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

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: C

Ecological site: R049XB204CO - Shallow Foothill

Hydric soil rating: No

Minor Components

Satanta

Percent of map unit: 10 percent

Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

Dwellings 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 LEGEND

MAP INFORMATION

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

	Not rated or not available
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Soil Rating Lines

Very limited


Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

 Verv 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

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: 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—Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KuD	Kutch clay loam, 4 to 8 percent slopes	Somewhat limited	Kutch (85%)	Shrink-swell (0.50)	8.3	13.2%
				Depth to soft bedrock (0.29)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	6.3	10.0%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to hard bedrock (1.00)	46.4	74.1%
				Slope (1.00)		
				Large stones (0.21)		
TaF	Tarryall gravelly loam, 10 to 50 percent slopes	Very limited	Tarryall (90%)	Depth to hard bedrock (1.00)	1.7	2.7%
				Slope (1.00)		
Totals for Area of Interest					62.6	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	48.1	76.8%
Somewhat limited	14.5	23.2%
Totals for Area of Interest	62.6	100.0%

Rating Options—Dwellings With Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Dwellings Without Basements

ENG - Engineering

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

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect

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

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

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

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

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

Custom Soil Resource Report
Map—Dwellings Without Basements



MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

	Not rated or not available
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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

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: 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—Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KuD	Kutch clay loam, 4 to 8 percent slopes	Somewhat limited	Kutch (85%)	Shrink-swell (0.50)	8.3	13.2%
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	6.3	10.0%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	46.4	74.1%
				Depth to hard bedrock (1.00)		
				Large stones (0.21)		
TaF	Tarryall gravelly loam, 10 to 50 percent slopes	Very limited	Tarryall (90%)	Slope (1.00)	1.7	2.7%
				Depth to hard bedrock (0.46)		
Totals for Area of Interest					62.6	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	48.1	76.8%
Somewhat limited	14.5	23.2%
Totals for Area of Interest	62.6	100.0%

Rating Options—Dwellings Without Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Local Roads and Streets

ENG - Engineering

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of

large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

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

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

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

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

Custom Soil Resource Report
Map—Local Roads and Streets



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
KuD	Kutch clay loam, 4 to 8 percent slopes	Somewhat limited	Kutch (85%)	Frost action (0.50)	8.3	13.2%
				Shrink-swell (0.50)		
				Low strength (0.32)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	6.3	10.0%
				Frost action (0.50)		
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	46.4	74.1%
				Depth to hard bedrock (1.00)		
				Frost action (0.50)		
				Large stones (0.21)		
TaF	Tarryall gravelly loam, 10 to 50 percent slopes	Very limited	Tarryall (90%)	Slope (1.00)	1.7	2.7%
				Frost action (0.50)		
				Depth to hard bedrock (0.46)		
				Soluble bedrock (0.09)		
Totals for Area of Interest					62.6	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	48.1	76.8%
Somewhat limited	14.5	23.2%
Totals for Area of Interest	62.6	100.0%

Rating Options—Local Roads and Streets

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Shallow Excavations

ENG - Engineering

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

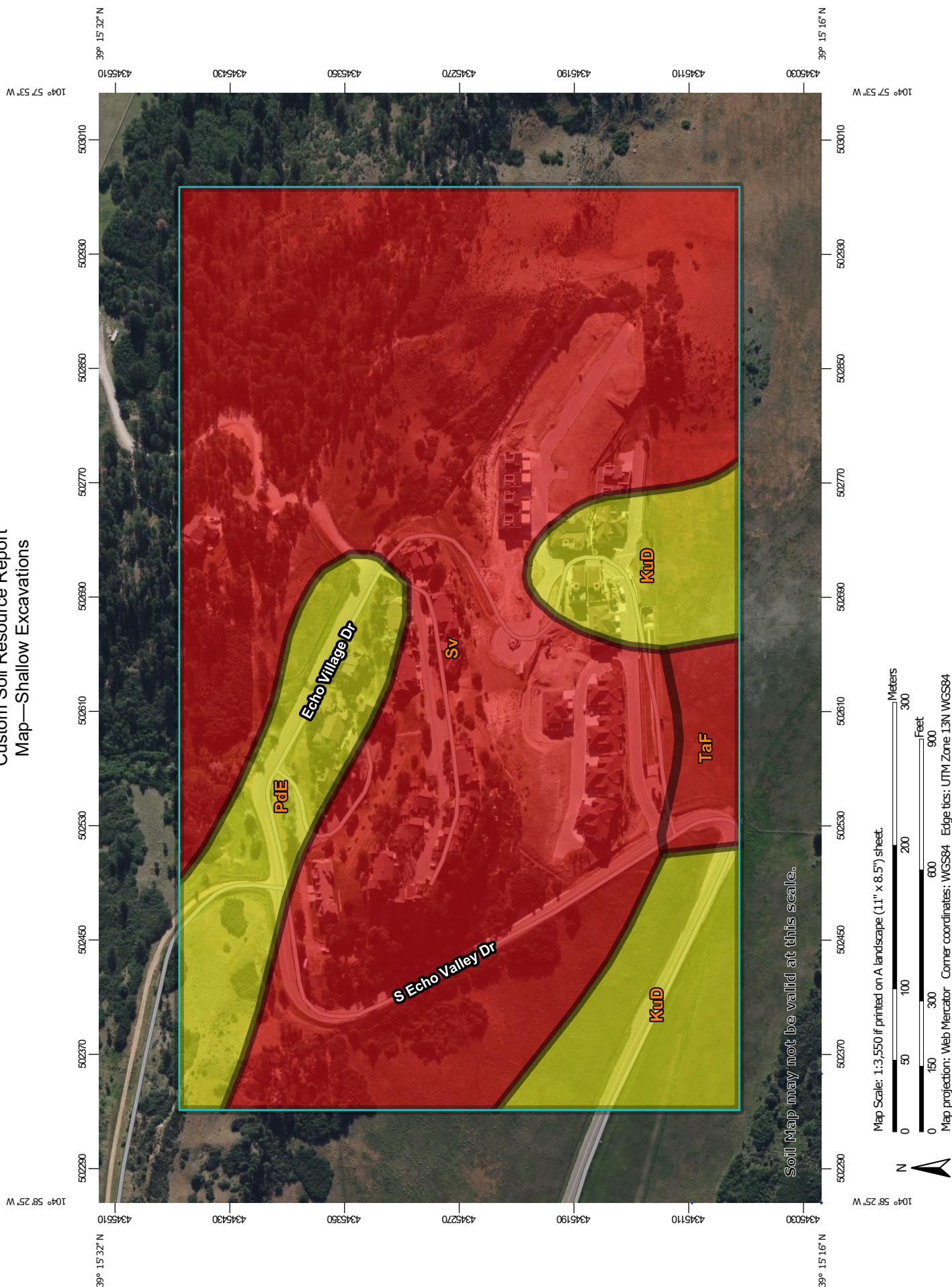
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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

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

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

Custom Soil Resource Report Map—Shallow Excavations



MAP LEGEND

MAP INFORMATION

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

U.S. Routes

Major Roads

Local Roads

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: 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—Shallow Excavations

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KuD	Kutch clay loam, 4 to 8 percent slopes	Somewhat limited	Kutch (85%)	Dusty (0.29)	8.3	13.2%
				Depth to soft bedrock (0.29)		
				Unstable excavation walls (0.01)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slope (0.63)	6.3	10.0%
				Dusty (0.04)		
				Unstable excavation walls (0.01)		
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to hard bedrock (1.00)	46.4	74.1%
				Slope (1.00)		
				Large stones (0.21)		
				Dusty (0.03)		
				Unstable excavation walls (0.01)		
TaF	Tarryall gravelly loam, 10 to 50 percent slopes	Very limited	Tarryall (90%)	Depth to hard bedrock (1.00)	1.7	2.7%
				Slope (1.00)		
				Dusty (0.25)		
				Unstable excavation walls (0.01)		
Totals for Area of Interest					62.6	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	48.1	76.8%
Somewhat limited	14.5	23.2%
Totals for Area of Interest	62.6	100.0%

Rating Options—Shallow Excavations

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Small Commercial Buildings

ENG - Engineering

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

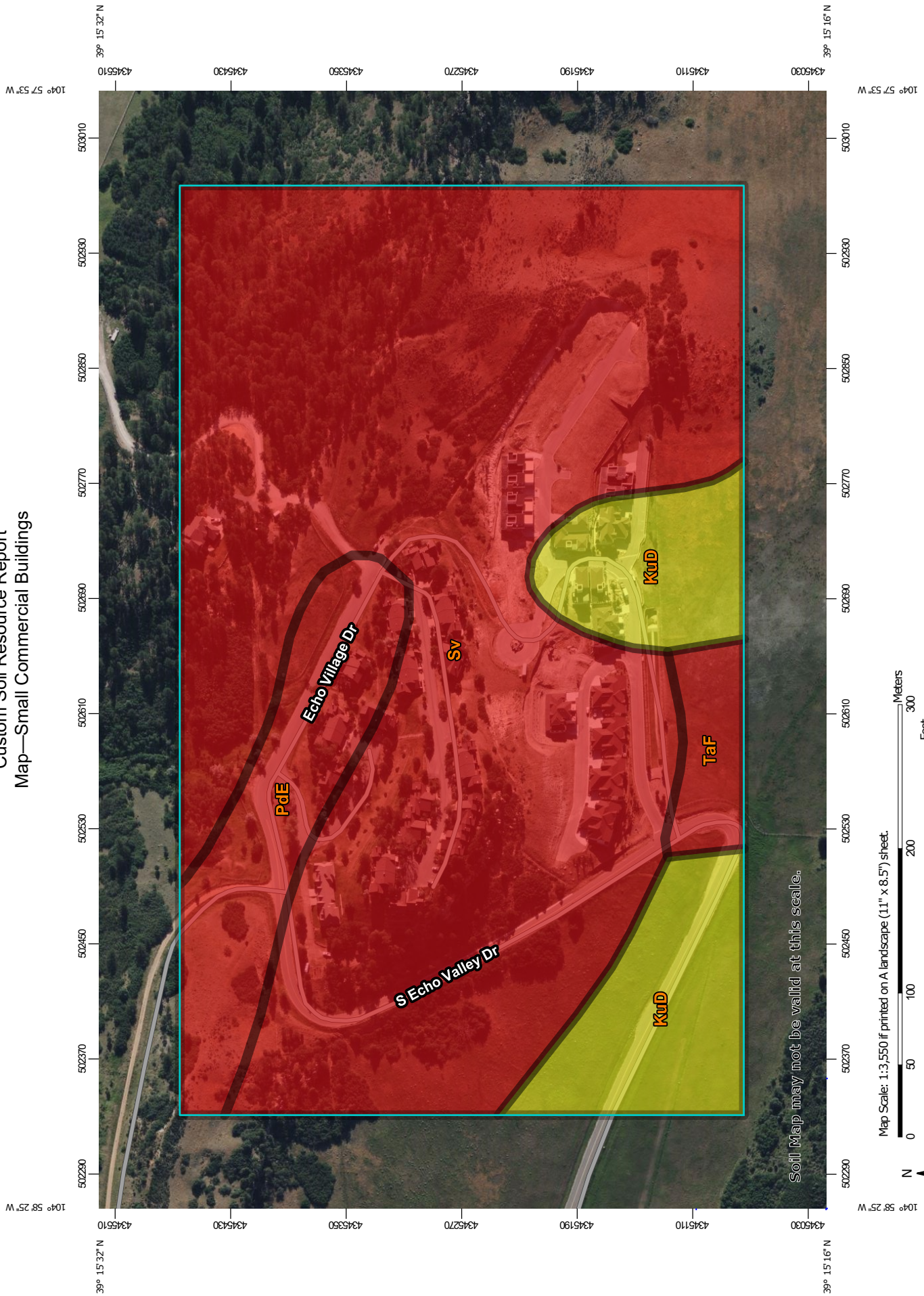
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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

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



Soil Map may not be valid at this scale.

Map Scale: 1:3,550 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

MAP INFORMATION

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

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.

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Tables—Small Commercial Buildings

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
KuD	Kutch clay loam, 4 to 8 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.52)	8.3	13.2%
				Shrink-swell (0.50)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Very limited	Perrypark (85%)	Slope (1.00)	6.3	10.0%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Slope (1.00)	46.4	74.1%
				Depth to hard bedrock (1.00)		
				Large stones (0.21)		
TaF	Tarryall gravelly loam, 10 to 50 percent slopes	Very limited	Tarryall (90%)	Slope (1.00)	1.7	2.7%
				Depth to hard bedrock (0.46)		
Totals for Area of Interest					62.6	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	54.4	86.8%
Somewhat limited	8.3	13.2%
Totals for Area of Interest	62.6	100.0%

Rating Options—Small Commercial Buildings

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Sanitary Facilities

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

Septic Tank Absorption Fields

ENG - Engineering

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

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

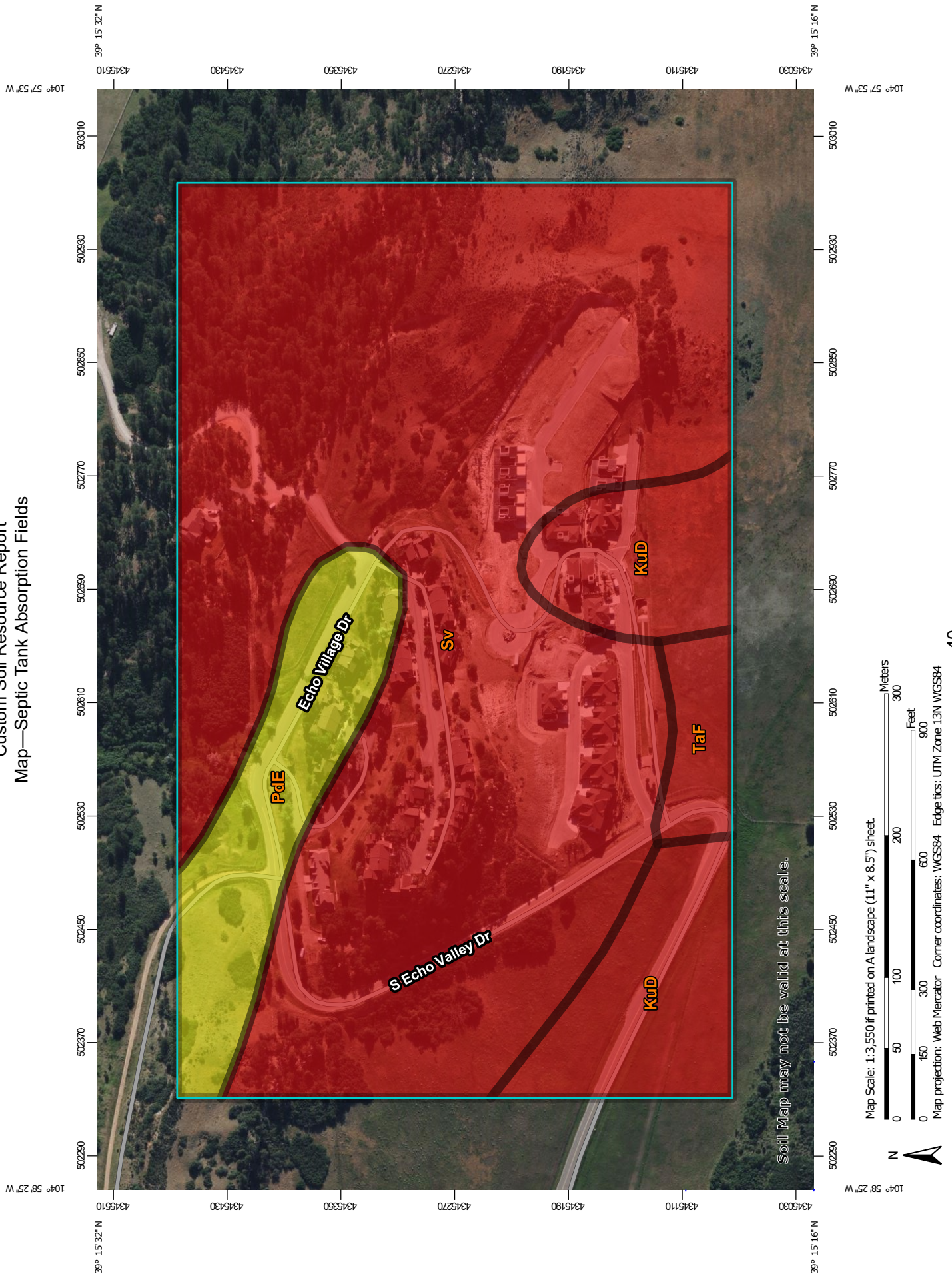
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance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

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Custom Soil Resource Report Map—Septic Tank Absorption Fields



MAP LEGEND

MAP INFORMATION

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

 Verv 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

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

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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
KuD	Kutch clay loam, 4 to 8 percent slopes	Very limited	Kutch (85%)	Slow water movement (1.00)	8.3	13.2%
				Depth to bedrock (1.00)		
PdE	Perrypark sandy loam, 3 to 20 percent slopes	Somewhat limited	Perrypark (85%)	Slow water movement (0.72)	6.3	10.0%
				Slope (0.63)		
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to bedrock (1.00)	46.4	74.1%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Large stones (0.21)		
TaF	Tarryall gravelly loam, 10 to 50 percent slopes	Very limited	Tarryall (90%)	Depth to bedrock (1.00)	1.7	2.7%
				Slope (1.00)		
				Slow water movement (0.72)		
Totals for Area of Interest					62.6	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	56.3	90.0%
Somewhat limited	6.3	10.0%
Totals for Area of Interest	62.6	100.0%

Rating Options—Septic Tank Absorption Fields

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

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

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

January 22nd, 2024

Douglas County - Community Development

Attn: Brett Thomas

100 Third Street

Castle Rock, CO 80104

Supplemental Information Narrative

Within the existing development there are several areas identified to have 15%-20% slopes as well as slopes greater than 20%. There are also existing retaining walls on site, since the site was previously constructed to support the lots that are proposed herein to be built. To adequately mitigate slopes in areas required by Douglas County code sections, additional retaining walls are being proposed as depicted in the SIP plan set. In existing areas where lots are not being proposed, existing slopes will not be touched and left as existing.

To reiterate, the only existing areas to be modified with this development are those that lie within the proposed lots identified with this plat. The only exception to this is the large rock wall in the northeast corner of the site that will have a retaining wall and easement provided for access as requested by the County.

A full Soils & Foundation Report was completed for every lot in the original development, completed in May of 2023. Expansive soils were found throughout the site and it was determined by the Geotechnical engineer that these soils would pose "high risk" to basement slab performance. The Geotechnical engineer has recommended that mitigation takes place via either excavation methods or structurally supported floors.

Sincerely;

Dylan Lektorich

CWC Consulting

9360 Teddy Lane – Suite 203

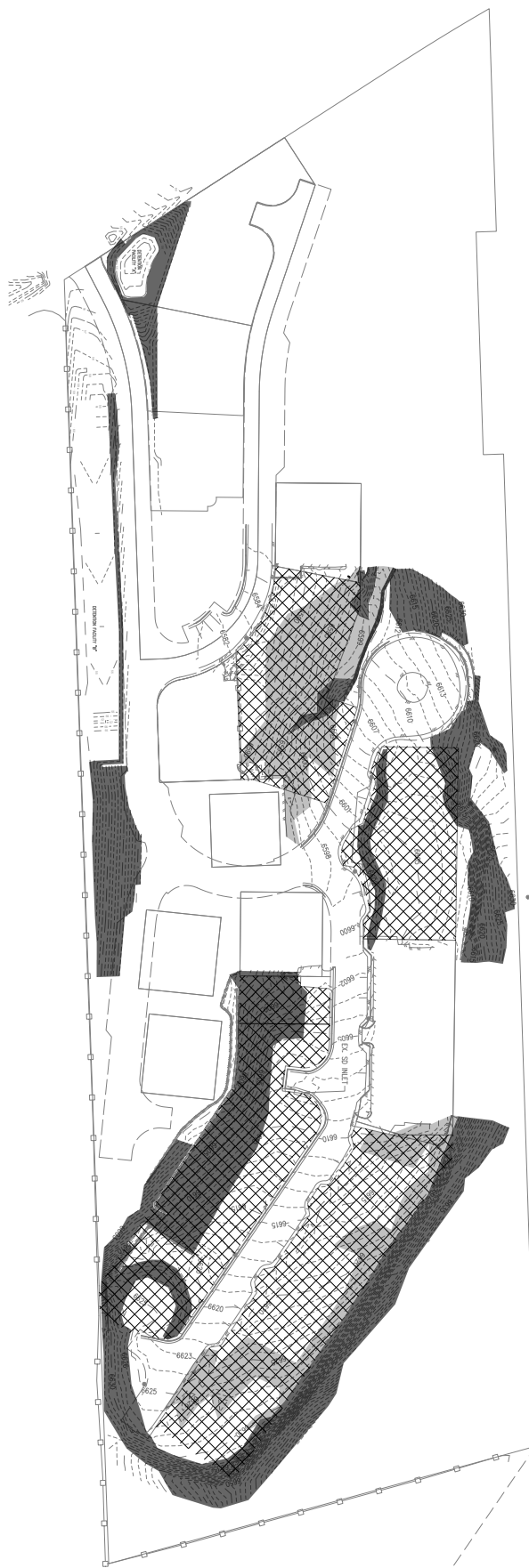
Lone Tree, CO 80124

CC: Richard Dean / Christian Dean




Stratus Perry Park, LLC

8480 East Orchard Road – Suite 1100

Greenwood Village, CO 80111



LEGEND

	15% - 20% SLOPES
	20%+ SLOPES
	EXPANSIVE SOILS PRESENT

LEGEND

NOTES

1. THE EXISTING DETENTION POND INFRASTRUCTURE AND TOPO SHOWN WAS SKEETCHED IN FROM PLANS PROVIDED BY DODD COUNTY, AND WAS NOT DESIGNED NOR VERIFIED WITH THE PROPOSAL OF THIS SP PLAN SET.
2. PLEASE SEE SP SUBMITTAL FOR PROPOSED AREA GRADING AND RETAINING WALL LOCATIONS TO HELP MITIGATE THE EXTREME SLOPES PRESENTED IN THIS EXHIBIT.

APPROVAL CERTIFICATE

ENGINEERING _____ INITIALS/DATE _____

PLANNING _____ INITIALS/DATE _____

OWNER _____
INITIALS/DATE _____

LESSOR _____ LESSOR'S INITIALS/DATE



SCALE: 1" = 50'



KEY MESSAGE

187

RETREAT AT PERRY PARK FILING NO. 1, 7TH REVISION
SITE IMPROVEMENT PLAN

SUPPLEMENTAL INFORMATION EXHIBIT

STRATUS PERRY
PARK, LLC

8480 EAST ORCHARD ROAD
SUITE 1100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 214-5000
CONTACT: RICHARD DEAN

	02/02/2024	3RD SUBMITTAL
--	------------	---------------

	11/17/2023	2ND SUBMITTAL
	06/15/2022	1ST SUBMITTAL

No.	Date	
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DOCUMENT AMENDMENTS

Project File SB2023-034, Minor Development
Planning Commission Staff Report - Page 85 of 143

02/28/2024

Brett Thomas, AICP, Chief Planner
Planning Services
100 Third St.
Castle Rock, CO 80104

RE: SB2023-034

Dear Brett Thomas,

Thank you for the opportunity to review and comment on the to create 24 fee-simple lots (multifamily for duplex) and one tract. 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 Perry Park Water and Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of sewage disposal.

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

DR 23-321



Department of Community Development

www.douglas.co.us

Planning Services

REFERRAL RESPONSE REQUEST

Date sent: February 6, 2024

Comments due by: **March 5, 2024**

Fax: 303.660.9550

Project Name: Retreat at Perry Park Filing 1

Project File #: SB2023-034

Project Summary:

The applicant is requesting approval of a minor development final plat for the creation of 24 fee-simple lots for duplex units (one unit per lot). The 10.34-acre site is zoned Multifamily (MF) and located east of the intersection of Echo Valley Road and Echo Drive. A concurrent site improvement plan application (SP2023-073) is also in process.

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:	
<p>- ADD RECEPTIONth FOR EXISTING ACCESS EASEMENT</p> <p>- NEED WALL EASEMENT FOR LOTS 5-8.</p>	
<input type="checkbox"/> See letter attached for detail.	
Agency: <u>ENGINEERING</u>	Phone #: <u>4318</u>
Your Name: <u>AL PETERSON</u>	Your Signature: <u>Al Peterson</u>
(please print)	Date:

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Brett Thomas, AICP, Chief Planner

Enclosure

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Brett Thomas

From: Deborah Fike <deborahfike23@gmail.com>

Sent: Friday, October 4, 2024 2:32 PM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: Douglas Huth <huth.doug@gmail.com>; Shawn Dempsey-HOA <shawn.dempsey.hoaboard@gmail.com>; Roger Hollard <rghollard@gmail.com>

Subject: Retreat Cost Sharing Agreement - Moving forward

Hello Brett - just wanted to tell you that the Retreat Board is very close to finalizing the Cost Sharing and Easement agreement/exhibits with Stratus. Once finalized, there will be a second meeting with our homeowners to get final input which we anticipate will be positive.

In the meantime, the Board supports the County moving the plat and hearing process forward.

Please let us know if you have any questions.

Thank you.

Deborah Fike
President, Retreat in Perry Park Association

Sent from my iPad

REFERRAL RESPONSE REQUEST

 Date sent: February 6, 2024

 Comments due by: **March 5, 2024**

Fax: 303.660.9550

Project Name: Retreat at Perry Park Filing 1

Project File #: SB2023-034

Project Summary:

The applicant is requesting approval of a minor development final plat for the creation of 24 fee-simple lots for duplex units (one unit per lot). The 10.34-acre site is zoned Multifamily (MF) and located east of the intersection of Echo Valley Road and Echo Drive. A concurrent site improvement plan application (SP2023-073) is also in process.

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:	
<p><i>The land proposed to be in the site is already common elements within an existing Association. There has been no amendment to existing Association.</i></p>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency:	Phone #: <i>303.991.2020</i>
Your Name: <i>Debra J. Oppenheimer</i> (please print)	Your Signature: <i>Debra J. Oppenheimer</i>
	Date: <i>Feb 27, 2024</i>

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

Enclosure



February 27, 2024

Via US Mail & Email

Denver Office

Debra J. Oppenheimer

Direct 303.991.2020

doppenheimer@altitude.law

Douglas County Planning Department
c/o Brett Thomas
100 3rd Street, No. 220
Castle Rock, CO 80104
bthomas@douglas.co.us

Re: *Retreat in Perry Park Homeowners' Association, Inc./Land Removal/Transfer*
Project No. SB2023-034 and SP2023-073
Our File No. 1953.0003

Dear Sirs:

This firm represents Retreat in Perry Park Homeowners' Association, Inc. ("Association"). The Board of Directors, on behalf of the Association, has requested we reach out to Douglas County regarding the lots in the Association which Richard Dean is attempting to move into a separate community, namely, lots 19, 20 and 27-42.

As previously raised, this letter concerns the Retreat at Perry Park's request to subdivide property into 24 lots as set forth in your file number SB2023-034. In particular, the lack of sufficient rights for Richard Dean to remove land already within a platted community to create a new community. In the SB2023-.034 and SP2023-073 Project Narratives submitted with the projects it is stated that the plan is for the 24 lots to have their own HOA. While the plans could seek to create these units as a sub association (if the current declaration is amended) Mr. Dean has no legal authority to remove them from the current community and create a new HOA separate from the current obligations over the land.

The newly filed documents to the planning department did not cure the prior issues with the Association of Retreat in Perry Park. The Association does not agree to this plan as there has been no agreement reached on many issues which will be created in the attempt to remove the land and create a new HOA.

Retreat in Perry Park was platted as a 48-unit condominium community. As of the date of this letter, there are 24 completed Units and the right to construct an additional 24

Condominium Units. It is our understanding that Richard Dean intends to attempt to withdraw the unbuilt building pads and common areas surrounding those platted areas from the community. The recorded plat maps for the Association define the vicinity/site area of the common interest community as one large area. While the development of the community could be accomplished in phases, the community as a whole is platted and recorded for a *total* maximum of 48 Condominium Units, all of which are identified on the corresponding recorded plats. The property that includes all 48 units is considered the “real estate” comprising the community which is subject to the Declaration.

The Colorado Common Interest Ownership Act (“CCIOA”), at C.R.S. 38-33.3-210(4)(a) and (b), provides as follows:

If the declaration provides, pursuant to section 38-33.3-205, that all or a portion of the real estate is subject to a right of withdrawal:

(a) If all the real estate is subject to withdrawal, and the declaration does not describe separate portions of real estate subject to that right, none of the real estate may be withdrawn after a unit has been conveyed to a purchaser; and

(b) If any portion of the real estate is subject to withdrawal, it may not be withdrawn after a unit in that portion has been conveyed to a purchaser.

Here, there is no indication or language located on the recorded plats that describe separate portions of real estate, so subsection 210(a) applies. Therefore, because 24 units have been conveyed to purchasers (who are not the Declarant), there is no unilateral Declarant right to withdraw any of the remaining real estate (lots 19, 20 or 27-42).

The Association acknowledges the development of the community by phases, as referenced in the Declaration, and one could therefore argue subsection 210(4)(b) applies because a phase could be “described as a separate portion of real estate.”

However, in 2013, the Colorado Court of Appeals clarified the meaning of the term “portion,” as referenced in subsection 210(4)(b), held that:

...Lot 1 through Lot 94 [**all platted lots in the community**] of Filing No. 9 constitute a portion of real estate subject to withdrawal, and that portion may not be withdrawn after one of the units within it has been conveyed to a purchaser. **It is irrelevant that there may be smaller "portions" within Filing No. 9 because subsection 210(4)(b) applies to any portion, not just the smallest possible portion.** Thus, under CCIOA, the entirety of the ninety-four lots in Filing No. 9 constitutes the relevant portion for purposes of subsection 210(4)(b).

If we construe "portion" in any other manner, subsection 210(4)(b) would eliminate the protections afforded to unit owners [they know that the surrounding lots will remain a part of the common interest community], and, thus would be inconsistent with subsection 210(4)(a). Moreover, **developers could avoid the restrictions in subsection 210(4)(b) simply by arbitrarily designating a part of their property as a "portion" of a larger "portion."** [Emphasis added].

Vista Ridge Master Homeowners Assn., Inc. v. Arcadia Holdings at Vista Ridge LLC, 300 P.3d 1004, 1006-07 (Colo. App. 2013).

As a result, applying the ruling above, the Association was platted with 48 lots, which is the "**portion**" of real estate subject to the Declaration and CCIOA. Therefore, attempting to withdraw any lots or common area from the portion is not in compliance with Colorado law.

Further, the Declaration at Article 1, Section 1.4 (g) defines the Common Elements as: "those portions of the property subject to this Declaration and the Map co-owned by the Owners as tenants-in-common, other than areas subject to reserved Development Rights (which are subject to those rights) and other than the Units."

For arguments sake, even if the potential Units are subject to the development rights, the Common Elements are not subject to development rights. As such, the Common Elements may not be removed from the community in any manner. The revised plans submitted still include the Common Elements from the Association.

As a result, applying the ruling above, the Association was platted for up to 48 Condominium Units. These 48 Units or potential units constitute the "**portion**" of real estate subject to the Declaration and CCIOA. Therefore, attempting to withdraw any building pads or common area from the portion is not in compliance with Colorado law.

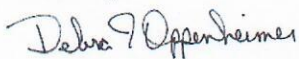
The Association understands that Mr. Dean can sell his development rights but he cannot remove common areas already within Retreat and he cannot remove the building pads from the community. Any such attempt would require an amendment to the plat which would require sixty-seven percent of the votes allocated to units not owned by a Declarant pursuant to CCIOA, at C.R.S. 38-33.3-217(4)(a). No such amendment has been submitted much less approved by the owners within the community. Furthermore, sale of the Common Elements would be subject to C.R.S. 38-33.3-312.

In summary, the current Association of Retreat at Perry Park objects to the continued attempts by Mr. Dean to remove lots within the Association and create a new association. While Mr. Dean has reached out to the Association in an attempt to reach an agreement there is not one in place. As documented by several owner there are existing issues with the drainage in the current community that has not been fixed which will also be severely aggravated by the proposed plans.

Until there can be a final agreement addressing (i) who will be responsible for maintenance of the common areas surrounding the units; (ii) a cost share agreement in which any new community is required to pay for (a) one-half of all road maintenance, as designated in the original plats for the Association; (b) common area maintenance; and (c) snow removal; (iii) all easements must be granted; (iv) ownership of the common areas must be resolved, as not all common areas have been deeded to the Association despite the previous transition out of Declarant control in 2022; (v) Declarant must agree to pay all costs, including legal fees, for amending the Declaration and corresponding plat maps; (vi) Declarant must agree to pay all costs, including legal fees, for the drafting and recording of the subdivision agreement/s or cost share agreements as the case may be. Further the Declarant must fully resolve the existing storm water and drainage issues and insure that the new plans do not create more.

Please contact us if you have any questions or concerns.

Sincerely,



Debra J. Oppenheimer
Altitude Community Law P.C.

Brett Thomas

From: Jill Welle <jwelle@douglas.co.us>
Sent: Thursday, September 19, 2024 10:14 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County eReferral (SB2023-034) Is Ready For Review

Brett,
Apologies, there is no comment box. So, here is my response:

Wildland fuels are minimal in this project area. Defensible space considerations will be handled at the time of building permit application.

JILL

Jill Welle, CWMS
Wildfire Mitigation and Resilience Coordinator
Douglas County Building Division
100 Third Street
Castle Rock, CO 80104
720-733-6924





September 8th, 2023

Via US Mail & Email

Tri Pointe Homes Holdings, Inc.
c/o Davis & Ceriani
1600 Stout St. Suite 1710
Denver, CO 80202
egorab@davisandceriani.com

Douglas County Planning Department
c/o Brett Thomas
100 3rd Street, No. 220
Castle Rock, CO 80104
bthomas@douglas.co.us

Denver Office
Debra J. Oppenheimer
Direct 303.991.2020
doppenheimer@altitude.law

Re: *Retreat in Perry Park Homeowners' Association, Inc./Land Removal/Transfer*
Project No. SB2023-034 and SP2023-073
Our File No. 1953.0003

Dear Sirs:

This firm represents Retreat in Perry Park Homeowners' Association, Inc. ("Association"). This letter concerns the Retreat at Perry Park's request to subdivide property into 24 lots as set forth in your file number SB2023-034. In particular, the lack of sufficient rights for Richard Dean to remove land already within a platted community to create a new community. In the SB2023-.034 and SP2023-073 Project Narratives submitted with the projects it is stated that the plan is for the 24 lots to have their own HOA. While the plans could seek to create these units as a sub association (if the current declaration is amended) Mr. Dean has no legal authority to remove them from the current community and create a new HOA separate from the current obligations over the land. The project narratives attempt to mislead the planning department to suggest that the Association of Retreat in Perry Park agrees to this plan which they do not. There has been no response to requests of the Association to reach agreement on the many issues which will be created in the attempt to remove the land and create a new HOA.

Retreat in Perry Park was platted as a 48-unit condominium community. As of the date of this letter, there are 24 completed Units and the right to construct an additional 24 Condominium Units. It is our understanding that Richard Dean intends to attempt to withdraw the unbuilt building pads and common areas surrounding those platted areas from the community. The recorded plat maps for the Association define the vicinity/site area of the common interest community as one large area. While the development of the community could be accomplished in phases, the community as a whole is platted and recorded for a *total* maximum of 48 Condominium Units, all of which are identified on the corresponding recorded plats. The property that includes all 48 units is considered the "real estate" comprising the community which is subject to the Declaration.

The Colorado Common Interest Ownership Act (“CCIOA”), at C.R.S. 38-33.3-210(4)(a) and (b), provides as follows:

If the declaration provides, pursuant to section 38-33.3-205, that all or a portion of the real estate is subject to a right of withdrawal:

- (a) If all the real estate is subject to withdrawal, and the declaration does not describe separate portions of real estate subject to that right, none of the real estate may be withdrawn after a unit has been conveyed to a purchaser; and
- (b) If any portion of the real estate is subject to withdrawal, it may not be withdrawn after a unit in that portion has been conveyed to a purchaser.

Here, there is no indication or language located on the recorded plats that describe separate portions of real estate, so subsection 210(a) applies. Therefore, because 24 units have been conveyed to purchasers (who are not the Declarant), there is no unilateral Declarant right to withdraw any of the remaining real estate (lots 19, 20 or 27-42).

The Association acknowledges the development of the community by phases, as referenced in the Declaration, and one could therefore argue subsection 210(4)(b) applies because a phase could be “described as a separate portion of real estate.”

However, in 2013, the Colorado Court of Appeals clarified the meaning of the term “portion,” as referenced in subsection 210(4)(b), held that:

...Lot 1 through Lot 94 [**all platted lots in the community**] of Filing No. 9 constitute a portion of real estate subject to withdrawal, and that portion may not be withdrawn after one of the units within it has been conveyed to a purchaser. **It is irrelevant that there may be smaller “portions” within Filing No. 9 because subsection 210(4)(b) applies to any portion, not just the smallest possible portion.** Thus, under CCIOA, the entirety of the ninety-four lots in Filing No. 9 constitutes the relevant portion for purposes of subsection 210(4)(b).

If we construe “portion” in any other manner, subsection 210(4)(b) would eliminate the protections afforded to unit owners [they know that the surrounding lots will remain a part of the common interest community], and, thus would be inconsistent with subsection 210(4)(a). Moreover, **developers could avoid the restrictions in subsection 210(4)(b) simply by arbitrarily designating a part of their property as a “portion” of a larger “portion.”** [Emphasis added].

Vista Ridge Master Homeowners Assn., Inc. v. Arcadia Holdings at Vista Ridge LLC, 300 P.3d 1004, 1006-07 (Colo. App. 2013).

Further, the Declaration at Article 1, Section 1.4 (g) defines the Common Elements as:

“those portions of the property subject to this Declaration and the Map co-owned by the Owners as tenants-in-common, other than areas subject to reserved Development Rights (which are subject to those rights) and other than the Units.”

For arguments sake, even if the potential Units are subject to the development rights, the Common Elements are not subject to development rights. As such, the Common Elements may not be removed from the community in any manner.

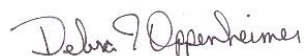
As a result, applying the ruling above, the Association was platted for up to 48 Condominium Units. These 48 Units or potential units constitute the “**portion**” of real estate subject to the Declaration and CCIOA. Therefore, attempting to withdraw any building pads or common area from the portion is not in compliance with Colorado law.

The Association understands that Mr. Dean can sell his development rights but he cannot remove common areas already within Retreat and he cannot remove the building pads from the community. Any such attempt would require an amendment to the plat which would require sixty-seven percent of the votes allocated to units not owned by a Declarant pursuant to CCIOA, at C.R.S. 38-33.3-217(4)(a). No such amendment has been submitted much less approved by the owners within the community. Furthermore, sale of the Common Elements would be subject to C.R.S. 38-33.3-312.

In summary, the current Association of Retreat at Perry Park objects to the attempt by Mr. Dean to remove lots within the Association and create a new association. Such actions would cause numerous difficulties as the property being removed are intermingled with the existing 24 Condominium Units constructed. Further it does not address (i) who will be responsible for maintenance of the common areas surrounding the units; (ii) a cost share agreement in which any new community is required to pay for (a) one-half of all road maintenance, as designated in the original plats for the Association; (b) common area maintenance; and (c) snow removal; (iii) all easements must be granted; (iv) ownership of the common areas must be resolved, as not all common areas have been deeded to the Association despite the previous transition out of Declarant control in 2022; (v) Declarant must agree to pay all costs, including legal fees, for amending the Declaration and corresponding plat maps; (vi) Declarant must agree to pay all costs, including legal fees, for the drafting and recording of the subdivision agreement/s or cost share agreements as the case may be. While agreement could be reached on how to handle these things it cannot be done by ignoring the law and pushing forward to attempt an illegal removal of land and creation of a new community.

Please contact us if you have any questions or concerns.

Sincerely,



Debra J. Oppenheimer
Altitude Community Law P.C.

From: Mandy Johnson <m.x.johnson@gmail.com>
Sent: Saturday, October 21, 2023 5:36 PM
To: Robert Pritchard <rpritchard@douglas.co.us>; dcplanning@douglas.co.us
Subject: Retreat In Perry Park Proposed Land Action - Resources & Contact Information - [#XN7908223]

Department of Community Development Planning Services
dcplanning@douglas.co.us

Department of Community Development
Planning Services
100 Third Street, Suite 220
Castle Rock, CO 0104
Phone: 303.660.7460

Bob Pritchard | Planning Technician
Douglas County Department of Community Development
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4325 Main | 303-660-7460
Email | rpritchard@douglas.co.us

Mr.Pritchard, Planning Services

I am a member of the Retreat in Perry Park Homeowners' Association and am writing to you today as I object land use application submitted by Stratus Companies and Richard Dean, specifically file numbers SB2023-034 and SP2023-073. The Retreat in Perry Park is platted as a condominium community and this land use application does not address the concerns I have regarding, amongst others, the following:

- How the maintenance responsibilities for the current access road would be attributed,
- how maintenance in shared common areas would be attributed,
- how maintenance related to the snow removal on the sole access road for the community would be attributed,
- how an infrastructure reserve account would be funded and how distributions would be determined,
- how cost sharing of said maintenance would be determined,
- a commitment from the developer to fund and complete necessary infrastructure work for the development (including structural repair and surface finishing of roadways, reinforcement of retaining walls – specifically at the end of Echo Court, and assorted original construction shortfall remediations),
- aesthetic cohesion of the neighborhood in respect to both units, general design plans, and landscaping requirements.

As a member of the community and a resident of Douglas County I am requesting that I be notified of any changes, hearings, or decisions related to the land use applications in question.

Yours sincerely

Mandy Johnson
4484 Echo Cliff Lane
Larkspur
CO 80118

From: Ted Johnson <ted.a.n.johnson@gmail.com>
Sent: Saturday, October 21, 2023 2:37 PM
To: dcplanning@douglas.co.us; Robert Pritchard <rpritchard@douglas.co.us>
Subject: Retreat In Perry Park Proposed Land Action - Resources & Contact Information - [#XN7908223]

Department of Community Development Planning Services
dcplanning@douglas.co.us

Department of Community Development
Planning Services
100 Third Street, Suite 220
Castle Rock, CO 0104
Phone: 303.660.7460

Bob Pritchard | Planning Technician
Douglas County Department of Community Development
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4325 Main | 303-660-7460
Email | rpritchard@douglas.co.us

Mr.Pritchard, Planning Services

I am a member of the Retreat in Perry Park Homeowners' Association and am writing to you today as I object land use application submitted by Stratus Companies and Richard Dean, specifically file numbers SB2023-034 and SP2023-073. The Retreat in Perry Park is platted as a condominium community and this land use application does not address the concerns I have regarding, amongst others, the following:

- How the maintenance responsibilities for the current access road would be attributed,
- how maintenance in shared common areas would be attributed,
- how maintenance related to the snow removal on the sole access road for the community would be attributed,
- how an infrastructure reserve account would be funded and how distributions would be determined,
- how cost sharing of said maintenance would be determined,
- a commitment from the developer to fund and complete necessary infrastructure work for the development (including structural repair and surface finishing of roadways, reinforcement of retaining walls – specifically at the end of Echo Court, and assorted original construction shortfall remediations),
- aesthetic cohesion of the neighborhood in respect to both units, general design plans, and landscaping requirements.

As a member of the community and a resident of Douglas County I am requesting that I be notified of any changes, hearings, or decisions related to the land use applications in question.

Yours sincerely

Ted (Andrew) Johnson
4484 Echo Cliff Lane
Larkspur
CO 80118

From: PAUL SPIEKER <phspieker@msn.com>

Sent: Tuesday, October 24, 2023 7:52 AM

To: Robert Pritchard <rpritchard@douglas.co.us>; dcplanning@douglas.co.us

Subject: Proposed development plan for The Retreat in Perry Park

Mr, Pritchard & DCPlanning,

My name is Paul Spieker and I reside in a home at The Retreat in Perry Park and am aware of a proposal from the Stratus Companies and Richard Dean, the developer of The Retreat. I understand that the proposal is to allow the new developer to purchase the 24 existing and unbuilt sites in The Retreat to implement a separate Home Owners Association within the Retreat with not responsibility or association with the current HOA for the 24 built homes in The Retreat.

The proposal seems to be not only impractical and unworkable in operation and possibly illegal. My wife and I strongly object to any approval of the proposed development plan from Mr. Dean and The Stratus Companies. Our purchase of our home in 2017 did not contemplate a future division of The Retreat @ Perry Park's HOA and could have significant future impact on the value of our property.

Thank you for your attention to this proposed development plan.

Paul & Barbara Spieker

From: Derek Wagner <derekatrpp@gmail.com>
Sent: Tuesday, October 24, 2023 9:36 AM
To: dcplanning@douglas.co.us; Robert Pritchard <rpritchard@douglas.co.us>
Cc: Derek Wagner <derekatrpp@gmail.com>
Subject: Retreat In Perry Park Proposed Land Action - Resources & Contact Information - [#XN7908223]

Department of Community Development
Planning Services
100 Third Street, Suite 220
Castle Rock, CO 0104
Phone: 303.660.7460

Bob Pritchard | Planning Technician
Douglas County Department of Community Development
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4325 Main | 303-660-7460
Email | rpritchard@douglas.co.us

Mr. Pritchard & Douglas County Planning Services

I am a member of the Retreat in Perry Park Homeowners' Association along with being a homeowner within the community and am writing to you today as I have concerns and object to the land use application submitted by Stratus Companies and Richard Dean, specifically file numbers SB2023-034 and SP2023-073. The Retreat in Perry Park is platted as a condominium community and this land use application does not address the concerns I have regarding, amongst others, the following:

- How the maintenance responsibilities for the current access road would be attributed, as well as how maintenance in shared common areas would be attributed and coordinated. This is also applicable to snow maintenance for the community
 - This would add an unnecessary complexity to the management and maintenance of the community with a proposed re-platting to create an additional HOA and then have two HOAs intermingled within the single current and planned community in place
- how an infrastructure reserve account would be funded and how distributions would be determined across two intermingled HOAs in the single current platted community
 - how cost sharing of said maintenance would be determined,
- Aesthetic & architectural design cohesion of the neighborhood in respect to both units, general design plans, and landscaping requirements across intermingled HOAs versus the current planned and plotted HOA community

As a member of the community and a resident of Douglas County I am requesting that I be notified of any changes, hearings, or decisions related to the land use applications in question.

Yours sincerely,
Derek Wagner
4407 Echo Butte Ln
Larkspur CO, 80118

From: Scott Boerman <sjboerman@gmail.com>
Sent: Wednesday, October 25, 2023 1:50 PM
To: dcplanning@douglas.co.us; Robert Pritchard <rpritchard@douglas.co.us>
Subject: Retreat in Perry Park Proposed Land Action

Department of Community Development Planning Services

Bob Pritchard
Planning Technician
Douglas County Department of Community Development
Planning Services Division

We are members of the Retreat in Perry Park Homeowners Association and are writing today to object to the land use application submitted by Stratus Corporation and Richard Dean, specifically file numbers SB2023-034 and SP2023-073. The Retreat in Perry Park is platted as a condominium community and this land use application does not address our multiple concerns.

Our home is at 4409 Echo Butte Lane and borders vacant lots which are subject of the application. Some specific concerns are;

The lots on Echo Butte Lane have significant erosion and stormwater drainage problems which have resulted in flooding of our basement and that of our neighbors. We have taken temporary steps to mitigate the issue at homeowners expense. What is to prevent the new builder/HOA from designing and building in a way to create more severe run-off/flooding problems for the existing homeowners?

Our driveway was designed to be shared by the next unit. As such only a partial driveway is built. Will a new building design/HOA complete the existing plan or leave this unfinished?

We signed an agreement to abide by specific HOA rules with the understanding that our immediate neighbors (and the entire 50 unit community) would do the same. We are greatly concerned that a new HOA with different rules could negatively impact our property value.

What are the new community building specifications and design guides? We purchased the property understanding what our views from decks etc. would be. Will these be protected by the new HOA to be no worse than planned by the current developers/HOA?

We have general concerns regarding the aesthetic cohesion of the neighborhood in respect to units, general design plans and landscaping requirements. Again, we are one of four units in the middle of the subject land and will be greatly affected by any change to the land use, platting and HOA changes.

Additionally we have concerns regarding common areas and roadways. These include;

Maintenance and repair of common areas including retaining walls. Cost sharing for these areas. Future ownership of common areas and how these could possibly be divided sensibly between two HOA's each with their own rules.

Maintenance and repair of the current access road including damage that will be done during new construction. Appropriate cost division for normal maintenance and repairs.

We have been told that this application process should by Colorado law involve a vote via Douglas County of the existing homeowners in the community. Please advise if this is the process to be followed and when such a vote might occur. As members of the community and residents of Douglas County we are requesting to be notified of any changes, hearings or decisions related to the land use application in question.

Respectfully,
Scott & Phyllis Boerman
4409 Echo Butte Lane
Larkspur, CO 80118
sjboerman@gmail.com

From: Deborah Fike <deborahf1@mac.com>

Sent: Wednesday, October 25, 2023 1:24 PM

To: rpritchard@douglas.co.us; Brett Thomas <bthomas@douglas.co.us>

Subject: Retreat in Perry Park Proposed Land Action - Resources & Contact Information - (#XN7908224)

Department of Community Development Planning Services

*Department of Community Development
Planning Services*

100 Third Street, Suite 220

Castle Rock, CO 0104

Phone: 303.660.7460

Bob Pritchard | Planning Technician

*Douglas County Department of Community Development
Planning Resources Division*

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

Direct | 303-814-4325 Main | 303-660-7460

Email | rpritchard@douglas.co.us

Mr. Pritchard, Planning Services

I am a member of the Retreat in Perry Park Homeowners' Association and am writing to you today as I object to the land use application submitted by **Stratus Companies and Richard Dean, specifically file numbers SB2023-034 and SP2023-073**. The Retreat in Perry Park is platted as a 48 unit condominium community and this land use application for a separate HOA for the remaining 24 undeveloped units does not address the concerns I have regarding the following:

- How the cost of and governance for maintenance of the sole access road to the Retreat would be handled. (This includes expensive road maintenance and snow removal.)
- How the cost of and governance for maintenance in shared common areas would be handled.
- Aesthetic cohesion for the neighborhood in respect to design plans and landscaping requirements.
- In general, governance over ability to collect monthly dues from the proposed new HOA towards reserve accounts, and shared cost centers, particularly roads.

As a member of the community and a resident of Douglas County I am requesting that I be notified of any changes, hearings, or decisions related to the land use applications in question.

Sincerely,

Deborah Fike
4485 Echo Drive
Larkspur, CO 80118

From: njsavaglio@wi.rr.com <njsavaglio@wi.rr.com>

Sent: Saturday, October 28, 2023 3:51 PM

To: Robert Pritchard <rpritchard@douglas.co.us>

Subject: Perry Park Retreat plans

Dear Mr. Pritchard,

We are homeowners in Perry Park Retreat and members of the Perry Park Homeowners' Association. We are writing to you because we object to the land use application by Stratus Companies and Richard Dean (file # SB2023-034 and SP2023-073). We have concerns about the maintenance of the landscaping in common areas, snow removal on the road to our condos, and how to share this cost. We built here with the understanding this would be a condominium community and hearing that there could be a separate HOA with the new builds right next to ours just does not make a lot of sense and sounds as if it will cause a lot of difficulties and possible divisiveness. We also built in this area with the idea that the community would follow a specified plan and it doesn't appear that this application is following the projection as we were told.

Please notify us of any changes, hearings, or decisions related to this project in the future.

Sincerely,

Al and Nora Savaglio

From: Virginia Bellott <gmajinn@gmail.com>
Sent: Friday, November 3, 2023 3:29 PM
To: Robert Pritchard <rpritchard@douglas.co.us>; Planning <Planning@douglas.co.us>
Cc: Brett Thomas <bthomas@douglas.co.us>; Virginia Bellott <vpbellott@prodigy.net>
Subject: REF: SB2023-034 and SP2023-073

REF: SB2023-034 and SP2023-073

Dear Mr. Pritchard, and Mr. Thomas (and other pertinent Douglas County entities),

RE: Retreat at Perry Park—Serious homeowner concerns.

- 1) Talk of 2nd HOA under different regulation within our development
- 2) Potential difficulties negotiating administrative difficulties between 2 HOAs covering same common areas.

As I understand it, there are 1) an impending sale of the remaining lots to a new developer (Tri Pointe) and 2) a move afoot to create a 2nd HOA on a Fee Simple basis to administer the development of new houses, and also to re-plat the unbuilt portions of our community.

When I bought into The Retreat, I was buying into the care and planning that were evident at the time I bought it. I'm vehemently opposed to having a separate HOA for the new development, both for aesthetic and practical reasons. It makes no sense to have our development divided up in this manner. And, as a practical matter, how the devil would we decide who pays for what infrastructural costs?

And also, if new properties are Fee Simple, it would mean the old HOA people would be bound by a set of regulations that the new homeowners would not be.

I'm not sure it's even legal for this kind of 'gerrymandering' to take place. And I surely believe it is not right!!

In short: though I would like to see our area finished out, it must be in the right way.

Virginia Bellott

720-460-7863

From: Maren Rubino <maren.rubino@gmail.com>
Sent: Wednesday, November 8, 2023 6:20 PM
To: Planning <Planning@douglas.co.us>
Cc: Joe Rubino <jmrdjoe@yahoo.com>; Brett Thomas <bthomas@douglas.co.us>
Subject: Retreat in Perry Park

I am a member of the **Retreat** in Perry Park Homeowners' Association and am writing to you today as I object land use application submitted by Stratus Companies and Richard Dean, specifically file numbers SB2023-034 and SP2023-073. The **Retreat** in Perry Park is platted as a condominium community and this land use application does not address the concerns I have regarding the following:

- The lack of additional access roads in and out of the community,
- and barring additional roads, how the maintenance responsibilities of the current access road would be attributed.

As a member of the community and a resident of Douglas County I am requesting that I be notified of any changes, hearings, or decisions related to the land use applications in question.

As a member of the **Retreat** in Perry Park Homeowners' Association and I am also writing to you today as I object land use application submitted by Stratus Companies and Richard Dean, specifically file numbers SB2023-034 and SP2023-073. The **Retreat** in Perry Park is platted as a condominium community and this land use application does not address the concerns, I have regarding the following maintenance obligations that would need to be mutually agreed upon:

- Maintenance in shared common areas,
- Maintenance related to the snow removal on the sole access road for the community,
- And the cost sharing of said maintenance

As a member of the community and a resident of Douglas County I am requesting that I be notified of any changes, hearings, or decisions related to the land use applications in question.

Finally as a member of the **Retreat** in Perry Park Homeowners' Association and I am also writing to you today as I object land use application submitted by Stratus Companies and Richard Dean, specifically file numbers SB2023-034 and SP2023-073. The **Retreat** in Perry Park is platted as a condominium community and this land use application does not address the concerns, I have regarding the aesthetic cohesion of the neighborhood in respect to both units, general design plans, and landscaping requirements. As a member of the community and a resident of Douglas County I am requesting that I be notified of any changes, hearings, or decisions related to the land use applications in question.

Maren and Joe Rubino
4522 Echo Cliff Lane
Larkspur. Co. 80118
Maren.rubino@gmail.com

From: Angela Gosling <spectrumltd1728@gmail.com>
Sent: Thursday, February 8, 2024 5:27 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: spectrumltd1728@icloud.com
Subject: SP2023-073 Account R0498017

As owner of 4393 Echo Butte Lane, I have been the recipient of ongoing water and silt runoff issues by Stratus Properties who is omitting any substantial language about resolution to existing problems in the middle of the proposed site plan.

Stratus Properties has not resolved the drainage issues behind 4407, 4409, 4393, 4391 Echo Butte Lane where by not providing flood and run off protection. Problem has been reported to agencies such as Colorado Storm Water. Stratus negligence is damaging existing structures.

Please be advised that these issues are evident, notable and reported to Colorado Storm Water since July 2021.



January 22nd, 2024

Douglas County - Community Development
Attn: Brett Thomas
100 Third Street
Castle Rock, CO 80104

Civil Engineering
Land Surveying Services
Construction Administration
District Services

Supplemental Information Narrative

Within the existing development there are several areas identified to have 15%-20% slopes as well as slopes greater than 20%. There are also existing retaining walls on site, since the site was previously constructed to support the lots that are proposed herein to be built. To adequately mitigate slopes in areas required by Douglas County code sections, additional retaining walls are being proposed as depicted in the SIP plan set. In existing areas where lots are not being proposed, existing slopes will not be touched and left as existing.

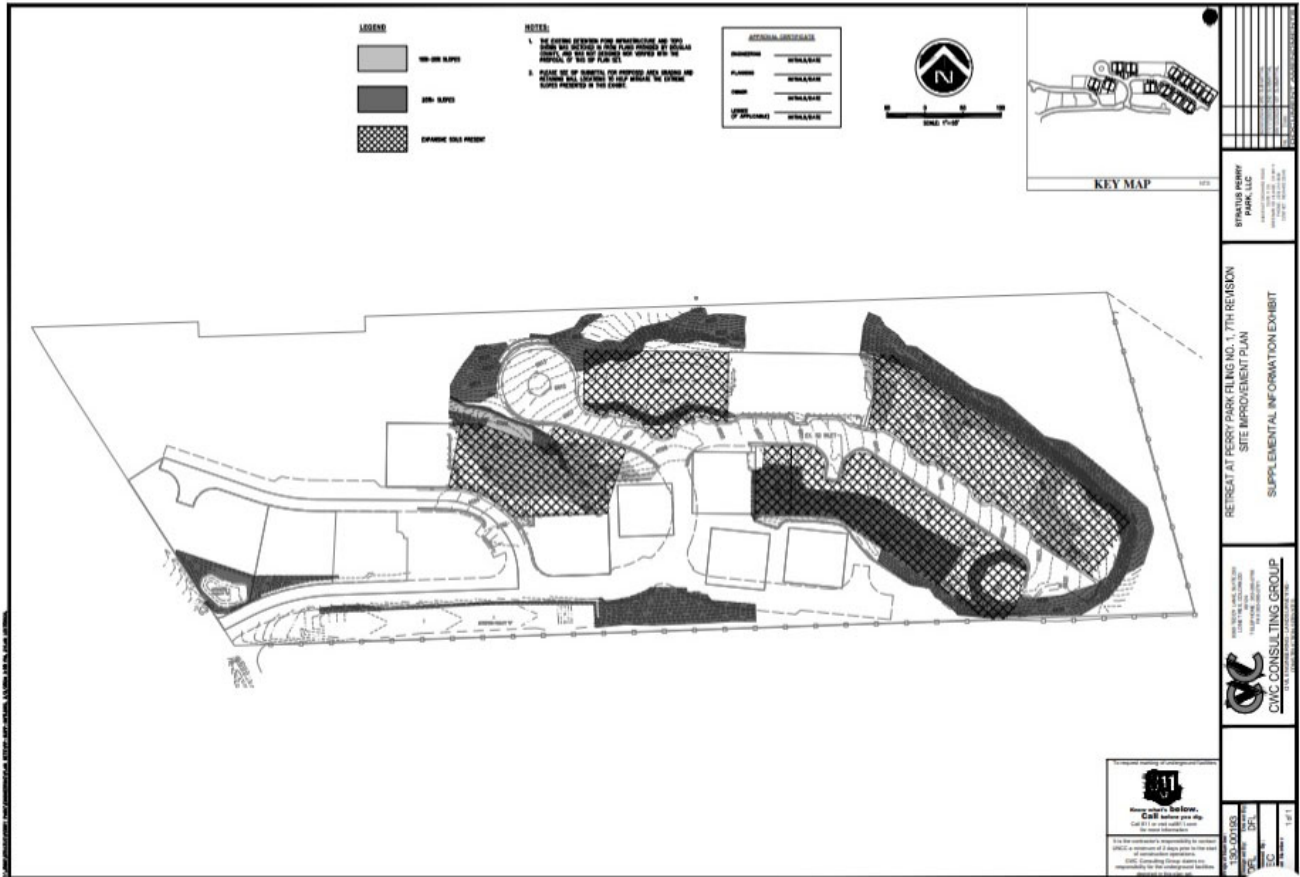
To reiterate, the only existing areas to be modified with this development are those that lie within the proposed lots identified with this plat. The only exception to this is the large rock wall in the northeast corner of the site that will have a retaining wall and easement provided for access as requested by the County.

A full Soils & Foundation Report was completed for every lot in the original development, completed in May of 2023. Expansive soils were found throughout the site and it was determined by the Geotechnical engineer that these soils would pose "high risk" to basement slab performance. The Geotechnical engineer has recommended that mitigation takes place via either excavation methods or structurally supported floors.

Sincerely;

Dylan Lektorich
CWC Consulting
9360 Teddy Lane – Suite 203
Lone Tree, CO 80124

CC: Richard Dean / Christian Dean
Stratus Perry Park, LLC
8480 East Orchard Road – Suite 1100
Greenwood Village, CO 80111



Best Regards,
 Angela Gosling
 Retreat of Perry Park Homeowner
 4393 Echo Butte Lane
 Larkspur, CO 80118
 Tel. 720-568-9803

From: Ted Johnson <ted.a.n.johnson@gmail.com>
Sent: Thursday, February 15, 2024 9:42 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Referral Response Request for Project SP2023-073

Brett - attached is a Referral Response Request for Project SP2023-073. I couldn't get the text to fit in the PDF, so I've pasted it below in this "letter".

The documents provided (mail and online) do not provide any detail on important and expensive infrastructure tasks in common areas of the Retreat. Existing Retreat HOA members need assurances that developers (current and/or future) have included in their scope of work and costs, amongst others, completion of the roadways to finished standard, completion of a permanent fix to the drainage/erosion issues to the north of Echo Butte Lane, reinforcement/reconstruction of the retaining wall at the east end of Echo Court (as required to support construction), repair of the Retreat monument wall, etc. The plans and specifications need to include this work to make sure that existing Retreat HOA members are not burdened with developer responsibilities and associated costs.

Thanks

Ted (Andrew) Johnson

From: Derek Wagner <derekswagner@gmail.com>
Sent: Thursday, February 15, 2024 11:15 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Derek Wagner <derekswagner@gmail.com>; derekatrpp@gmail.com
Subject: REFERRAL RESPONSE REQUEST Project Files: SP2023-073 and SP2023-034 Account R0498017

Hello Mr. Brett Thomas,

I am writing in regards to the referral response request for comment on project files SP2023-073 and SP2023-034. Attached to this email is my referral response.

I am the home owner of 4407 Echo Buttle Ln and wanted to express my concern and comments regarding these proposed projects.

The documents provided (mail and online) do not provide any detail on important and expensive infrastructure tasks in common areas of the Retreat in Perry Park. Existing Retreat in Perry Park HOA members need assurances that developers (current and/or future) have included in their scope of work and costs, amongst others, completion of the roadways to finished standard (the roadways will not stand up to construction equipment and work trucks and will need to be replaced or massively repaired with additional construction traffic), completion of a permanent fix to the drainage/erosion issues to the north of Echo Butte Lane (erosion control seems to be directly excluded in the area north of the existing homes in the improvement plan), reinforcement/reconstruction of the retaining wall at the east end of Echo Court (as required to support construction), repair of the Retreat monument wall, etc. The plans and specifications need to include this work to make sure that existing Retreat HOA members are not burdened with developer responsibilities and associated costs.

Thank you,
Derek Wagner
4407 Echo Butte Ln Larkspur, CO 80118
636.544.1060

From: Deborah Fike <deborahfike23@gmail.com>

Sent: Tuesday, February 20, 2024 2:48 PM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: Douglas Huth <huth.doug@gmail.com>; Shawn Dempsey-HOA <shawn.dempsey.hoaboard@gmail.com>

Subject: Retreat in Perry Park Proposed Land Action SB2023-034 and SP2023-73

Brett -Please see my comments below regarding the above named projects.

As you probably know one of our Echo Butte resident's basement was flooded in July 2021 from a heavy storm. Douglas County came out to investigate the cause suspected by the homeowner. To my knowledge a final communication about the cause or needed remedies to prevent problems in the future was never received.

Attached are two videos and one photo that help describe our serious concern for the development of new units on the north side of Echo Butte Lane. The videos are from a July 2023 storm. The 2024 photo shows the damage to the Common Elements behind these homes. This damage occurred despite the homeowners installing a 110' French drain in the area in November 2021. That area/drain is now fully covered/clogged by the soil or silt deposited during the 2023 storm. A costly clean up is required and it will be required again after the next big storm. The HOA requested Stratus remedy this development shortfall - no resolution as yet.

The new development must have retaining walls or drainage systems to deal with this periodic flooding. Flooding will only increase with the new homes (8 to the west and 4 to the east) on either side of our Echo Butte Dr. homeowners. The CWC consulting group letter dated January 22, 2024 talks about "...additional retaining walls being proposed as depicted in the SIP plan set." I only find one area with a retaining wall.

The drain system built with the "retaining" or landscape wall behind our Echo Butte homes has failed. It no longer drains and the sediment is now to the top of the wall. We are not certain that Douglas County approved this construction when built around 2018. Is the Retreat entitled to have the specs for proposed retaining walls and other drainage measures reviewed to assure our homeowners we will be protected from future drainage and erosion issues?

Many of our residents are also concerned about the impact of new builds on the south side of Echo Butte Dr. above the existing homes on Echo Ct. The concern is drainage impact and the sufficiency of the existing retaining walls to protect these homes.

The Retreat HOA will be responsible for any issues once the Developer leaves.

Appreciate your taking this information into consideration in your planning.

Deborah Fike



From: Paul Anthamatten <paul.anthamatten@gmail.com>

Sent: Friday, February 23, 2024 11:17 AM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Courtesy Notification of Application in Process, Retreat at Perry Park Filing 1, 6th Revision

Mr. Brett Thomas,

I appreciate receiving your "Courtesy Notification of Application in Process" regarding the ongoing development and construction of family housing in the Retreat in Perry Park. As a Colorado citizen and a resident of the Echo Village Townhouse Association, situated directly above the Retreat in Perry Park consisting of 32 residences, I believe I can offer a perspective that resonates with many in our area. My wife and I have been proud members of this vibrant community since 2018.

Firstly, I am troubled by the considerable number of negative comments expressed by current residents of the Retreat in Perry Park. These concerns, ranging from minor to significant, have been articulated thoughtfully by each resident. It's evident that the residents are feeling overwhelmed and frustrated by the complexity of this issue. They rightfully expect a sincere, respectful, and thorough response to each of their concerns.

I must particularly highlight the viewpoints presented by the legal counsel representing the small Retreat in Perry Park Homeowners Association, Altitude Community Law. Their letter dated September 8, 2023, addressed to both Tri Pointe Homes Holdings, Inc., and the Douglas County Planning Department, raises crucial issues stemming from potential misinterpretation or misuse of the Colorado Common Interest Ownership Act ("CCIOA"). This Act provides substantial direction, guidance, and management criteria that must be meticulously reviewed and considered before any further development or redirection of development occurs in the area. I am uncertain whether the "red" comments provided on a markup sketch adequately address the concerns voiced by and on behalf of the residential community.

In my opinion, Douglas County should serve as an impartial mediator in this matter. I strongly advocate for close coordination between Douglas County personnel and Colorado officials. Additionally, I suggest that representatives from the appropriate legislative body be involved directly in the resolution of this matter.

A well-run Homeowners Association (HOA) can play a pivotal role in minimizing governmental involvement in specific communities, provided it is appropriately managed and supported by local and state governments. Not only does the HOA help mitigate many homeowner complaints, but it also reduces management and related costs for the County and the State. One of the primary functions of an HOA is to safeguard property values and enhance the quality of life for residents.

Thank you for your attention to this matter.

Sincerely,

Paul D. Anthamatten
4444 Sentinel Rock
Larkspur, CO 80118

Assessor -

Verbatim response:

Please be aware of the following comments and concerns:

1. Please include a details pages similar to page 3 & 4 for the full property including the full southern edge and western portion of subdivision
2. FYI other subdivisions in the area are “Retreat IN Perry Park Phase XX” this subdivision is “Retreat AT Perry Park Filing 1”
3. There isn’t a line/space to sign for OWNERS SIGNATURE or ACCEPTANCE CERTIFICATE

CWC Response:

1. Full plat boundary shown on sheet 2
2. Acknowledged
3. Cover sheet has been updated

AT&T Long Distance – ROW -

Verbatim response:

Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities

CWC Response: Acknowledged, no conflicts with AT&T.

CenturyLink -

Verbatim response:

We have received your request for a Prior Rights Research and have set up a Lumen project accordingly. Your project number is P860758 and it should be referenced in all emails sent in for review.

CWC Response: Acknowledged, no comment at this time.

Colorado Division of Water Resources -

Verbatim response:

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

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

required to supply the District's water commitments at build-out and the demands of the proposed subdivisions.

CWC Response: Acknowledged, water supply is adequate and can be provided without causing injury.

Colorado Geological Survey -

Verbatim response:

CGS recommends that the county require an analysis of retaining wall stability in this area and, if necessary, repair or reconstruction.

CWC Response: Retaining walls have all been tested and had detailed reports written up by a third party. Construction plans are now reflecting repairs or reconstruction required or recommended by these reports.

Colorado Parks and Wildlife (Southwest DC – Dist 544) -

Verbatim response:

Letter provided

CWC Response: The lots being finished lie entirely within previously developed land, so no habitats should be disturbed. While that is the case, efforts can still be made by the HOA following construction to educate any new residents on the presence of wildlife in the area and how to properly manage/avoid encounters with wildlife.

CORE Electric Cooperative –

Verbatim response:

CORE Electric Cooperative does not approve the site plan. CORE has existing recorded blanket easement.

1. The proposed retaining walls encroach on CORE's existing underground electric facilities and may not be constructed over the existing facilities. May have to be relocated prior to approval of SP. The relocation will be at the expense of the applicant.
2. CORE existing underground electric facilities conflict with a proposed home in the southwest corner of the site plan and will be required to be relocated prior to approval of the SP.
3. The proposed homes over excavation will conflict with existing underground electric facilities.
4. CORE will require a 15-foot access to existing underground electric facilities.
5. CORE will require the grade not exceed 10% to existing underground electric facilities.

CWC Response: Meetings have been held between CORE and the Developer; CORE has agreed to conditional approval while agreements get worked out. Engineer will work with CORE to get electric facilities re-designed.

Douglas County Conservation District –

Verbatim response:

Letter provided

CWC Response: Expansive soils present on site have been evaluated and brought to the attention of the Engineer. Third party geotechnical engineer has been brought on to the project to further evaluate methods for foundations and necessary excavations. At their recommendation, over-excavation is being completed for each individual lot foundation and associated construction plans have been provided.

Douglas County Health Department –

Verbatim response:

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

CWC Response: Acknowledged, DCHD is providing a favorable recommendation for method of sewage disposal of the proposed site.

Douglas County Parks and Trails –

Verbatim response:

Applicant must adhere to article 10 of the Douglas County Subdivision Resolution for dedication standards.

CWC Response: Article 10 dedication requirements were previously met at the time of the original SIP application (SP2004-040).

Engineering Services –

Verbatim response:

Add reception # for existing access easement, need wall easement for Lots 5-8.

CWC Response: Access easement is being proposed with this Plat, therefore there is no reception number. Walls and wall easements have been updated with the SIP/Engineering plan set and have been updated within the plat accordingly.

Larkspur FD –

Verbatim response:

Please have them get a subdivision permit from us so that we can do fire flow and fire department access with them.

CWC Response: Acknowledged, developer will apply for development permit concurrently with this submittal

Office of Emergency Management –

Verbatim response:

OEM has no concerns with this project.

CWC Response: Acknowledged, OEM has no concerns with this project.

Retreat in Perry Park –

CWC Response: The Retreat at Perry Park HOA and association homeowners have presented their issues existing within the property purchased by the developer. Site visits have been made to identify key issue areas and resolutions have been provided per the submitted construction plans. The large issue of the WALLS on site have been studied and a report had been drawn up by Soil Structures Engineering, LLC. Recommendations of permanent soil nails/MSE along the northern side of the site have been implemented by CWC as was directed and recommended in that report. Comments made by Al Peterson to redirect runoff around the outsides of the walls by method of a rear-wall swale have also been implemented with these construction plans. On top of this, separate discussions between the HOA Board and the Developer have been had, and agreements have been or are currently being drawn up to satisfy maintenance requirements of items on site following completion of construction.

Brett Thomas

From: annb cwc64.com <annb@cwc64.com>

Sent: Tuesday, February 6, 2024 4:02 PM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>

Subject: Echo Village Dr Larkspur, Colorado Douglas County eReferral #SB2023-034

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Echo Village Dr Larkspur, 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 Line facilities.

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

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

Acknowledged, no conflicts with
AT&T Long Line facilities present
on-site.



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.

Brett Thomas

From: Easement, Nre <Nre.Easement@lumen.com>
Sent: Friday, February 9, 2024 9:18 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Hoopes, Varina <Varina.Hoopes@lumen.com>
Subject: RE: P860758/Douglas County eReferral (SB2023-034) Is Ready For Review

Good morning.

We have received your request for a Prior Rights Research and have set up a Lumen project accordingly. Your project number is P860758 and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Varina Hoopes and they can be reached by email at Varina.Hoopes@lumen.com with any questions that you may have regarding this project.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Have a great day!

Acknowledged, Lumen project number to be referenced in submittals sent for review by Douglas County

Best Regards,

Chelsea Nored
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7 West Monroe, LA 71292 Chelsea.Nored@lumen.com

Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

For IREA Use Only		
Township: 9	Range: 68	Section: 23
W/O #: SSS5088		
Legal:		
Parcel# 2609-231-00-017		
Engineer: WET		

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 North U.S. Highway 85, P.O. Drawer A
Sedalia, Colorado 80135
303-688-3100

BLANKET UTILITY EASEMENT
(Large Parcels & Planned Developments)

KNOW ALL MEN BY THESE PRESENTS, that
STONE ASPEN PERRY PARK LLC

("Grantor"), for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado non-profit corporation and electric cooperative association ("the Association") and to its successors or assigns, a perpetual non-exclusive easement 15 feet in width ("the Easement") for the construction and continued operation, maintenance, inspection, repair, alteration, and replacement of electric transmission, electric distribution, and communication facilities attached to poles or other supports, together with guy-wires, overhead and underground cables, wires, conduits, transformers, manholes, splicing boxes, testing terminals, devices, attachments, and other incidental equipment (collectively "the Facilities") located upon, over, under, and across the following real property belonging to Grantor situated in the County of Douglas, State of Colorado, and more particularly described as follows:

An easement over, under, through, and across said development known as Parcel# 2609-231-00-017 for the construction, operation, maintenance, repair, and replacement of electric service lines, distribution systems, and appurtenances thereto as may be necessary to provide such service within this development or property contiguous thereto, excepting, however, building envelopes.

Within thirty (30) days after the completion of construction of said utility lines, Grantor(s) shall have the following options:

1. At Grantor's sole cost and expense to cause a survey to be made of the utility lines as constructed, Grantor and the Association shall agree on a legal description for the easement based on the survey. Grantor(s) shall execute and deliver to Association the above replacement easement using the Association approved easement form; or
2. If Grantor(s) fails to complete the survey, the Association shall record this general easement.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the Easement and all rights and privileges of the Easement, including for the installation and maintenance of the Facilities; the right to cut, trim, and remove trees, brush, overhanging branches, shrubbery, and other obstructions within or outside of the Easement that may interfere with or threaten to endanger the operation, maintenance, and repair of the Facilities; to place location markers upon or beyond the Easement to identify any underground Facilities; to license, permit, or otherwise agree to the joint use or occupancy of the Facilities, whether overhead or underground, by any other person, association, or corporation for electrification or communication purposes; to open and close any fences crossing the Easement or, when agreed to by Grantor, to install gates and stiles in such fences; and to use that portion of Grantor's adjoining property to survey, construct, maintain, repair, remove, or replace the Facilities as may be required to permit the operation of standard construction and repair machinery. The Association shall install and maintain the Facilities with the industry standard of care and restore the surface of the Easement substantially to its original level and condition.

The undersigned agrees that all Facilities installed upon, over, under, and across the Easement by the Association shall remain the property of and may be removed at the option of the Association.

Grantor(s) for themselves, their heirs, executors, administrators, successors, and assigns, while reserving the right to use the Easement for all purposes not inconsistent with the rights herein granted to the Association, hereby covenants that no structures shall be erected upon, over, under, or across the Easement, no combustible material or infrastructure shall be permitted upon, over, under, or across the Easement, and that the Easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of the Facilities or damages the Facilities in any way.

The undersigned Grantor(s) warrant that they are the owner of the Easement property and that the property is free and clear of encumbrances and liens of whatsoever character except the following:

00055856

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 19th day of October, 2018.

In the presence of: David M. Putnam

STONE ASPEN PERRY PARK LLC

Grantor

David M. Putnam

Signature

ITS

STATE OF COLORADO)

) ss.

County of)

The foregoing instrument was acknowledged before me this 19th day of October, 2018.
by David M. Putnam

Witness my hand and official seal.

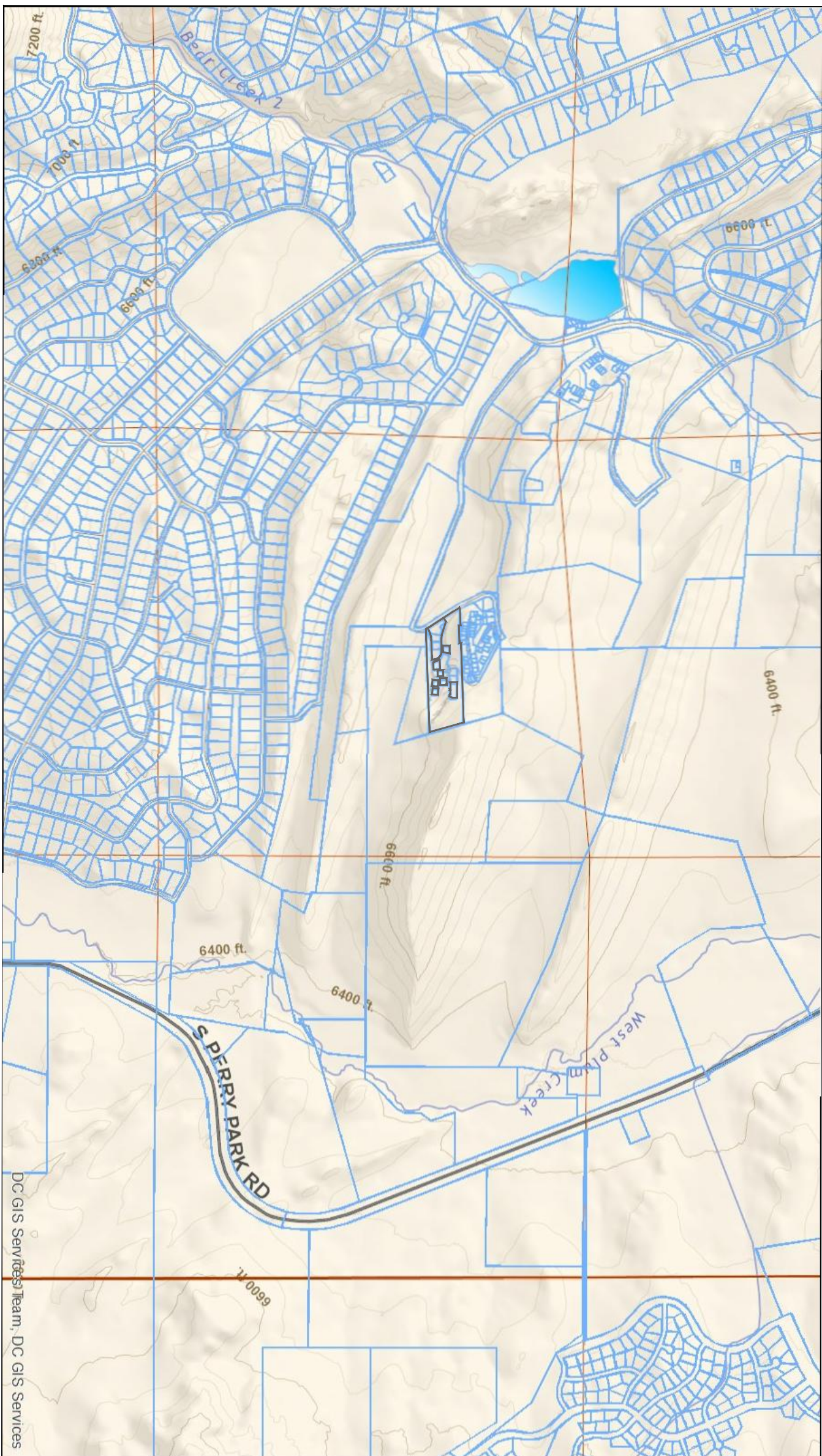
My Commission expires: 10/29/18

Anne Y. Kloenne
Notary Public



RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034



LOCATION MAP

(1"=1,320')

BOARD OF COUNTY COMMISSIONERS

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, AND OTHER INTERESTED PARTIES TO THE SUBDIVISION, HAVE AGREED TO SIGN AND SUBMIT TO THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, A RESOLUTION TO APPROVE THE SUBDIVISION AND PLATTED SAID LANDS INTO LOTS, TRACT AND EASEMENT AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RETREAT AT PERRY PARK - FILING NO. 1, THE CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE SUBDIVISION FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

(OWNERS/MORTGAGEE)

STRATUS PERRY PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: RICHARD DEAN

TITLE: MANAGER

ATTEST: (IF CORP.)

SECRETARY/TREASURER

STATE OF COLORADO)

COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY RICHARD DEAN AS MANAGER OF STRATUS PERRY PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

TITLE VERIFICATION

I, _____, AN ATTORNEY AT LAW, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE INSURANCE COMMITMENT ORDER NO. F70805023-7, DATED 07/8/2023 ISSUED BY _____, THE GUARANTEE COMPANY, AND COPIES OF THE RECORDED INSTRUMENTS REFERENCED THEREIN, AND I HAVE CONCLUDED THAT THE SAME ARE CORRECTLY REFLECTED IN THE DEEDS, EASEMENTS, AND OTHER INSTRUMENTS REFERENCED HEREIN, SUBJECT TO EASEMENTS OF RECORD, TAXES FOR THE CURRENT YEAR, AND ...

ATTORNEY AT LAW REGISTRATION # _____ DATE _____

PLANNING COMMISSION

CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 5 (RECEPTION NO. 2016075327);
CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 6 (RECEPTION NO. 2016075325);
CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 7 (RECEPTION NO. 2017058446);
CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 8 (RECEPTION NO. 2017072390);
CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 9 (RECEPTION NO. 2018074255);
CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 10 (RECEPTION NO. 2019050250);
CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 11 (RECEPTION NO. 2019040714);

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

DATE _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A AND 10' WALL MAINTENANCE ACCESS EASEMENT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE RETREAT AT PERRY PARK HOMEOWNERS ASSOCIATION.

(PERRY PARK HOMEOWNERS ASSOCIATION)

BY: RICHARD DEAN

TITLE: MANAGER

STATE OF COLORADO)

SS.

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY RICHARD DEAN AS MANAGER OF PERRY PARK HOMEOWNERS ASSOCIATION MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

GENERAL NOTES

2. CORE will require the following language be added to the plat notes.
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s). The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.
- The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

Developer will need to reach agreement with CORE about additional easements.

SURVEYOR

I, ERIC DAVID CARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE RESULTS OF A SURVEY MADE ON FEBRUARY 1, 2023, BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL, CLOSELY PREPARED, THE FLUSH COMPARISON OF THE SURVEYED LANDS OF THE STATE OF COLORADO, BEING THE FLUSH COMPARISON OF THE SURVEYED LANDS OF THE STATE OF COLORADO, DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND, AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS WARRANTY, EITHER EXPRESS OR IMPLIED.

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

ERIC DAVID CARSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37890
1000 EAST ORCHARD ROAD, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
CWC CONSULTING GROUP, INC.
EMAIL: ERIC@CWC-CONSULTING.COM

APPLICANT/DEVELOPER

STRATUS COMPANIES
ATTN: RICHARD DEAN, LLC, A COLORADO LIMITED LIABILITY COMPANY
8480 EAST ORCHARD ROAD, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111

SURVEYOR/ENGINEER

CWC CONSULTING GROUP, INC.
3580 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
MAIN NUMBER: (303) 395-2700
ATTN: ERIC D. CARSON (PRINCIPAL - SURVEY DIVISION MANAGER)
ATTN: BRETT A. WOOLARD (PRINCIPAL - ENGINEERING DIVISION)

RETREAT AT PERRY PARK - FILING NO.1 SHOWING ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK LARKSPUR, COLORADO, 80118 SHEET 1 - COVER PAGE AND NOTES

DATE	REVISION	BY
10/31/23	COUNTY COMMENT LETTER AUGUST 21, 2023	EDC
12/28/23	ADJUSTMENT TO LOT LINES, ADD EASEMENTS	EDC
01/25/24	REDLINED PLAT EXHIBIT COMMENTS	EDC



A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
0.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

Developer will need to reach an agreement with CORE

LONG ELK HANBLECEYA LLC
COUNTY PARCEL NO. 3803-231-00-010)
(REF. NO. 2019030073)



 9360 TEDDY LANE, SUITE #203
LONE TREE, COLORADO 80124
TELEPHONE: 303-395-2700
FAX 303-395-2701

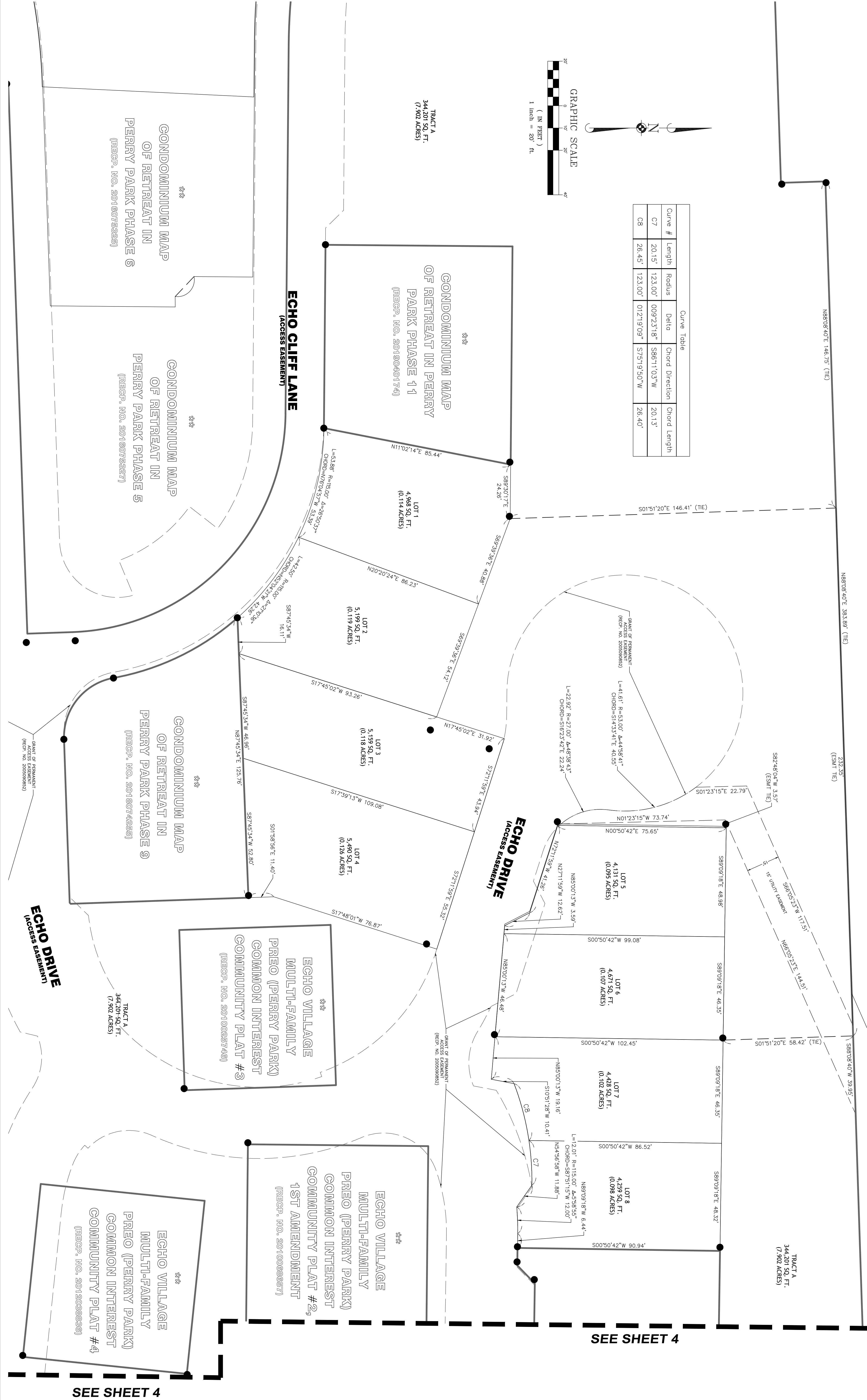
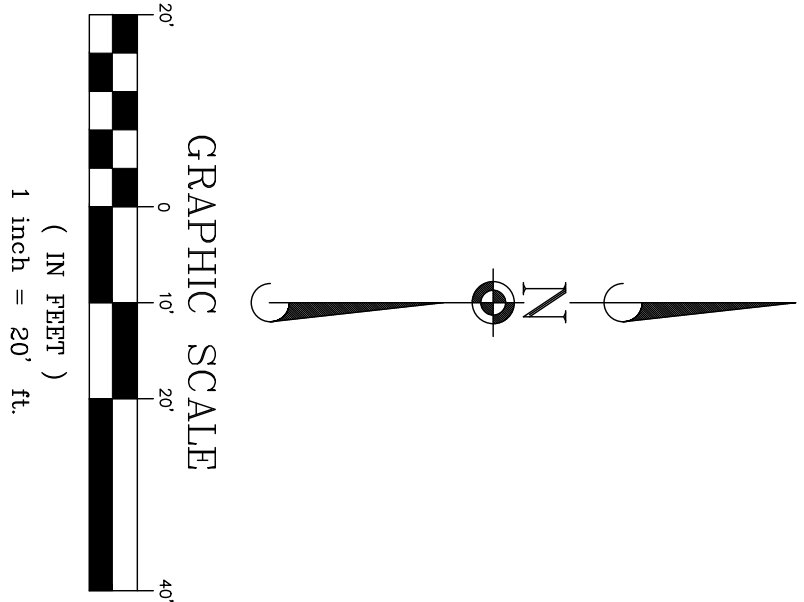
CWC CONSULTING GROUP
CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES

2 OF 4 SHEETS	SHEET NO.	DRAFTED: EDC/DJW	CHECKED: EDC
		DATE: 01/30/2023	JOB NO. 120-00427
		SURVEY PREPARED FOR: STRATUS COMPANIES	

RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C7	20.15'	123.00'	009°23'18"	S86°11'03"W
C8	26.45'	123.00'	012°19'09"	S75°19'50"W




REVISION			BY	
DATE	REVISION		EDC	
10/31/23	COUNTY COMMENT LETTER AUGUST 21, 2023		EDC	
12/29/23	ADJUSTMENT TO LOT LINES, ADD EASEMENTS		EDC	
01/25/24	REDLINED PLAT EXHIBIT COMMENTS		EDC	

DRAFTED: EDC/DJW	CHECKED: EDC
DATE: 01/30/2023	JOB NO. 120-00427
SURVEY PREPARED FOR: STRATUS COMPANIES	

SHEET NO. 3 OF 4	SHEETS
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RETREAT AT PERRY PARK - FILING NO.1 SHOWING ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK LARKSPUR, COLORADO, 80118 SHEET 3 - DETAIL SHEET
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 CWC CONSULTING GROUP CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES	9360 TEDDY LANE, SUITE #203 LONE TREE, COLORADO 80124 TELEPHONE: 303-395-2700 FAX: 303-395-2701
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COLORADO

Division of Water Resources

Department of Natural Resources

February 7, 2024

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development
Transmitted via email: bthomas@douglas.co.us

Re: Retreat at Perry Park Filing 1
Case No. SB2023-034
Part of SE ¼ NW ¼ and SW ¼ NE ¼ of Sec. 23, Twp. 9 South, Rng. 68 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Subdivision No. 31189

Dear Brett Thomas:

We have reviewed the referral request to subdivide approximately 10.34 acres into 24 residential lots. The proposed water supply is service provided by the Perry Park Water & Sanitation District.

Water Supply Demand

According to the January 18, 2024 letter (“Letter”) from the Perry Park Water & Sanitation District (“District”), the proposed water demand for the residential uses in the subdivision is 7.776 acre-feet/year (0.324 acre-feet/year/lot). No irrigation is proposed.

Source of Water Supply

The proposed water source is service provided by the District. According to the Letter, the District has approximately 4,359.2 acre-feet/year of secure water supplies, of which 4,014 acre-feet is nontributary groundwater and 345.2 acre-feet is senior surface water rights. In addition, the District has 1,600 acre-feet of junior tributary alluvial aquifer rights.

As of October 31, 2023, the District provides service to 1,550 Equivalent Residential Units (ERUs) or 502.2 acre-feet based on a rate of 0.324 acre-feet per ERU. The District’s 5-year average (2018-2022) water demand (total pumped water, all wells) is 502.75 acre-feet/year. The projected water demand at full buildout is 3,499 ERUs or 1,133.676 acre-feet/year. Based on a secure water supply of 4,359.2 acre-feet/year and an estimated demand of 1,133.676 acre-feet at full buildout, the District currently would have approximately 74% of its available supply remaining for future commitments.

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

State Engineer’s Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S. and 30-28-136(1)(h)(II), C.R.S., the State Engineer’s office offers the opinion that with the District as the water supplier for this project, the proposed water supply is **adequate** and can be **provided without causing material injury** to existing water



rights.

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

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


Our opinion is qualified by the following:

For the decreed Denver Basin water, the Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the decrees referenced in the District's court cases, pending actual geophysical data from the aquifer.

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

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

Sincerely,


Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: District file

Acknowledged, water supply for proposed development is determined to be adequate based on opinion from the Colorado Department of Water Resources.

02/28/2024

Brett Thomas, AICP, Chief Planner
Planning Services
100 Third St.
Castle Rock, CO 80104

RE: SB2023-034

Dear Brett Thomas,

Thank you for the opportunity to review and comment on the to create 24 fee-simple lots (multifamily for duplex) and one tract. 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 Perry Park Water and Sanitation District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of sewage disposal.

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

Acknowledged, proposed method of sewage disposal is favorable to Douglas County Health Department.

September 21, 2023

Via E-mail (doppenheimer@altitude.law)

Debra J. Oppenheimer
Altitude Community Law
555 Zang St., Suite 100
Lakewood, CO 80228

***Re: Letter to Tri Point Homes Holdings, Inc. and Douglas County Planning
Our File No.: 3251.0002***

Debra:

Our firm represents Stratus Perry Park, LLC (“Stratus”). We are in receipt of your letter addressed to Tri Pointe Homes Holdings, Inc. and the Douglas County Planning Department dated September 8, 2023, where you assert, on behalf of the Retreat in Perry Park Homeowners’ Association, Inc. (“Association”), that Stratus lacks sufficient rights to withdraw property from the Retreat in Perry Park condominium community.

The basis for this claim is that the property is supposedly “platted” as a 48-unit condominium community. While the community may have initially been anticipated to include 48 units, only 24 of those units have been created pursuant to the condominium maps recorded as follows:

1. Echo Village Multi-Family Retreat in Perry Park (PREO) Common Interest Community Plat #1 recorded April 27, 2010, at Reception No. 2010025745;
2. Echo Village Multi-Family Retreat in Perry Park (PREO) Common Interest Community Plat #2 - 1st Amendment recorded October 19, 2010, at Reception No. 2010068657;
3. Echo Village Multi-Family Retreat in Perry Park (PREO) Common Interest Community Plat #3 recorded April 27, 2010, at Reception No. 2010025746;
4. Echo Village Multi-Family Retreat in Perry Park (PREO) Common Interest Community Plat #4 recorded May 30, 2012, at Reception No. 2012038836;
5. Condominium Map of Retreat in Perry Park Phase 5 recorded October 20, 2016, at Reception No. 2016075327;
6. Condominium Map of Retreat in Perry Park Phase 6 recorded October 20, 2016, at Reception No. 2016075325;

7. Condominium Map of Retreat in Perry Park Phase 7 recorded August 28, 2017, at Reception No. 2017058446;
8. Condominium Map of Retreat in Perry Park Phase 8 recorded October 25, 2017, at Reception No. 2017072390;
9. Condominium Map of Retreat in Perry Park Phase 9 recorded December 11, 2018, at Reception No. 2018074255;
10. Condominium Map of Retreat in Perry Park Phase 10 recorded February 1, 2019, at Reception No. 2019005250; and
11. Condominium Map of Retreat in Perry Park Phase 11 recorded July 8, 2019, at Reception No. 2019040174.

However, the remaining 24 units that could have been created were not, and those building pads were not “platted” as you assert.

The Second Amended and Restated Declaration for Retreat in Perry Park was recorded January 10, 2017, at Reception 2017002063 (“Declaration”). Stratus is the Declarant under the Declaration and retains all rights set forth therein. Capitalized terms not otherwise defined in this letter have the same meaning as defined in the Declaration.

The Declaration gives Declarant the right to withdraw Real Estate from the Community. Declaration Section 1.3 states that the Real Estate “**(except for parts withdrawn, if any)**” are subject to the easements, restrictions, covenants, and conditions set forth in the Declaration. Additionally, Declaration Section 9.2(a) provides Declarant the right to withdraw all or portions of the Real Estate, except that real estate “**may not be withdrawn from any phase after a Unit in such phase has been conveyed to an Owner.**” This language provides that portions of the Real Estate may be withdrawn so long as that property is not part of a “phase” and a Unit in that particular phase has not yet been sold. The foregoing Declaration sections unambiguously preserve Declarant’s right to withdraw any undeveloped property from the Community.

Finally, your reliance on *Vista Ridge Master Homeowners Assn., Inc. v. Arcadia Holdings at Vista Ridge LLC*, 300 P.3d 1004, 1006 (Colo. App. 2013) is misplaced. The *Vista Ridge* court disallowed withdrawal of “platted” lots after lots depicted on the subdivision plat were sold. That case is easily distinguishable from our facts. Here, the remaining undeveloped land is not “platted” nor part of a subdivision plat. No Units have been created and a condominium phase map has not been recorded affecting the remaining undeveloped property. The building pads that may appear on a condominium map are not “platted” lots and do not create a “Unit” as that term is defined in the Declaration. Accordingly, such property continues to be subject to Declarant’s right to withdraw.

Stratus does not disagree or assert that it has the right to withdraw those areas identified as General Common Elements or Limited Common Elements on the recorded Condominium Maps referenced above. However, it strongly disagrees that the unplatted building pads cannot be withdrawn as such actions are permitted under the Declaration and Colorado law.

Stratus acknowledges that Declaration Section 9.2(a) contemplates that in the event property is withdrawn from the Community, the Association and Declarant (or its successor) will enter into a separate cost sharing agreement for the “maintenance, repair, improvement or replacement expenses for any private streets providing access to both the withdrawn property and the Community on a fair and reasonable basis.” Therefore, any items of concern outlined in your letter regarding creation of a separate community may be addressed in the cost sharing agreement between the two communities.

Finally, by addressing your correspondence to the Douglas County Planning Department and Tri Pointe Homes Holdings, Inc., it is clear that the Association intended to obstruct and hinder Declarant from both obtaining approvals from the County and effectuating a sale of its property to Tri Pointe. Presumably, this was a clumsy attempt to improperly extract the concessions previously demanded by the Association on page 3 of its correspondence dated April 20, 2023.

Regardless, in doing so, the Association has intentionally and tortiously interfered with its contract with Tri Pointe. *See Krystkowiak v. W.O. Brisben Companies, Inc.*, 90 P.3d 859, 871 (Colo. 2004); and *Telluride Real Estate Co. v. Penthouse Affiliates, LLC*, 996 P.2d 151, 155 (Colo. App. 1999) (Liability found when (1) the defendant was aware of a contract between two parties; (2) the defendant intended that one of the parties breach the contract; (3) the defendant induced the party to breach or make it impossible for the party to perform the contract; (4) the defendant’s actions caused plaintiff to incur damages; and (5) the defendant acted “improperly” in causing the result). All elements are easily met here.

If, as a result of the Association’s letter, Declarant incurs *any* delay or difficulties in obtaining approvals from the County and/or in completing the purchase and sale of its property to Tri Point, Declarant will bring legal action against the Association for damages. Please forward this correspondence to the Association’s Board of Directors and its liability insurers.

Sincerely,



Jonah G. Hunt
ORTEN CAVANAGH HOLMES & HUNT, LLC
JGH/sb

cc: Tri Pointe Homes Holdings, Inc., c/o Edward R. Gorab, Esq. (egorab@davisandceriani.com)
Douglas County Planning Department, c/o Brian Thomas (bthomas@douglas.co.us)



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
303.681.2050
www.ppwsd.org

January 18, 2024

Mr. Brett Woolard
CWC Consulting Group
9360 Teddy Lane – Suite 203
Lone Tree, Colorado 80124

Re: SP2004-040, Perry Park Water and Sanitation District Ability to Serve

Mr. Woolard:

Pursuant to Section 1805A.01 of the *Douglas County Zoning Resolution*, the Perry Park Water and Sanitation District (the "District") acknowledges its willingness and ability to serve all future proposed master planned residential property developments within the District's service area with water and sanitary sewer. The District notes that there are currently water and sanitary sewer taps in place for the proposed development.

Commitment to Serve:

The District is committed to providing water and sanitary sewer service to the property within the District with the following conditions:

1. The applicant complies with all District Rules and Regulations.
2. The applicant pays all of the District's applicable fees, as established by the Board of Directors.

Water Demand:

The District currently provides service to 1,550 ERUs (Equivalent Residential Unit), as of October 31, 2023. The District's five year average (2018-2022) water demand (total treated water) is 502.75 acre-feet per year (ac-ft/yr), or .324 acre-feet per year for each ERU. The projected number of ERUs at buildout is 3,499, which has an estimated annual demand of 1,133.676 ac-ft. Adding 24 ERUs would increase the District's annual water demand by 7.776 acre feet and increase the total annual water demand to 510.526 acre feet.

Water Supply:

A summary of the District's water supply sources is presented in the attached Water Supply Report. The District currently has 4,014 ac-ft/yr of nontributary Denver Basin aquifer water, and an additional 345.2 ac-ft/yr of senior direct flow, fully-consumable

tributary water rights. These rights are reliable in both average and dry years. The District also has junior tributary alluvial aquifer well rights in the amount of 1,600 ac-ft/yr. These rights can provide a supplemental water supply to the District's system when in priority, but are not reliable in a dry year. As such, the District's total reliable water supply under varying hydrologic conditions is 4,359.2 ac-ft/yr.

Ability to Serve:

Based on the projected buildout demand of 1,133.676 ac-ft/yr and the current existing supply of 4,359.2 ac-ft/yr, there is adequate water for all planned future development within the District's service area, with a surplus of approximately 3,225.524 ac-ft/yr. The District's water supply includes a volume sufficient to meet the demands related to this application.

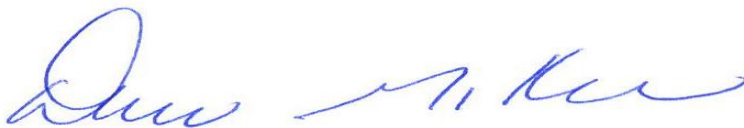
Water Quality:

The District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements, and provides a high-quality water supply to all of its customers.

Feasibility of Service:

The District believes that it is physically and economically feasible for the District to provide water and sanitary sewer service to the proposed development, contingent upon the applicant paying all applicable fees.

Sincerely,



Diana Miller
District Manager

Attachments: Water Supply Report

Water Supply Report

Pursuant to Section 1805A.01 of the Douglas County Zoning Resolution, the Perry Park Water and Sanitation District (the "District") is providing the following water supply report. It is understood that this information is also required by the State Engineer's Office (SEO) to perform the required review of the water supply for the Perry Park Water and Sanitation District and will be provided to the SEO by Douglas County.

A. Summary of the water rights owned and controlled by the District:

Water Source	Entitled Quantity (acre feet/year)	Priority Date (if applicable)
<u>Nontributary</u>		
Dakota # 1	181	N/A for Denver Basin water
Dakota # 2	297	
Denver # 3	509	
Denver # 5	509	
Denver # 6	511	
DA – 3, 5, 6	416	
Sageport Arapahoe # 1	105	
Sageport Arapahoe # 2	295	
Sageport Arapahoe # 4	320	
A – 3	100	
A – 5	100	
A – 6	101	
LFH – 3	285	
LFH – 6	285	

Total: 4,014

Consumptive Use/Senior Ditch Rights

Bear Creek Ditch	83.9	June 30, 1867
Plum Creek Ditch	60.4	June 1, 1871
Grant Ditch	20.6	June 30, 1867
Glen Grove Feeder Ditch	10.3	September 10, 1885
Pleasant Park Ditch	111.0	August 30, 1867
Gove Ditch	59.0	June 1, 1869

Total 345.2

Tributary Wells/Junior Water Rights

Glen Grove Feeder Ditch Well	September 19, 1983
Grant Ditch Well	September 19, 1983
EP – 1	November 13, 1989
EP – 2	November 13, 1989
EP – 3	November 13, 1983
WP – 1	November 13, 1989
WP – 2	November 13, 1989
BC -1	November 13, 1989

Total **1,600** (Collectively)

B. The anticipated yield of these rights in both an average and dry year:

Water Source	Anticipated Yield (average year)	Anticipated Yield (dry year)
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Nontributary

Dakota # 1	181	181
Dakota # 2	297	297
Denver # 3	509	509
Denver # 5	509	509
Denver # 6	511	511
DA – 3, 5, 6	416	416
Sageport Arapahoe # 1	105	105
Sageport Arapahoe # 2	295	295
Sageport Arapahoe # 4	320	320
A – 3	100	100
A – 5	100	100
A – 6	101	101
LFH – 3	285	285
LFH – 6	285	285
Total:	4,014	4,014

Water Source	Anticipated Yield (average year)	Anticipated Yield ** (dry year)
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Consumptive Use/Senior Ditch Rights

Bear Creek Ditch	83.9	83.9
Plum Creek Ditch	60.4	60.4
Grant Ditch	20.6	20.6
Glen Grove Feeder Ditch	10.3	10.3
Pleasant Park Ditch	111.0	111.0
Gove Ditch	59.0	59.0
Total	345.2	345.2

**** Anticipated Yield (dry year)**

The District exchanges wastewater return flows for surface water. Basically, for every 1,000 gallons of water that is returned to the stream from the wastewater treatment plants, an additional 900 gallons of renewable stream water can be used for potable drinking water.

Tributary Wells/Junior Water Rights

Glen Grove Feeder Ditch Well
Grant Ditch Well
EP – 1
EP – 2
EP – 3
WP – 1
WP – 2
BC -1

Total	1,600 (Collectively)	0 (Collectively)
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RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

TITLE/LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ORIGINAL LAND DESCRIPTION (ECHO VILLAGE MULTI-FAMILY, RETREAT IN PERRY PARK, PREO (PERRY PARK) COMMON INTEREST COMMUNITY PLAT #1 (RECEPTION NO. 2010025745))

LEGAL DESCRIPTION: OVERALL

A PORTION OF THE NE 1/4 OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ECHO VILLAGE FILING NO.1 AS PLATTED IN THE RECORDS OF SAID COUNTY AT RECEPTION NUMBER 168668, DATED 2/15/74; THENCE ALONG THE SOUTH LINE OF SAID PLAT THROUGH THE FOLLOWING FIVE COURSES:

- 1)N88°08'40"E, 220.00 FEET;
- 2) S1°51'20"E, 20.00 FEET;
- 3) N88°08'40"E, 220.00 FEET
- 4) N1°51'20"W, 20.00 FEET;
- 5) N88°08'40"E, 980.44 FEET TO THE SOUTHEAST CORNER OF SAID PLAT;

THENCE S88°01'04"W, 1268.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF ECHO HILLS CLUB ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THROUGH THE FOLLOWING TWO COURSES:

- 1)N32°50'27"W, 398.29 FEET TO A TANGENT, 1970.00-FOOT RADIUS CURVE;
- 2) NORTHWESTERLY ALONG SAID 1970.00-FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 2°53'05", A DISTANCE OF 99.19 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 569,631 SQUARE FEET, OR 13.077 ACRES, MORE OR LESS.

BASIS OF BEARINGS THE SOUTH LINE OF ECHO VILLAGE FILING NO. 1 BEARS N88°08'40" PER THE PLAT OF SAID SUBDIVISION AS RECORDED AT SAID COUNTY RECEPTION NUMBER 168668, DATED 2/15/74

LESS AND EXCEPT THE FOLLOWING:

LEGAL DESCRIPTION: PREO (PERRY PARK) COMMON INTEREST COMMUNITY PLAT #1 AS SHOWN ON ECHO VILLAGE MULTI-FAMILY, RETREAT IN PERRY PARK, PREO (PERRY PARK) COMMUNITY COMMON INTEREST COMMUNITY PLAT #1 (RECEPTION NO. 2010025745);

LEGAL DESCRIPTION: PREO (PERRY PARK) COMMON INTEREST COMMUNITY PLAT #2 AS SHOWN ON ECHO VILLAGE MULTI-FAMILY, RETREAT IN PERRY PARK, PREO (PERRY PARK) COMMUNITY COMMON INTEREST COMMUNITY PLAT #2 (RECEPTION NO. 2010025744);

LEGAL DESCRIPTION: PREO (PERRY PARK) COMMON INTEREST COMMUNITY PLAT #2 AS SHOWN ON ECHO VILLAGE MULTI-FAMILY, RETREAT IN PERRY PARK, PREO (PERRY PARK) COMMUNITY COMMON INTEREST COMMUNITY PLAT #2, 1ST AMENDMENT (RECEPTION NO. 2010068657);

LEGAL DESCRIPTION: PREO (PERRY PARK) COMMON INTEREST COMMUNITY PLAT #3 AS SHOWN ON ECHO VILLAGE MULTI-FAMILY, RETREAT IN PERRY PARK, PREO (PERRY PARK) COMMUNITY COMMON INTEREST COMMUNITY PLAT #3 (RECEPTION NO. 2010025746);

LEGAL DESCRIPTION: PREO (PERRY PARK) COMMON INTEREST COMMUNITY SUPPLEMENTAL MAP #4 AS SHOWN ON ECHO VILLAGE MULTI-FAMILY, RETREAT IN PERRY PARK, PREO (PERRY PARK) COMMUNITY COMMON INTEREST COMMUNITY SUPPLEMENTAL MAP #4 (RECEPTION NO. 2012038835);

CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 5 (RECEPTION NO. 2016075327);

CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 6 (RECEPTION NO. 2016075325);

CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 7 (RECEPTION NO. 2017058446);

CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 8 (RECEPTION NO. 2017072390);

CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 9 (RECEPTION NO. 2018074255);

CONDOMINIUM MAP OF THE CONDOMINIUMS, AT THE RETREAT IN PERRY PARK PHASE 10 (RECEPTION NO. 2019005250);

CONDOMINIUM MAP OF RETREAT IN PERRY PARK PHASE 11 (RECEPTION NO. 2019040174);

DEDICATION STATEMENT

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

(OWNERS/MORTGAGEE)

STRATUS PERRY PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: RICHARD DEAN
TITLE: MANAGER

ATTEST: (IF CORP.)

SECRETARY/TREASURER

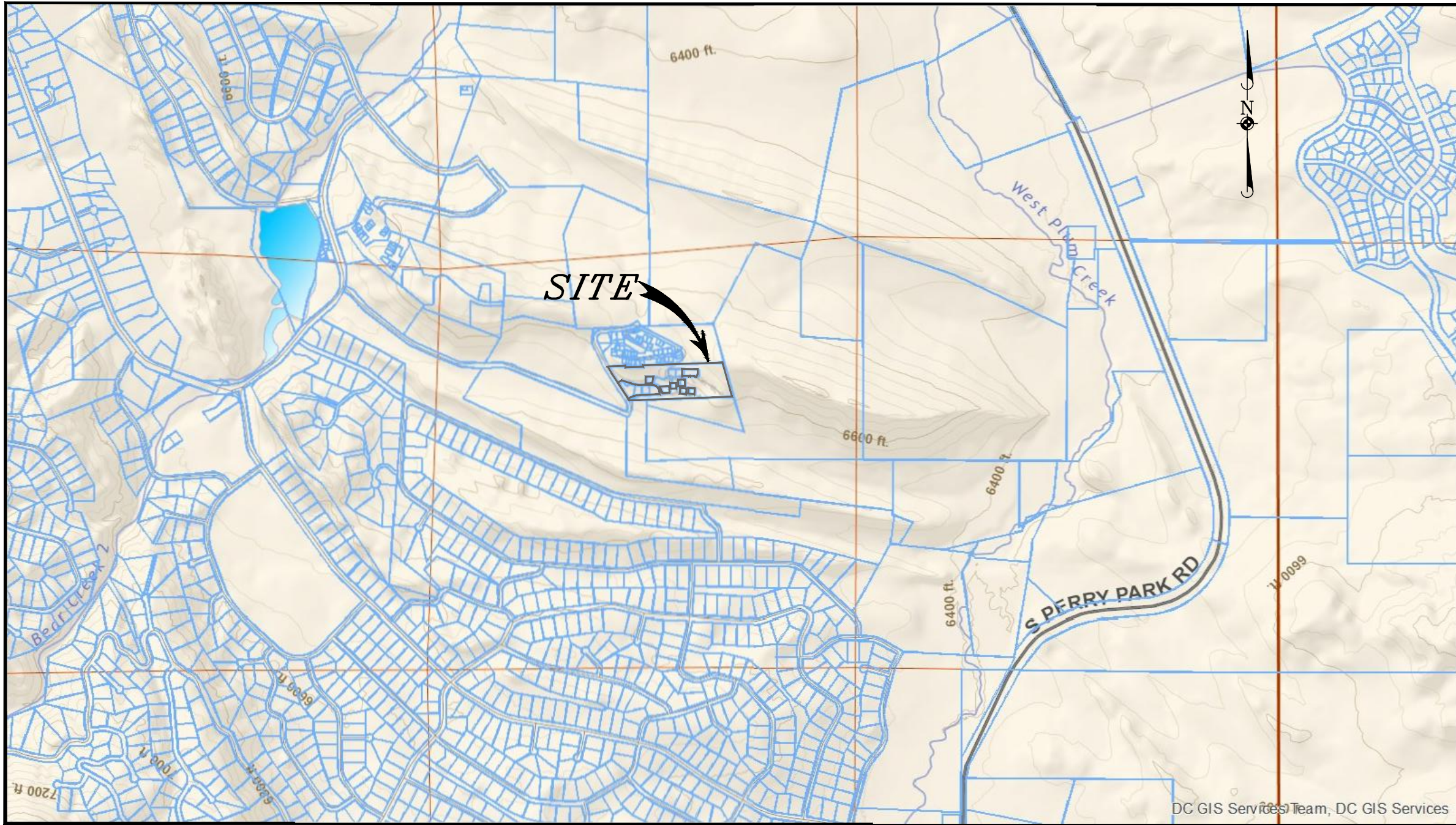
STATE OF COLORADO }
COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY RICHARD DEAN AS MANAGER OF STRATUS PERRY PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



LOCATION MAP

(1"=1,320')

DEDICATION STATEMENT

(OWNERS/MORTGAGEE)

G C SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: GABE ARCURI
TITLE:

ATTEST: (IF CORP.)

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY GABE ARCURI AS _____ OF G C SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

TITLE VERIFICATION

WE LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

LAND TITLE GUARANTEE COMPANY

BY: _____
NAME DATE

TITLE: _____

PLANNING COMMISSION

THE MINOR DEVELOPMENT FINAL PLAT (SB2023-034) WAS REVIEWED BY THE PLANNING COMMISSION ON _____

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

DATE

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF UTILITY AND DRAINAGE EASEMENTS ARE ACCEPTED.

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

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

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

DOUGLAS COUNTY CLERK AND RECORDER

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A, DRAINAGE EASEMENTS AND 10' WALL MAINTENANCE ACCESS EASEMENT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY RETREAT IN PERRY PARK HOMEOWNERS' ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

RETREAT IN PERRY PARK HOMEOWNERS' ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

BY: DEBORAH FIKE
TITLE: PRESIDENT

STATE OF COLORADO }
COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY DEBORAH FIKE AS PRESIDENT OF RETREAT IN PERRY PARK HOMEOWNERS' ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

GENERAL NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING OFFICE FILE NUMBER: 100-N0040809-010-102, WITH A COMMITMENT DATE OF NOVEMBER 3, 2022, FROM WHICH THIS SURVEY IS BASED AND SUBSEQUENT UPDATED ORDERS NO. 170851778-2, DATED 10/22/2024. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TO BEAR SOUTH 00°19'22" WEST, A DISTANCE OF 2629.91 FEET, FROM THE EAST QUARTER CORNER SECTION 23 BEING MONUMENTED BY A FOUND 3.25" ALUMINUM CAP, STAMPED "SURVEY MONUMENT, 1987, 1/4, 23°24, CORNER, LS 6935, ARCHER & ASSOC.", IN PILE OF ROCKS, 0.6' ABOVE GROUND SURFACE TO THE SOUTH EAST CORNER SECTION 23 BEING MONUMENTED BY A FOUND AXLE IN GRASSY AREA, 0.1' ABOVE GROUND SURFACE.

4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

5. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

6. TRACT A IS HEREBY DEDICATED FOR OWNERSHIP AND MAINTENANCE TO THE STRATUS PERRY PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, UTILITIES, DRAINAGE, LANDSCAPING AND OPEN SPACE.

GENERAL NOTES

7. THE 10' WALL MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RETREAT IN PERRY PARK HOMEOWNERS' ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE ACCEPTED FOR OWNERSHIP AND MAINTENANCE FOR THE PURPOSES OF ACCESSING, MAINTAINING, CONSTRUCTING, AND REPAIR.

8. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RETREAT IN PERRY PARK HOMEOWNERS' ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE ACCEPTED FOR OWNERSHIP AND MAINTENANCE FOR THE PURPOSES OF ACCESSING, MAINTAINING, CONSTRUCTING, AND REPAIR.

9. COMMON DRIVEWAY ACCESS EASEMENTS - DRIVEWAY ACCESS EASEMENTS AS SHOWN ARE FOR THE BENEFIT OF THE PROPERTY IMMEDIATELY ADJACENT TO THE EASEMENT FOR VEHICULAR INGRESS AND EGRESS AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.

SURVEYOR

I, ERIC DAVID CARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 1, 2023, BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

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

ERIC DAVID CARSON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37890
FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
EMAIL: ERIC@CWC-CONSULTING.COM

APPLICANT/DEVELOPER

STRATUS COMPANIES
ATTN: RICHARD DEAN
8480 EAST ORCHARD ROAD, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111

STRATUS PERRY PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY
ATTN: RICHARD DEAN
8480 EAST ORCHARD ROAD, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111

SURVEYOR/ENGINEER

CWC CONSULTING GROUP, INC.
9360 TEDDY LANE, SUITE 203
LOVE TREE, COLORADO 80124
MAIN NUMBER: (303) 395-2700

ATTN: ERIC D. CARSON (PRINCIPAL - SURVEY DIVISION MANAGER)

ATTN: BRETT A. WOOLARD (PRINCIPAL - ENGINEERING DIVISION)



DATE	REVISION	BY
01/25/24	REDLINED PLAT EXHIBIT COMMENTS	EDC
08/08/24	COUNTY COMMENTS 07-03-2024	EDC
11/19/24	UPDATED TITLE COMMITMENT, REVISED LOT LINES, NOTE	EDC

RETREAT AT PERRY PARK - FILING NO.1

SHOWING

ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK

LARKSPUR, COLORADO, 80118

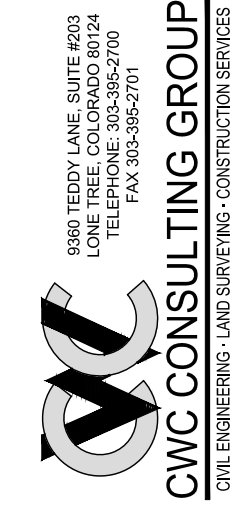
SHEET 1 - COVER PAGE AND NOTES

DRAWN	CHECKED	DATE	DATE	DATE
EDC/DJW	EDC	01/30/2023	120-00427	01/30/2023
SURVEY PREPARED FOR: STRATUS COMPANIES				

SHEET NO.
1 OF 6 SHEETS

RETREAT AT PERRY PARK - FILING NO.1

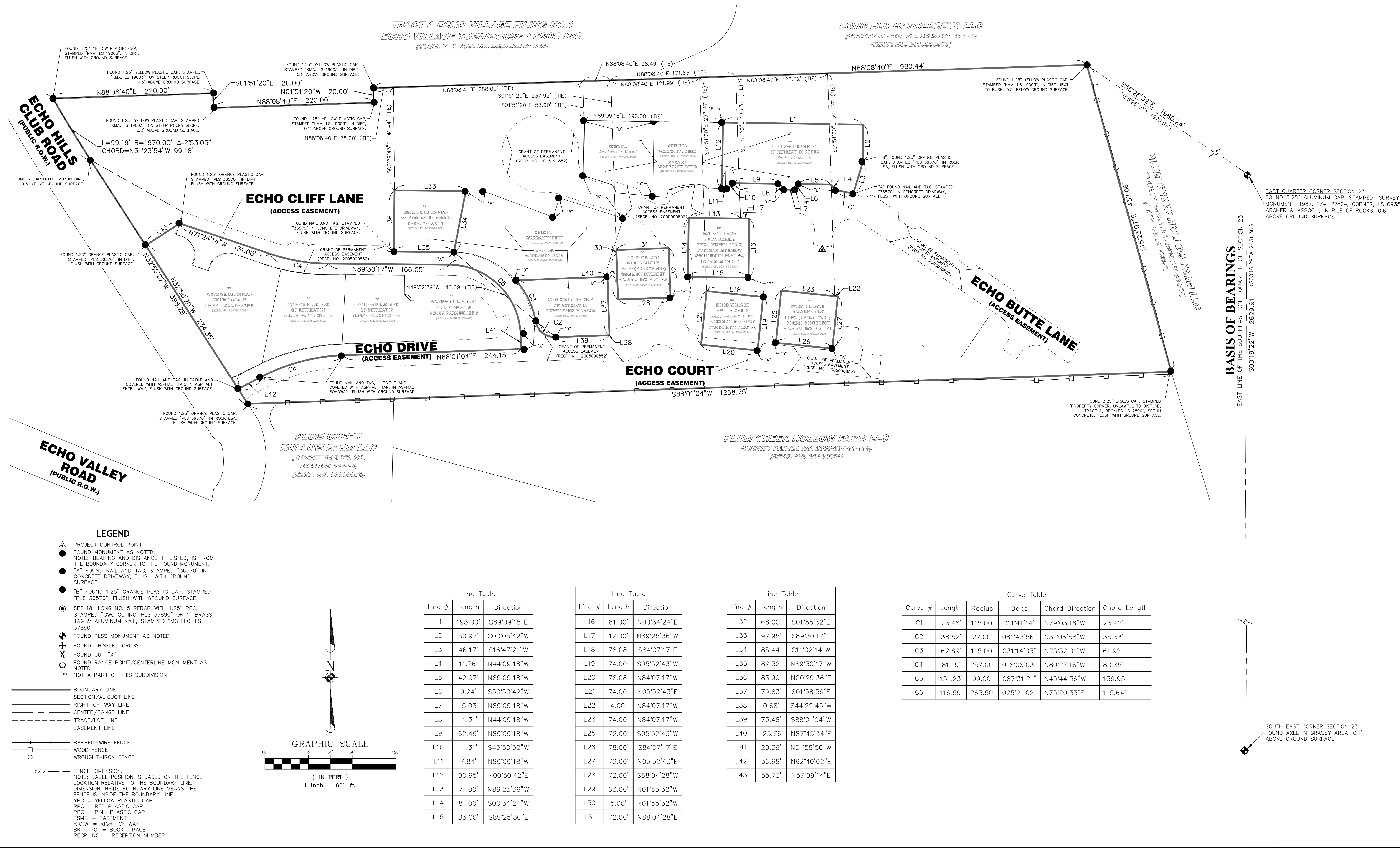
A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034



DATE	REVISION	BY
01/25/24	REDLINED PLAT EXHIBIT COMMENTS	EDC
08/08/24	COUNTY COMMENTS 07-03-2024	EDC
11/19/24	UPDATED TITLE COMMITMENT, REVISED LOT LINES, NOTE	EDC

RETREAT AT PERRY PARK - FILING NO.1
SHOWING
ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
LARKSPUR, COLORADO, 80118
SHEET 2 - BOUNDARY SHEET

DRAWN	CHECKED	DATE	DATE	SURVEY PREPARED FOR
EDC/DJW	EDC	01/30/2023	120-00427	STRATUS COMPANIES
SHEET NO.		2 OF 6 SHEETS		



EAST QUARTER CORNER SECTION 23
FOUND 3.25" ALUMINUM CAP, STAMPED "SURVEY
MONUMENT, 1867, 1/4, 23x24, CORNER, LS 6935,
ARCHER & ASSOC." IN PILE OF ROCKS, 0.6'
ABOVE GROUND SURFACE.

SOUTH EAST CORNER SECTION 23
FOUND AXLE IN GRASSY AREA, 0.1'
ABOVE GROUND SURFACE.

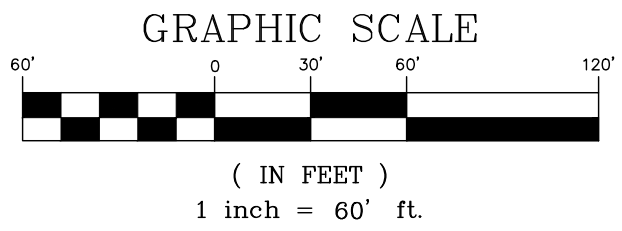
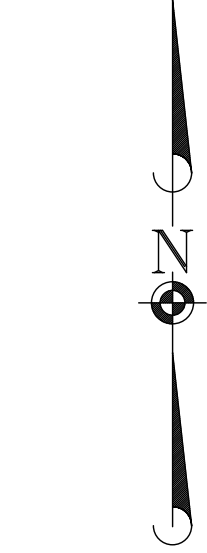
BASIS OF BEARINGS
EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23
S001°19'22"W 2629.91' (S001°16'25"W 2631.36')

LEGEND

- PROJECT CONTROL POINT
- FOUND MONUMENT AS NOTED;
NOTE: BEARING AND DISTANCE, IF LISTED, IS FROM
THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- "A" FOUND NAIL AND TAG, STAMPED "36570" IN
CONCRETE DRIVEWAY, FLUSH WITH GROUND
SURFACE.
- "B" FOUND 1.25" ORANGE PLASTIC CAP, STAMPED
"PLS 36570", FLUSH WITH GROUND SURFACE.
- SET 18" LONG NO. 5 REBAR WITH 1.25" PPC,
STAMPED "CWC CG INC, PLS 37890" OR 1" BRASS
TAG & ALUMINUM NAIL, STAMPED "MG LLC, LS
37890"
- FOUND PLSS MONUMENT AS NOTED
- FOUND CHISELED CROSS
- FOUND CUT "X"
- FOUND RANGE POINT/CENTERLINE MONUMENT AS
NOTED
- ** NOT A PART OF THIS SUBDIVISION

- BOUNDARY LINE
- SECTION/ALLOTMENT LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- TRACT/LOT LINE
- EASEMENT LINE
- BARBED-WIRE FENCE
- WOOD FENCE
- WROUGHT-IRON FENCE

XX.X' - FENCE DIMENSION.
NOTE: LABEL POSITION IS BASED ON THE FENCE
LOCATION RELATIVE TO THE BOUNDARY LINE.
DIMENSION INSIDE BOUNDARY LINE MEANS THE
FENCE IS INSIDE THE BOUNDARY LINE.
YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT = EASEMENT
R.O.W. = RIGHT OF WAY
BK. = BOOK, PAGE
RECP. NO. = RECEPTION NUMBER



Line Table		
Line #	Length	Direction
L1	193.00'	S89°09'18"E
L2	50.97'	S00°05'42"W
L3	46.17'	S16°47'21"W
L4	11.76'	N44°09'18"W
L5	42.97'	N89°09'18"W
L6	9.24'	S30°50'42"W
L7	15.03'	N89°09'18"W
L8	11.31'	N44°09'18"W
L9	62.49'	N89°09'18"W
L10	11.31'	S45°50'52"W
L11	7.84'	N89°09'18"W
L12	90.95'	N00°50'42"E
L13	71.00'	N89°25'36"W
L14	81.00'	S00°34'24"W
L15	83.00'	S89°25'36"E

Line Table		
Line #	Length	Direction
L16	81.00'	N00°34'24"E
L17	12.00'	N89°25'36"W
L18	78.08'	S84°07'17"E
L19	74.00'	S05°52'43"W
L20	78.08'	N84°07'17"W
L21	74.00'	N05°52'43"E
L22	4.00'	N84°07'17"W
L23	74.00'	N84°07'17"W
L25	72.00'	S05°52'43"W
L26	78.00'	S84°07'17"E
L27	72.00'	N05°52'43"E
L28	72.00'	S88°04'28"W
L29	63.00'	N01°55'32"W
L30	5.00'	N01°55'32"W
L31	72.00'	N88°04'28"E

Line Table		
Line #	Length	Direction
L32	68.00'	S01°55'32"E
L33	97.95'	S89°30'17"E
L34	85.44'	S11°02'14"W
L35	82.32'	N89°30'17"W
L36	83.99'	N00°29'36"E
L37	79.83'	S01°58'56"E
L38	0.68'	S44°22'45"W
L39	73.48'	S88°01'04"W
L40	125.76'	N87°45'34"E
L41	20.39'	N01°58'56"W
L42	36.68'	N62°40'02"E
L43	55.73'	N57°09'14"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.46'	115.00'	011°41'14"	N79°03'16"W	23.42'
C2	38.52'	27.00'	081°43'56"	N51°06'58"W	35.33'
C3	62.69'	115.00'	031°14'03"	N25°52'01"W	61.92'
C4	81.19'	257.00'	018°06'03"	N80°27'16"W	80.85'
C5	151.23'	99.00'	087°31'21"	N45°44'36"W	136.95'
C6	116.59'	263.50'	025°21'02"	N75°20'33"E	115.64'

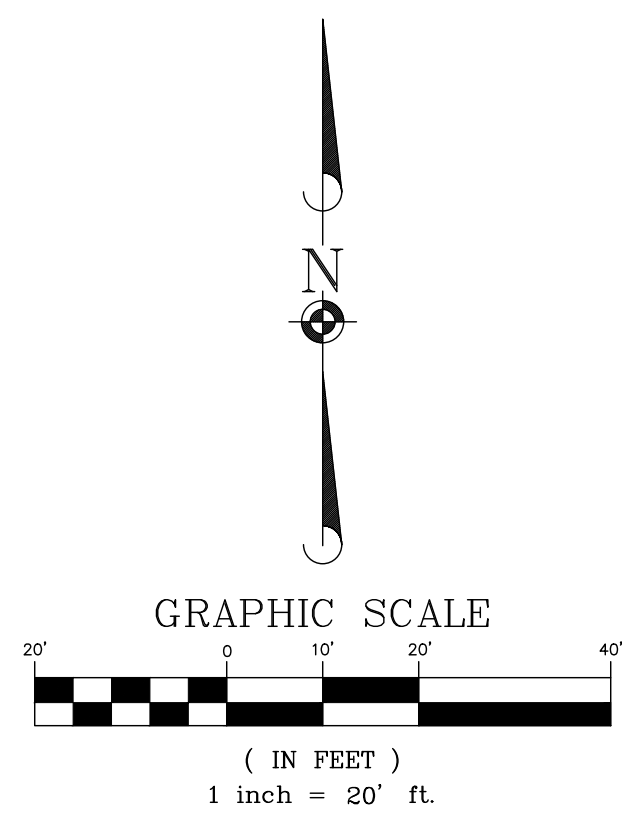
RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

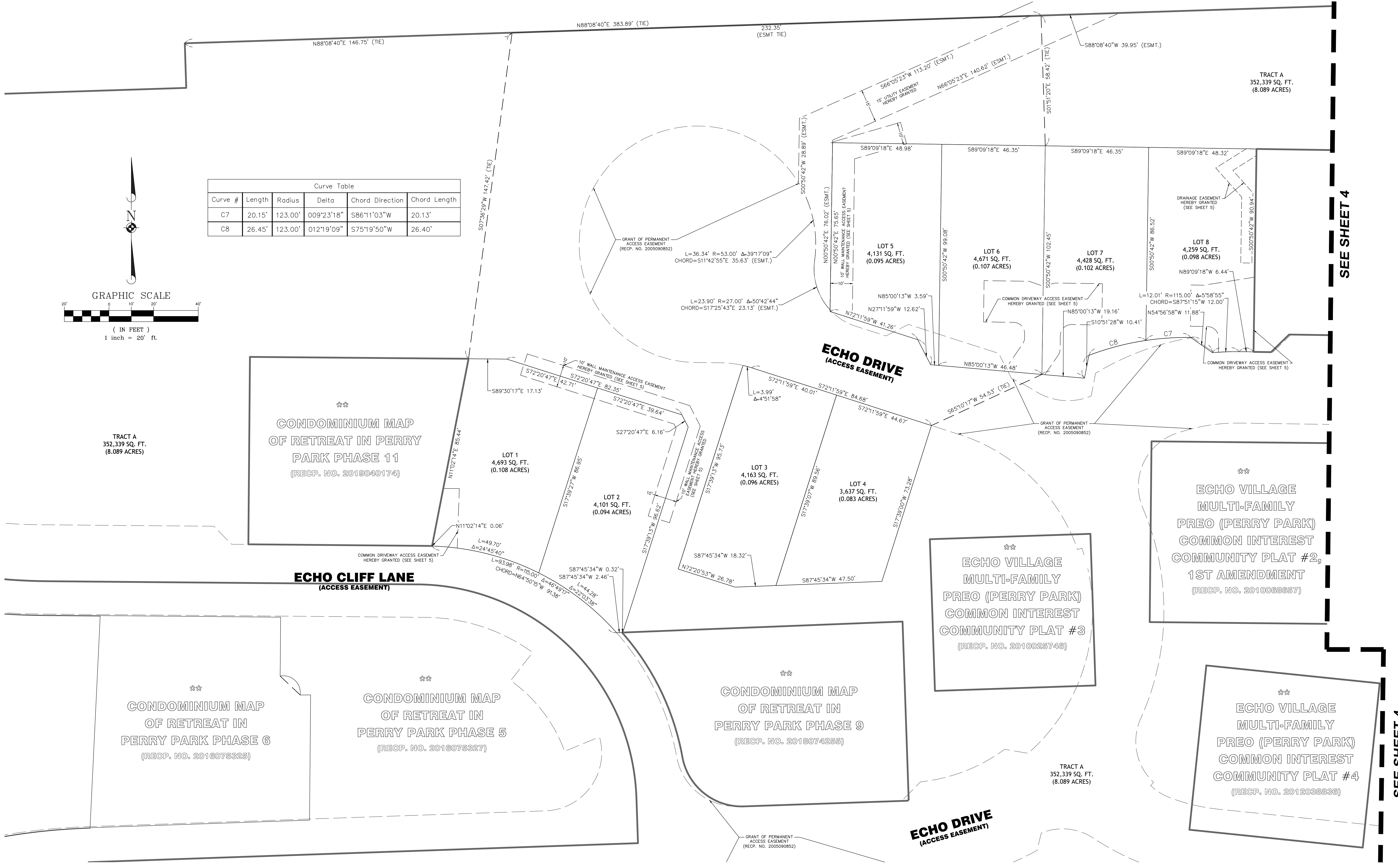
9000 PERRY LANE, SUITE #203
DENVER, CO 80231
TEL: 303.396.2024
FAX: 303.396.2071

**CWC CONSULTING GROUP**
FOR ENGINEERING AND SURVEYING-CONSTRUCTION SERVICES

DATE	REVISION	BY
01/25/24	REDLINED PLAT	EDC
08/08/24	COUNTY COMMENTS	EDC
11/19/24	UPDATED TITLE COMMITMENT, REVISED LOT LINES, NOTE	EDC



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	20.15'	123.00'	009°23'18"	S86°11'03"W	20.13'
C8	26.45'	123.00'	012°19'09"	S75°19'50"W	26.40'



SEE SHEET 4

SEE SHEET 4

RETREAT AT PERRY PARK - FILING NO.1
SHOWING
ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
LARKSPUR, COLORADO, 80118
SHEET 3 - DETAIL SHEET

DRAFTED: EDC/DJW	CHECKED: EDC	SHEET NO. 3 OF 6
DATE: 01/30/2023	DATE: 120-00427	SURVEY PREPARED FOR: STRATUS COMPANIES

RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

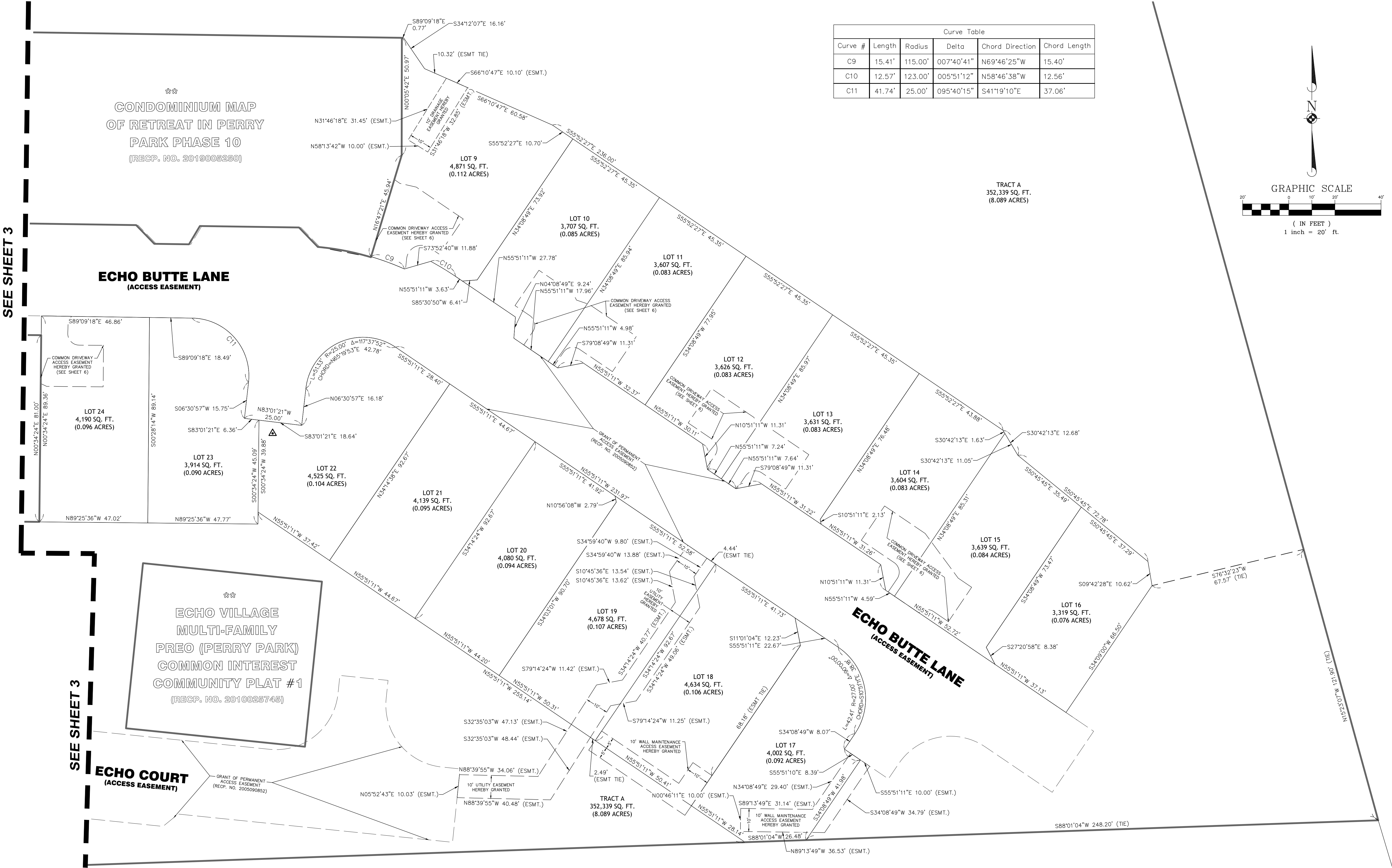
CWC CONSULTING GROUP
FOR ENGINEERING AND SURVEYING-CONSTRUCTION SERVICES

9000 TERRY LANE, SUITE #203
LARKSPUR, CO 80118
TEL: 303.396.2024
FAX: 303.396.2071

DATE	REVISION	BY
01/25/24	REDLINED PLAT - EXHIBIT COMMENTS	EDC
08/08/24	COUNTY COMMENTS 07-03-2024	EDC
11/19/24	UPDATED TITLE COMMITMENT, REVISED LOT LINES, NOTE	EDC

RETREAT AT PERRY PARK - FILING NO.1
SHOWING
ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
LARKSPUR, COLORADO, 80118
SHEET 4 - DETAIL SHEET

DRAFTED	CHECKED
EDC/DJW	EDC
DATE	JOB NO.
01/30/2023	120-00427
SURVEY PREPARED FOR:	STRATUS COMPANIES
SHEET NO.	4 OF 6 SHEETS



RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

9000 PERRY LANE, SUITE #203
DENVER, CO 80231
TEL: 303.396.2701
FAX: 303.396.2701



CWC CONSULTING GROUP
FOR ENGINEERING AND SURVEYING-CONSTRUCTION SERVICES

DATE	REVISION	BY
01/25/24	REDLINED PLAT EXHIBIT COMMENTS	EDC
08/08/24	COUNTY COMMENTS 07-03-2024	EDC
11/19/24	UPDATED TITLE COMMITMENT, REVISED LOT LINES, NOTE	EDC

RETREAT AT PERRY PARK - FILING NO.1
SHOWING
ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
LARKSPUR, COLORADO, 80118
SHEET 5 - EASEMENT DETAIL SHEET

DRAFTED	CHECKED	SHEET NO.
EDC/DJW	EDC	5
DATE	DATE	OF
01/30/2023	120-00427	6
SURVEY PREPARED FOR:		
STRATUS COMPANIES		

Line Table		
Line #	Length	Direction
L56	13.52'	N89°09'36"W
L57	18.50'	N00°50'31"E
L58	20.19'	S89°09'29"E
L59	6.68'	S70°47'01"E
L60	5.51'	N75°01'54"E
L61	1.83'	N00°50'42"E
L62	14.80'	N34°26'34"E
L63	10.60'	S34°26'34"W
L64	6.05'	S00°50'42"W
L65	13.52'	N89°09'07"W
L66	18.50'	S00°50'53"W
L67	21.22'	S89°09'07"E
L68	6.42'	N00°50'31"E
L70	7.79'	N89°09'29"W
L71	18.50'	N00°50'31"E
L72	5.67'	S89°09'29"E
L73	20.36'	N81°04'23"E
L74	2.81'	N79°54'39"E
L75	33.53'	S00°50'42"W
L77	7.00'	N34°09'00"E

Line Table		
Line #	Length	Direction
L124	4.91'	N55°51'00"W
L126	4.51'	S05°46'45"W
L127	0.55'	S73°52'40"W
L129	2.85'	S64°24'15"E
L130	24.50'	S89°31'40"E
L131	18.00'	N00°28'20"E
L132	10.45'	N89°31'40"W
L134	3.53'	N02°08'13"E
L136	13.08'	N89°09'18"W
L137	29.34'	S00°34'24"W
L138	26.20'	N11°02'14"E
L139	7.20'	S89°57'11"E
L140	26.69'	S01°58'47"W
L141	5.00'	S89°09'26"E
L142	31.43'	N00°50'34"E
L143	13.52'	N41°42'01"W
L144	12.47'	N57°53'12"E
L145	2.98'	N00°50'42"E
L146	4.60'	N89°09'18"W
L147	16.15'	S57°53'12"W

Line Table		
Line #	Length	Direction
L148	17.49'	S41°42'01"E
L149	29.48'	S00°50'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	2.93'	5.00'	033°35'52"	N17°38'38"E	2.89'
C13	7.85'	5.00'	090°00'18"	N44°09'27"W	7.07'
C14	7.85'	5.00'	090°00'11"	S45°50'47"W	7.07'
C15	2.93'	5.00'	033°35'52"	S17°38'38"W	2.89'
C16	7.80'	5.00'	089°25'26"	N43°52'12"W	7.04'

T:_005\1-20 Survey\120-00427 Retreat in Perry Park Development\dwg\120-00427-FP.DWG Date:11/20/24 07:18a ecdson

Retreat at Perry Park, Filing 1
Project File SB2023-034, Minor Development
Planning Commission Staff Report - Page 142 of 143

RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034



Line Table		
Line #	Length	Direction
L79	17.23'	N55°51'22"
L80	18.00'	N34°08'38"
L81	21.26'	N55°51'22"
L82	24.09'	S36°27'13"
L83	7.06'	S55°51'00"
L84	18.00'	S34°09'00"
L85	7.81'	N55°51'00"
L87	12.81'	N55°51'11"
L88	3.29'	N55°51'11"
L89	6.25'	N34°08'38"
L91	12.52'	N55°51'22"
L92	18.00'	N34°08'38"
L93	22.14'	S55°51'19"
L94	3.55'	S38°26'28"
L95	3.55'	S73°15'53"
L96	22.14'	S55°51'03"
L97	18.00'	S34°09'00"
L98	12.52'	N55°51'00"
L100	6.64'	S34°08'38"
L101	0.51'	S79°08'49"


Line Table		
Line #	Length	Direction
L102	7.64"	N55°51'11"
L103	7.24"	N55°51'15"
L104	1.07"	N105°11'11"
L105	12.78"	S55°51'11"
L106	3.22"	S55°51'11"
L107	7.00"	N34°09'00"
L109	17.30"	S55°51'00"
L110	18.50"	N34°09'00"
L111	24.60"	N55°51'00"
L112	5.91"	N71°10'38"
L113	3.28"	N27°24'33"
L114	18.86"	N55°51'22"
L115	18.50"	S34°08'38"
L116	7.79"	S55°51'22"
L118	7.00"	S34°08'38"
L119	34.95"	N16°47'21"
L120	2.92"	S55°51'48"
L121	7.29"	S77°10'40"
L122	24.61"	S55°51'00"
L123	18.50"	S34°09'00"

Line Table		
Line #	Length	Direction
L124	4.91"	N55°51'00"
L126	4.51"	S05°46'45"
L127	0.85"	S73°52'40"
L129	2.85"	S64°22'15"
L130	24.50'	S89°31'40"
L131	18.00'	N00°28'20"
L132	10.45'	N89°31'40"
L134	3.53"	N02°08'13"
L136	13.08"	N89°09'18"
L137	29.34'	S00°34'24"
L138	26.20'	N11°02'14"
L139	7.20"	S89°57'11"
L140	26.69'	S01°58'47"
L141	5.00"	S89°09'26"
L142	31.43'	N00°50'34"
L143	13.52"	N41°42'01"
L144	12.47"	N57°53'12"
L145	2.98"	N00°50'42"
L146	4.60"	N89°09'18"
L147	16.15'	S57°53'12"

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	2.93'	5.00'	033°35'52"	N17°38'38"E	2.89'
C13	7.85'	5.00'	090°00'18"	N44°09'27"W	7.07'
C14	7.85'	5.00'	090°00'11"	S45°50'47"W	7.07'
C15	2.93'	5.00'	033°35'52"	S17°38'38"W	2.89'
C16	7.80'	5.00'	089°25'26"	N43°52'12"W	7.04'

RETREAT AT PERRY PARK - FILING NO. 1
SHOWING
ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
LARKSPUR, COLORADO, 80118
SHEET 6 - EASEMENT DETAIL SHEET

6 OF 6 SHEETS	SHEET NO.	
	DRAFTED: EDC/DJW	CHECKED: EDC
	DATE: 01/30/2023	JOB NO. 120-00427
SURVEY PREPARED FOR: STRATUS COMPANIES		

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