

# **Attachment C**

**Referral Agency Response Report**

**Project Name:** Pine Canyon Planned Development

**Project File #:** ZR2020-010

**Date Sent:** 03/22/2023

**Date Due:** 04/12/2023

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst		No Response Received.	No action necessary.
AT&T Long Distance - ROW	03/23/2023	Received (verbatim response): No conflicts. No facilities in area.	No action necessary.
Black Hills Energy		No Response Received.	No action necessary.
Building Services	03/23/2023	No Comment.	No action necessary.
Castle Pines Homes Association		No Response Received.	No action necessary.
Castle Rock Fire and Rescue Department	04/12/2023	<p>Received: Following is a summary of referral comments received from Castle Rock Fire and Rescue Department (CRFD). These comments, submitted as part of the 1st Referral, remain applicable to the 2nd Referral.</p> <ul style="list-style-type: none"> <li>- CRFD will petition the Castle Rock Fire Protection District (which is different from CRFD itself) to remove the property from the Castle Rock Fire Protection District if the application is approved. CRFD indicates that fire protection will need to occur from another District. CRFD is concerned about a reliable water supply for fire-fighting.</li> <li>- CRFD indicates that significant development review time would be required, including water system and fire flow, infrastructure, wildland fire, building construction plan review, and life safety inspections.</li> <li>- CRFD would need demonstration of the capability of a new water and sewer district regarding fire flows, hydrants, testing and maintenance.</li> <li>- The full scope of development at build-out means it is not currently possible to assess site access, street widths, and grades for fire apparatus.</li> <li>- Issues could exist regarding enforcement of the fire code and arson investigations because the site is in unincorporated Douglas County.</li> <li>- Due to significant open space, wildland fire is an issue.</li> <li>- The size of any proposed fire station will have to be evaluated. Typically, the most appropriate size for a fire station is 3 acres.</li> <li>- There could be issues with how funding is provided.</li> <li>- CRFD expressed concerns regarding review of permits and construction plans with the property being unincorporated.</li> </ul>	<p>Applicant opinion is Castle Rock Fire Protection District cannot legally remove the property from its district boundaries.</p> <p>Applicant indicates that many CRFD comments are not applicable at rezoning. Such analysis and review will occur through the subdivision and building permit review process.</p> <p>Applicant has completed a Forest Management Plan. Along with this plan, and per DCZR Sec. 17, the developer or future metro district will be responsible to complete site specific Wildfire Mitigation Plans in conjunction with each subdivision within the PD.</p>

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CDPHE - All Referrals	03/22/2023	<p>Received: Following is a summary of the referral comments received from Colorado Department of Public Health and Environment (CDPHE).</p> <p>CDPHE provided general requirements and guidelines for hazardous and solid waste, water quality, clean water as related to stormwater, domestic water, and drinking water, air quality and air emissions, and health equity.</p>	Applicant will comply with all applicable rules and regulations for waste, water and air quality, hazardous waste, and health. Applicant has obtained a CDPHE site application approval for its proposed wastewater treatment plant and has been approved for its land application management plan.
CenturyLink		No Response Received.	No action necessary.
Chatfield Watershed Authority	04/13/2023	No Comment.	No action necessary.
Cherry Creek Basin Water Quality Authority	04/11/2023	<p>Received (verbatim response): The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for Project number ZR2020-010, Pine Canyon Planned Development - 2nd Referral have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.</p> <p>If a technical review of the proposed development plan is needed, please contact <a href="mailto:LandUseReferral@cbbwqa.org">LandUseReferral@cbbwqa.org</a>. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	<p>Applicant will comply with all applicable regulations for soil and grading at subdivision.</p> <p>Applicant also requires approval of drainage and GESC at construction through County Engineering.</p>
City of Castle Pines		No Response Received.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1	04/12/2023	<p>Received: Following is a summary of the referral response received from CDOT on 4-12-23. See full letter for detail, which includes summary of previous comments.</p>	Applicant has addressed CDOT comments within its traffic study and response to referral comments, which are included as an attachment to the staff report.

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		<p><u>Drainage Comments (8-30-21)</u>                      - Drainage report missing critical data about detention and outlet structures. Report should mention potential impacts to I-25. Hydraulic features of I-25 are being analyzed.</p> <p><u>Environmental Comments</u>                      - Some of site in CDOT MS4 area. Analysis of existing water quality facilities and impacts is needed.                      - Landscaping of CDOT ROW should be native species.                      - Stormwater Management plan must be prepared.                      - All necessary permits must be obtained. Compliance with CDOT MS4 permit necessary.</p> <p><u>Traffic Comments (10-15-20)</u>                      - Applicant should evaluate traffic assessment to assure proper estimates from I-25 north. Additional technical comments on the traffic study are stated.                      - Additional comments (8-31-21) indicate applicant has resolved most of traffic study comments. Some technical comments remain.</p> <p><u>Right of Way Comments</u>                      - Technical comments provided during stages of the project review on 10-6-20 and 8-20-21. As of 3-27-23, previous 8-20-21 comments are resolved.                      - 4-4-23 and 3-27-23: ROW or land cannot be dedicated to CDOT. If land were dedicated to the Town, it could be subsequently dedicated to CDOT as a donation. How does applicant propose land dedications for the mobility hub?                      - Question regarding proposed land use arrangement in the mobility hub.</p> <p><u>Resident Engineer (10-23-20 through 4-7-23)</u>                      - Mobility hub still being determined. Plans for I-25 underpass will be reviewed at time they are available.</p> <p><u>Permits Comments (10-20-20 to 4-4-23)</u>                      - Access to State Highway requires an access permit. Signage from development must be on-premise. Confirm if CDOT has ROW on Liggett Road.</p> <p><u>Other Comments:</u>                      - Technical comments regarding the TIS, traffic signals and off site improvements. (8-31-21)                      - Mobility Hub remains undefined at this time. Technical comments provided regarding status of CDOT planning for Mobility Hub is provided (10-19-20)                      - 5 potential Mobility Hub locations are being discussed (of which the subject site is one) (4-5-23).                      - Technical comments regarding the regional benefits of a Mobility Hub are discussed, as well as summary</p>	<p>CDOT will be sent a referral response request for any future development project or subdivision that impacts a CDOT roadway or CDOT owned property.</p> <p>Applicant will apply for any CDOT access permits that may be required during future development.</p>

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Colorado Division of Water Resources	03/28/2023	<p>of other CDOT and Town policies toward transit and mobility.</p> <p>Received: Following is a summary of the referral response received on April 14, 2023 (which supersedes the March 28, 2023 letter) from the Colorado Division of Water Resources (CDWR). See the full letter for detail.</p> <p>As proposal is not a subdivision, CDWR comments do not address adequacy of water supply, satisfaction of County requirements, or guarantee of a viable water supply plan or infrastructure, well permit, or physical availability of water.</p> <p>Per water supply report, applicant estimates a water demand of 375.79 acre-feet per year for the development composed of indoor &amp; outdoor residential, office, retail, hotel, and school land uses, as well as outdoor irrigation for hotel/retail/office/school uses.</p> <p>Applicant proposes a new water provider (Pine Canyon Water and Sanitation District) that has not been formed. Applicant indicates new District owns 863.9 acre-feet of decreed water rights. An amendment to existing augmentation plans may be required to allow uses specified in PD. CDWR indicates that 709.9 acre-feet of supply is available for use.</p> <p>CDWR records show 2 well active permits on the site for livestock watering on a farm or ranch. Applicant should be aware that if the parcels on which the existing wells are located are subdivided, the wells must be plugged and abandoned or adjudicated as part of an augmentation plan.</p> <p>CDWR indicates that the development is proposed to utilize more than 52% of available water supply, and recommends that the County determine whether it is appropriate to require development of renewable water resources for a long-term water supply.</p>	<p>Applicant has submitted a Water Appeal of DCZR Section 18A to the County for approval of its water plan.</p> <p>Detailed review of the water supply will be required at subdivision. Whether an augmentation plan will be needed is determined at time of subdivision.</p>
Colorado Geological Survey	04/12/2023	<p>Received (verbatim response): Colorado Geological Survey's review comments regarding mapped landslide-, debris flow-, and rockfall-susceptible areas have previously been satisfactorily addressed. However: The slope delineations on Sheet 9 of 15, Pine Canyon Existing Conditions Map &amp; Slope Analysis (Core Consultants /</p>	<p>Applicant has satisfied CGS's comments on its geotechnical report.</p> <p>Geotechnical review will also occur at subdivision.</p>

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		<p>PCS Group, Inc., revised March 8, 2023) are generally correct, but the legend seems to be reversed and needs to be corrected. This was also a CGS review comment from several years ago. The title and legend on sheet 10 are inconsistent with whatever is being shown on this sheet.</p>	<p>Applicant has updated the legend within the existing conditions and slope analysis sheets in the PD (Sheet 9 and 10) to satisfy the last CGS comment.</p>
<p>Colorado Parks and Wildlife</p>	<p>03/31/2023</p>	<p>Received: Following is a summary of the referral response received on March 31, 2023 from Colorado Parks and Wildlife (CPW). See the full letter for detail.</p> <p><u>Habitat</u> Main impacts of the proposal are fragmentation and loss of habitat. Impacts to wildlife can be minimized through clustering, density reduction, and provision of open space. Contiguous open space areas are more beneficial to wildlife if they connect to other areas.</p> <p><u>Trails</u> When planning trails in the area, consideration should be given to trail impacts. Trails should not cut through riparian areas, and should remain at least 50 feet from them, and should be along edges of open space.</p> <p><u>Noxious Weeds</u> The spread of weeds should be monitored closely. CPW recommends implementation of a weed management plan.</p> <p><u>Wildlife</u> CPW would expect a variety of wildlife on the site, mostly small to mid-sized mammals, birds, and raptors, with potential for big game (elk, deer, bear, and mountain lion).</p> <p><u>Raptors</u> Care should be taken and buffers provided around any raptor nest discovered.</p> <p><u>Prairie Dogs and Burrowing Owls</u> Prairie dog colonies may exist onsite, which also may provide habitat for burrowing owls. If any earth-moving is proposed between March 15th and October 31st, a burrowing owl survey should be performed. If prairie dogs are present onsite, CPW recommends relocation or euthanasia.</p> <p><u>Living with Wildlife</u> Future residents can reduce conflicts with wildlife through proper storage of trash and pet food, and by not feeding wildlife. Residents should avoid conflict</p>	<p>Applicant has completed a Natural Resources Assessment that addresses CPW’s comments. A trail already exists along Plum Creek in OSP-8. A connection to the existing trail is proposed. OSP-8 is to be preserved by way of a conservation easement.</p> <p>Weed management plans are required during subdivision.</p> <p>During any future construction, applicant will avoid raptor nests and other sensitive habitat, and will complete any burrowing owl survey that may be required on specific development sites.</p>

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		with wildlife through use of pet leash laws, protection of pets and hobby livestock not under supervision, and reducing attractants to the property.	
Comcast		No Response Received.	No action necessary.
CORE Electric Cooperative	04/12/2023	Received (verbatim response): CORE will require setback changes to be made to meet CORE easement requirements. In addition CORE has existing 115 kV transmission line within PA 19 and no structures will be allowed within CORE easement.	Applicant has proposed PD building setbacks that are applied at building permit in the case of a residential subdivision, or as part of site improvement plan review. Specific easements are considered during subdivision or site improvement plan review. CORE will be sent a referral request as part of those processes. Applicant will meet the requirements of easements already in place.
Douglas County Conservation District	03/27/2023	<p>Received: Following is a summary of the referral response received from the Douglas County Conservation District (DCCD). See full letter for detail.</p> <p>DCCD items addressed:</p> <ul style="list-style-type: none"> <li>- Due to soil limitations on site, mitigation will be required at engineering design and construction for structures, roads, and other shallow excavations.</li> <li>- Recommendations provided for site preparation and maintenance regarding topsoil, re-seeding and mulching.</li> <li>- DCCD recommends a phased grading approach.</li> <li>- Weed management program recommended.</li> <li>- Vehicle tracking control stations recommended at entry and exit points.</li> <li>- Development not supported in or near drainages, or in disturbance of wetlands.</li> <li>- Applicant is commended for preserving 173 acres along East Plum Creek.</li> <li>- Silt fences or other erosion control measures need to be planned to protect water quality at construction.</li> <li>- Low Impact Development Techniques recommended.</li> <li>- Soil Report attached to comments.</li> </ul>	<p>During future development of the site, applicant will comply with best management practices and all Douglas County Engineering requirements in construction for soils, grading, erosion and sediment control. Applicant will not be allowed to disturb wetlands and floodplains. Weed management plans will be required at subdivision.</p>

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Douglas County Health Department	04/12/2023	<p>Received: Following is a summary of the referral response received from Douglas County Health Department (DCHD) on April 12, 2023. See the full letter for detail.</p> <p><u>Will Serve - Water and Sewer Service</u> DCHD has reviewed site approval letters from CDPHE for the proposed water treatment plant. DCHD can provide a favorable recommendation regarding the proposed method of sewage disposal.</p> <p><u>Fugitive Dust</u> DCHD recommends dust mitigation during construction.</p>	<p>Applicant has received CDPHE Site Location approval of its water treatment plant as stated by DCHD.</p> <p>Dust mitigation is the responsibility of the applicable contractor during construction.</p>
Douglas County Historic Preservation	04/12/2023	<p>Received: Following is a summary of the referral comments received from Douglas County Historic Preservation. See full letter for detail.</p> <p>Applicant has addressed concerns from Historic Preservation's previous referral comments indicated that a cultural resource report will be provided for the property at preliminary plan subdivision.</p> <p>Historic Preservation further requests that if artifacts or activities are discovered during development of the site, the applicant complete proper Office of Archaeology and Historic Preservation (OAHP) Data Management forms and submit to the OAHP.</p>	<p>Applicant has completed a Cultural Resource Study for the PD. The recommendations of the applicant's Cultural Resource Study shall be implemented prior to the first subdivision proposal within the PD.</p>
Douglas County Housing Partnership		No Response Received.	No action necessary.
Douglas County Parks and Trails	04/12/2023	<p>Received (verbatim response):</p> <ul style="list-style-type: none"> <li>- Douglas County will not take ownership or assume any maintenance on any park or trail.</li> <li>- Suggestion for trail to exist independent from roadways, within property limits and to be 8' in width. Surface improvements to meet ADA standards and include improved surfacing.</li> <li>- Connecting trail from Plum Creek to Founders Parkway would have regional implications.</li> <li>- Specific plans/design will be needed to approve park land dedication requirements. Accepted improvements include Parks, Trails and any capital improvement therein. Open Space areas will not count towards requirements.</li> <li>- Dedicated parks will not need to meet Regional park standards to receive parks credit.</li> </ul>	<ul style="list-style-type: none"> <li>- No local or regional parks will be dedicated to the County for ownership or maintenance.</li> <li>- Interior trails are proposed where possible (See OSP &amp; Park Map on PD Sheet 7). County guidelines for construction of trails will be considered. Regional connections have been considered in trail planning.</li> <li>- Applicant will provide all required park land dedication or fees at subdivision (or Site Plan). Applicant recognizes any potential credit are subject to</li> </ul>



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		<ul style="list-style-type: none"> <li>- Recalculation of Park/Land dedication will be needed to include- .045 x Dwelling units, and gross site acreage of 3% of non-residential properties, multi-family units will be based on population density models in the area.</li> <li>- Information on function and use of Walter J. Scott Park needed for evaluation for credit. This may be better suited as open space.</li> <li>- Town of Castle Rock should be consulted on trail connectivity and recreation impacts in the area.</li> <li>- Detailed pedestrian Rail Road crossing plan information will be needed.</li> <li>- Additional recreational amenities need to be considered within, or addition to, proposed parks and trails.</li> </ul>	<p>County review during subdivision.</p> <ul style="list-style-type: none"> <li>- Table 1 on Sheet 7 estimates the 3% non-residential acreage dedication. Final dedication calculation and required land dedication will occur at subdivision (or Site Plan).</li> <li>- Walter J. Scott Park will be open space (OSP-8) subject to a conservation easement.</li> <li>- Applicant is open to communication with the Town of Castle Rock on trail connections.</li> <li>- Applicant will assure that improvements for pedestrian and bike safety are made at the Union Pacific rail underpass at subdivision.</li> <li>- Applicant proposes an outdoor fitness facility within a yet to be determined local park. Per PD Sec. 2.2.c. applicant indicates additional recreation dedications or fees shall be determined at subdivision via negotiation between the future Metro District and the municipality or entity impacted.</li> </ul>
Douglas County School District RE 1	04/13/2023	<p>Received: Following is a summary of the referral response from the Douglas County School District (DCSD). See full letter for detail.</p> <p>Proposed 1,800 dwelling units generate an estimated 873 students (469 elementary, 135 middle, and 269 high school), and a school land dedication requirement of 20.56 acres. Given a 12.7-acre school site, cash-in-lieu of land dedication is required for the remaining 7.86-acre balance.</p> <p>DCSD requests a voluntary contribution towards Capital Mitigation of \$2,701 per single-family dwelling and \$338 per multi-family dwelling unit at final plat.</p>	<p>Applicant has proposed a 12.7-acre school site within PA 14. Applicant recognizes it is required to meet the balance of the dedication requirement and will provide all required schools fees as part of each subdivision.</p>
DRCOG		No Response Received.	No action necessary.

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Engineering Services	04/17/2023	<p>Received: Following is a summary of the referral response received from Douglas County Engineering. See full letter for detail.</p> <p><u>Planned Development Exhibit:</u>                      - Sheet 4 (Section 1.3 Streets)                      - Sheet 5 (Section 2.4(B) Site Access Improvements)                      - Sheet 5 (Section 2.4.(C) Off Site Roadway Improvements)                      - Sheet 5 (Section 2.6 Stormwater Management and Drainage Improvements)</p> <p><u>Traffic Impact Analysis (TIA):</u>                      Comments discuss a summary of the order TIA submittals. Engineering assumes the June 2021 TIA is the master traffic study as no study was submitted with the most recent submission.</p> <p><u>Drainage Study:</u>                      Technical comments provided and should be addressed in the Phase II and Phase III drainage reports.</p> <p>Engineering Public Works Resources are available via the following link:  <a href="https://www.douglas.co.us/public-works/development-review/">https://www.douglas.co.us/public-works/development-review/</a></p>	Applicant has addressed Engineering Services comments in revisions to the PD and in the revised traffic study. The traffic study is acceptable to Engineering. Additional review will occur during future site development. Drainage comments will be addressed in future Phase II and III drainage reports.
Mile High Flood District	04/14/2023	Received: Project is outside MHFD boundary.	No action necessary.
Office of Emergency Management		No Response Received:	No action necessary.
Open Space and Natural Resources	04/14/2023	<p>Received: Following is a summary of comments received from Douglas County Open Space and Natural Resources. For full details see letter dated April 14, 2023.</p> <ul style="list-style-type: none"> <li>- Douglas County Open Space (DCOS) acknowledges that the applicant has worked through a number of previous questions on this proposal, of which some have reached satisfactory conclusion.</li> <li>- Dedication of open space lands to a future District or HOA is appreciated.</li> <li>- Staff recognizes that the proposal to use open space to buffer East Plum Creek and provide recreational trails is sound.</li> <li>- Staff appreciates the trail system proposed throughout the development.</li> <li>- Staff appreciates the PA-20 homestead and attempt to preserve agricultural heritage.</li> </ul>	Applicant will continue communication with Douglas County Open Space through development of the PD. In particular, PD OSP-8 is proposed for open space (which includes the historic homestead). Applicant indicates that a conservation easement will be placed over OSP-8.

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		<p>- East Plum Creek (and associated wildlife movement and Preble's meadow jumping mouse habitat) is a high priority to DCOS, and is a Tier 1 resource in the County Comprehensive Plan. A conservation easement over OSP-8 would be a valuable resource in preserving the conservation values of the corridor. DCOS staff will review the proposal to see if the County or another land trust would be the best fit to hold a conservation easement.</p>	
RTD - Planning & Development Dept		No Response Received.	No action necessary.
Sheriff's Office	04/07/2023	No Comment.	No action necessary.
Sheriff's Office E911	03/23/2023	No Comment.	No action necessary.
Town of Castle Rock	04/12/2023	<p>Received (verbatim response):                      Also included with the Town of Castle Rock external referral responses for the Pine Canyon PD - 2nd review, is the Town's response to the Applicant's Water Appeal Response Letter dated 1-11-2023. Project Pro did not provide an option to upload the Town's Water Appeal response directly to MI2020-009, so please accept the Town's Water Appeal response letter uploaded to ZR2020-010. If you have questions, please contact Sandy Vossler at <a href="mailto:svossler@crgov.com">svossler@crgov.com</a> or 720-733-3556. Thank you, Sandy</p> <p>Full comments from the Town of Castle Rock for both the 1st and 2nd referral periods are attached to the staff report.                      -----                      Following is a summary of the comments received from the Town of Castle Rock (TOCR). See full letter and Planned Development Exhibit redlines for detail.</p> <p>Overall, TOCR does not support urban level development in an unincorporated area that is by all intents and purposes surrounded by TOCR.</p> <p>1. Connection of TOCR Right-of-way (ROW), Trails, etc.                      No connection to any ROW, trails etc. will be permitted. No construction improvements will be allowed under or above TOCR land, including Liggett</p>	Applicant has provided responses to the Town of Castle Rock comments in letter correspondence attached to the appendix of the staff report. Applicant is open to communication with the Town of Castle Rock on all aspects of the application.

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		<p>Rd. and Front St. PD plan should show no connections.</p> <p>2. Easements and Construction No easements should be shown on TOCR property or ROW. TOCR will grant no easements in the future.</p> <p>3. Off-site Roadway Improvements On PD Plan (Sheet 5 Sec. 2.4.C.a), all offsite improvements should be deleted. TOCR has requested a note reflecting improvements and a Matters of State Interest Permit.</p> <p>4. Water and Sewer Facilities On PD Plan (Sheet 5 Sec. 3.d) TOCR requests a new note regarding a Matters of State Interest Permit.</p> <p>5. Matters of State Interest PD Plan (Sheet 6 General Provisions) should include a section on the TOCR Matters of State Interest procedures and process.</p> <p>6. Traffic Impact Study Remove all road connections to TOCR, and resubmit a TIS that reflects same.</p> <p><b>** Attached to the TOCR referral letter is a set of redline comments on the PD Plan.</b></p>	
Town of Castle Rock Water	04/12/2023	<p>Received: Following is a summary of referral comments received from Castle Rock Water (CRW) during the 2nd referral period. Full comments from both 1st and 2nd referral periods are attached to the staff report.</p> <ul style="list-style-type: none"> <li>- CRW does not support the proposed water appeal.</li> <li>- No renewable water is proposed, and discussions, or a fund to obtain renewable water is not renewable water supply.</li> <li>- CRW has concerns regarding the possibility of funding purchase of renewable water and infrastructure for delivery.</li> <li>- CRW has concerns regarding management of reuse of wastewater in the development.</li> <li>- CRW has concerns regarding the applicant water efficiency plan.</li> <li>- CRW provides additional arguments against the applicant's Water Appeal and supply to Pine Canyon.</li> </ul>	<p>Applicant has submitted a Water Appeal of DCZR Section 18A to the County for approval of its water plan for use and management of its own water.</p> <p>Applicant has obtained a CDPHE site location approval for its water treatment facility and has an approved land application management plan. Applicant has submitted water documents as part of its appeal to support its proposal.</p> <p>Detailed water review will be required at subdivision.</p>

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US Army Corp of Engineers	03/31/2023	<p>Received: Following is a summary of the referral comments received from the US Army Corps of Engineers (USACE). See the full letter for detail.</p> <p>USACE recommends that the applicant prepare a wetland delineation to identify the boundaries of aquatic resources within the project area. The study may be used for completion of a jurisdictional determination to determine whether or not these are waters of the United States.</p> <p>USACE describes potential permits and process that may be required if excavation, dredging, or fill activity impacts Waters of the US.</p> <p>Applicant should notify the USACE Denver Regulatory Office if any activity would impact Waters of the US.</p>	<p>A Natural Resource Assessment has been prepared to address USACE comments. Applicant indicates that the only Waters of the US on the site are East Plum Creek, which is within OSP-8. OSP-8 is to be preserved via a conservation easement.</p>
USDOI Fish & Wildlife Service	04/14/2023	<p>Received: Following is a summary of referral comments received from US Fish &amp; Wildlife (USFWS). See correspondence for detail.</p> <p>USFWS has no additional comments beyond its correspondence to the applicant, which is attached.</p> <p>This correspondence from USFWS to the applicant concurs with the applicant’s analysis that 7.18 acres of property is not currently functioning habitat for Preble’s meadow jumping mouse (PMJM).</p>	<p>USFWS has no additional comments on the proposal. USFWS concurs with the applicant’s analysis that this 7.18-acre portion of the site is not functioning habitat for PMJM, and that use of this area is not a “take.” The area includes some of the existing homestead and surrounding agricultural fields in OSP-8. Uses in OSP-8 are limited and the applicant proposes a conservation easement.</p>
Wildfire Mitigation	04/05/2023	<p>Received: Following is a summary of the referral responses received from Douglas County Wildfire Mitigation. See full letter for detail.</p> <p>Wildfire Mitigation maintains the same comments from the first referral as summarized below.</p> <ul style="list-style-type: none"> <li>- PD is subject to the requirements of the Wildfire Hazard Overlay District (DCZR Sec. 17).</li> <li>- Forest Management Plan intent statement is for qualification of the property for the NRCS EQUIP program.</li> <li>- Plan contains sound forest management strategies, but some adjustments are needed, including consideration of community protection from fires outside the community.</li> </ul>	<p>Applicant has submitted a Forest Management Plan. Along with this plan, and per DCZR Sec. 17, the developer or future metro district will be responsible to complete site specific Wildfire Mitigation Plans in conjunction with each subdivision within the PD. All Wildfire Mitigation Plans shall be approved by the County Wildfire Mitigation Specialist.</p>

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**Date Due:** 04/12/2023

Agency	Date Received	Agency Response	Response Resolution
		<p>- Mitigation/hazardous fuels reduction activities must be completed and accepted prior to the issuance of building permits. - Fuels reduction should be maintained (i.e. oak mowing and perimeter grass mowing activities) in management plans.</p> <p>- New development should not allow bark mulch material immediately adjacent to structures.</p> <p>- Applicant should submit appendices to the forest management plan.</p> <p>Following is a summary of the updated 2nd Referral letter:</p> <p>- Forest Management Plan includes sound management practices, and has been accepted by the Natural Resources Conservation Service (NRCS) for the Environmental Quality Incentives Program (EQUIP). The plan is compliant for a rezoning process. As the proposal proceeds through various phases of the land use process, it will require adjustment to implement wildfire mitigation strategies.</p>	
Xcel Energy- Right of Way & Permits	04/13/2023	<p>Received (verbatim response): No additional comments, as long as applicant has communicated with Xcel to confirm no conflicts with Xcel facilities.</p>	Applicant indicates no conflicts with Xcel facilities.

**From:** annb cwc64.com  
**Sent:** Thursday, March 23, 2023 3:08 PM  
**To:** Matt Jakubowski  
**CC:** Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** Pine Canyon Castle Rock, Colorado Douglas County eReferral #ZR2020-010  
**Attachments:** Pine Canyon Castle Rock, Colorado.jpg

Hi Matt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Pine Canyon Castle Rock, Colorado. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

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

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

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

From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>  
Sent: Wednesday, March 22, 2023 4:38 PM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (ZR2020-010) Is Ready For Review

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

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

Project Name: Pine Canyon Planned Development - 2nd Referral

Project File #: ZR2020-010

Project Summary: 2nd Referral for Planned Development (PD) rezoning establishing the Pine Canyon PD in unincorporated Douglas County. PD proposes single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub. The 500-acre site is generally located north of Scott Blvd., south of Black Feather Trl., west of Founders Pkwy., and east of Prairie Hawk Dr.

The PD is being processed concurrent with the Pine Canyon PD Water Appeal (MI2020-009), and proposed service plans for the Pine Canyon Metropolitan District (SV2020-001).

This referral will close on Wednesday, April 12, 2023.

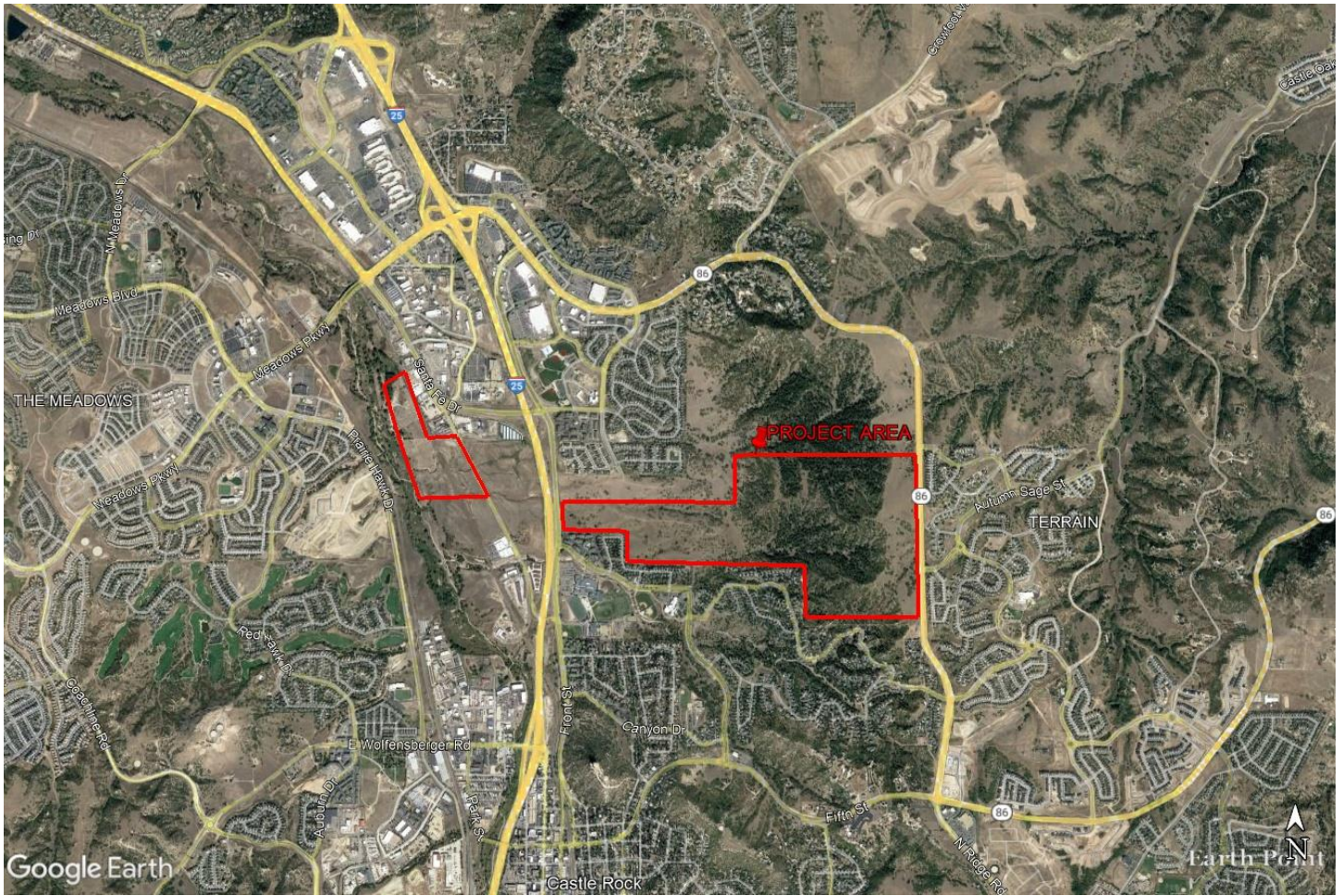
If you have any questions, please contact me.

Sincerely,

Matt Jakubowski (mjakubow@douglas.co.us) or Mike Pesicka (mpesicka@douglas.co.us) Planning Services  
100 Third Street

Castle Rock, CO 80104  
303-660-7460 (main)





# STATE OF COLORADO

## Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



**COLORADO**  
Department of Transportation

Project Name: **Pine Canyon PD - Douglas County**

Print Date:

4/12/2023

Highway:

I-25

Mile Marker:

### Drainage Comments:

The drainage report is missing critical data about the proposed detention and outlet structures

the report needs to mention any impact to I25 as a result of the developmen both sides

taking a closer look at the existing hydraulic features underneath I25

I am avialble for a field visit if needed 3039819204

Samer 8-30-2021

### Environmental Comments:

Some of this is in CDOT MS4 area

CDOT ROW stormwater runoff should not be treated by the development WQ facilities.

Existing WQ facilities that treat CDOT SW runoff cannot be impacted negatively. Documentation will be required.

Landscaping of CDOT ROW needs to be native species.

The Permittee shall complete a stormwater management plan (SWMP) which must be prepared with good engineering, hydrologic, and pollution control practices and include at a minimum the following components: qualified stormwater manager; spill prevention and response plan; materials handling; potential sources of pollution; implementation of control measures; site description; and site map.

In addition, the Permittee shall comply with all local/state/federal regulations and obtain all necessary permits. Permittee shall comply with CDOT's MS4 Permit. When working within a local MS4 jurisdictional boundary, the permittee shall obtain concurrence from the local MS4 that the local MS4 will provide construction stormwater oversight. The local MS4 concurrence documentation shall be retained with the SWMP.

### Traffic Comments:

Schnerer 10-15-20

The traffic assignment for the site assigns 35% of the total site traffic to/from I-25 north. This seems too low since the current demand for the Town as a whole is approximately 70%. to/from I-25 north. Using the Douglas County TMP model is more appropriate for this scale of development and needs to be used for this TIS.

What type of roadway connects to Front street from Zone 2?

The traffic assignments to Front St (2025) and both Front St and Woodlands Blvd (2040) seem to be significantly under assigned for Zone 2.

Why are there no WB traffic volumes assigned at the intersection of Black Feather/Woodlands Blvd? Wouldn't the 2040 TMP model have existing volumes and some estimate based on future development?

When is the Woodlands Blvd connection to the site going to occur and who is responsible this connection?

The site generated volumes seem likely warrant separate EB right turn lanes on Founders Pkwy at both Front St and eventually Woodlands Blvd.

The Pine Canyon connections to Founders Pkwy at both Crimson Sky Dr and Rising Sun Dr will require separate WB through lanes at the existing approaches. These lanes cannot be shared through/right lanes as one through vehicle would block right turning traffic (removes the free right needed in the AM peak) and diminishes the function of the right turn accel lanes at those locations.

I'd like to request a meeting to go over our concerns.

Schnerer 8-31-21

I largely agree with the findings and recommendations of the revised TIS. However, the recommendations of the intersections at Crimson Sky and Rising Sun needs to include improvements to the east legs of the intersection. East leg lane improvements will require dedicated left and through and right lanes. Neither shared left/through nor right/through lanes on the east leg will be allowed. Subsequently, split phasing of these intersections will also not be allowed.

#### Right of Way Comments:

Secondary Reviewer Comments - 2020-10-06 - SDH - I have uploaded the relevant ROW plans for I-25 (IM 0252-351) and SH-86 (STA 086A-047). I have also uploaded the Rule & Order documents that established Access Control along the west side of I-25. The Town of Castle Rock is shown as owner of Liggett Rd according to the Douglas County Assessor's website. CWY 10-19-20 - Additional ROW for state highway facilities (if necessary) should be conveyed via deed vs. dedication to the county.

2021-08-20 - SDH - The same ROW comments apply as previously provided. The ROW of SH-86 (Founders Pkwy.) is variable in this area, but generally 110 feet (55' each side of centerline). See ROW plans from PC 16275 for existing ROW conditions at Crimson Sky Dr. (PDF Page 25) & Rising Sun Dr. (PDF Pages 27,28). It appears that additional ROW dedications will be needed at those locations for the new west side roadway legs based on the current ROW alignments on the east side of those SH-86 intersections.

8/20/2021 - MJO - In regards to the parcels being Dedicated to the city for Roadway, these parcels should be Dedicated in the Plat to the City - the city can then later on when needed Deed the parcels to CDOT. If the parcels are Dedicated to CDOT in the Plat, then Deeds from the Landowner and the City to CDOT need to be recorded along with the Plat.

MJO - 3/27/2023 - Please disregard my comments from 8/20/2021 the process have been revised.

See Section (E) Right-of-Way a. Owner will dedicate or cause to dedicate public rightsof-way (ROW) to the County, Town or CDOT at no cost to the County, Town or CDOT for public roadways. - Please Note - Land cannot Be Dedicated to CDOT - CDOT needs to be removed from this statement. The land can be dedicated in the Development Plan or Plat to the Town but it Cannot be Dedicated to CDOT. If dedicated to the town, then the town can subsequently deed to CDOT as a Donation.

How is the land for the mobility hub being conveyed - is it going to be deeded to CDOT prior to the plat, is it going to be a dedicated tract or something similar to be dedicated to Castle Rock then Deeded to CDOT. Is this going to be a project and is the acquisition part of the project or part of this permit and Platting process?

PA 17 and PA 18 are Anticipated to include approximately 500,000 square feet of Office Park or Commercial Use Square footage between PA-17 & PA-18. - If PA 17 is Proposed Mobility Hub, should not this use be stated, and the 500K of office Park and commercial use be shifted to Parcel 18?

Should PA 17 be considered Right of Way and included in line item 5 along with the other ROW in the project?

SDH - 4/4/23 - See comments from MJO dated 3/27/23.

#### Resident Engineer Comments:

04/07/2023 JB - This PD shows the mobility hub located within PA-17, but the location of the hub is still being determined. See Chuck Attardo's comments dated 4/5/23.

- There is an underpass shown under I-25 in this PD. This will be looked at closer once plans are developed and reviewed by CDOT.

- See comments from 23Oct2020:ryj regarding possible improvements along SH-86 (Founders Parkway). It would also be good to show the names of the streets (Crimson Sky and Rising Sky) on the development plan to give better context of where the future connections are at Founders Parkway.

23Oct2020: ryj A friendly reminder regarding connections to state highways in general and to SH-86/Founders Pkwy in particular, improvements required to upgrade the state highway system to accommodate the development including the improvements identified in the TIS are the responsibility of the development and should be adaptable (with minimal throwaway) to future widening of SH-86/Founders Pkwy to 6 lanes (i.e., 3 lanes in each direction).

#### Permits Comments:

10-20-2020 Access to the state highway will require an access permit and must be built in conformance with the state highway access code. In addition, in areas where this development does not directly access the state highway, but the cumulative traffic will impact an access with the state highway, new access permits will be required anywhere the traffic will increase by 20% and/or where improvements are to be made to the intersection.

Any signing for this development that is visible to either the State Highway or Interstate 25 must be on-premise and cannot be either partly or wholly in the State Highway Right-of-Way, and must comply with any applicable rules governing outdoor advertising in Colorado per the State rules **2 CCR 601-3**.

--Steve Loeffler, 10-20-2020

4-4-2023 Previous comments still apply. In addition, access to State Highway 86 shall be per the state highway access code and in accordance with the Highway 86 Access Control Plan.

Please also confirm if CDOT has any Right-of-Way on Liggett Road.

--Steve Loeffler, 4-4-2023

#### Other Comments:

The following remarks are only relevant to the revised TIS provided, as no site plan or plat was included for our

review. We have examined the TIS in the context of the Access Control Plan for SH 86.

In the short term, new a new signal will likely be warranted at Crimson Sky & Founders. In addition to the Access permit, a new signal is by a separate utility permit accompanied by a signal warrant study.

The new connection proposed at Rising Sun will also require an access permit, and a utility permit to add/modify the existing signal at this current 3-way intersection.

There are a number of longer term (2040) off-site recommendations within the TIS that responsibly accounts for traffic generated from this development. We recommend that appropriate pro-rata share escrows be established to help fund and construct those (off-site) public improvements identified including signal modifications as and when warranted.

There have been a number of questions and concerns previously discussed regarding a future transit hub on I-25 that remains undefined at this time. Anticipate additional traffic remarks as plans evolve, traffic estimates generated, and more detail is provided showing how local access will be provided to this yet-to-be defined site and concept plan.

RS 08-31-21

~~Traffic from this proposal needs to be mitigated. There are numerous off-site impacts and logistical matters to work out if such RoW is annexed to the Town / not necessarily under County control.~~

~~TIS appears to be using outdated (background) data — especially along SH 86. It needs to be redone with oversights/omissions corrected.~~

~~A stronger, more direct and optimal E-W roadway connection through Pine Canyon continues to be requested for shorter trips, better access and connectivity. This connection can reduce the impacts on SH 86 projected to the north. Rising Sun is the preferred (stronger) E-W connection for multiple reasons.~~

~~SH 86 frontage may need RoW dedication to match the Corridor Optimization Plan.~~

~~Noise sensitive uses proposed within (TOD) PA 17 & 18 — which may abut I-25 need either a greater setback or appropriate buffer.~~

~~The PD should provide more information about the transit hub. What is the strategy — timing — warrant for a new E-W underpass of I-25? If CDOT is to be a financial partner, the land area should be dedicated to CDOT.~~

~~See memo with these issues more fully explained —~~

~~RS 10-15-2020~~

The Pine Canyon Development includes a new Transit Mobility Hub. The Mobility Hub's conceptual design and location on the Pine Canyon site were first developed as part of the I-25 South PEL (2019). After completion of the PEL, CDOT's Division of Transit and Rail continued to tweak the design with input from the Pine Canyon Developers and Douglas County. The latest design includes 2 surface parking lots, 4 bus only slip ramps, a new I-25 bridge, pedestrian loading areas, and a pedestrian plaza. The land for the

Mobility Hub would likely be dedicated to DTR by the developers. We have not held any public meetings since the PEL in 2019. The current design would require a Categorical Exclusion and approval from FHWA. Construction would begin March 2022.

C. Attardo 10-19-2020

CDOT, Douglas County, and the Town of Castle Rock are currently conducting a new Castle Rock Mobility Hub Location Study. The Study is considering 5 locations. The Walker Pine Canyon proposed development is one of the 5 sites being in this new Study considered. The Study will be completed by Aug 2023. Once a location is selected, CDOT will start final design of the Mobility Hub. Construction would begin as early as 2025. \$13M is currently programmed for Design and Construction.

[C.Attardo 4/5/23](#)

CDOT's Express Lanes Residency supports the construction of the Mobility Hub. The mobility hub will provide substantial regional transportation benefits by allowing CDOT to add needed transit service from Castle Rock to Denver and Castle Rock to Colorado Springs. The mobility hub will improve rideshare opportunities, provide a connection point for planned local transit operations, and allow for a convenient connection to Front Range Passenger Rail. Opening day ridership projections show that the mobility hub would service just over 22,000 trips per year. I-25 would immediately experience a significant reduction in Vehicle Miles Traveled and a reduction in air emissions from transportation sources.

CDOT's Division and Transit and Rail and Express Lanes Residency have been in direct communication with the Pine Canyon Developers. It is CDOT's understanding that the developer will dedicate lands needed for the mobility hub and future US 85 to I-25 direct connects that were recommended as part of the I-25 South PEL (2019).

Lastly, this mobility hub is consistent with CDOT, Douglas County, and Castle Rock land use and transportation plans. The mobility hub was recommended as part of:

- CDOT Division of Transit and Rail, Intercity and Regional Bus Network Plan 2008 (revised 2014)
- CDOT Region 1, I-25 South Planning and Environmental Linkages Study 2019
- Douglas County, Douglas County Transportation Master Plan 2019

And

Town of Castle Rock 2030 Comprehensive Master Plan 2017

- p. 44: Identify and construct Park-n-Ride locations in cooperation with the regional development of transit facilities.
- p. 58: Encourage and locate workforce and senior housing opportunities and other uses where they may be readily served by future transit
- p. 60: Develop and implement an I-25 Corridor Plan to encourage mixed use development with employment- and retail-based development adjacent to the corridor
- p. 60: Encourage the development of mixed use transit-oriented development including promotion of workforce and senior housing options and other mixed use development that will conveniently serve transit facilities
- p. 75: Future Land Use Plan (map) shows Pine Canyon as mixed use about 1/3rd mile to either side of I-25, then residential, open space, and school further east of I-25

And

The Town of Castle Rock Transportation Plan 2017

- Table i Roadway Improvement Projects: Identifies improvements to Liggett, Front St and Woodlands Blvd that are needed as part of the Pine Canyon Development. These local roadway improvements will also benefit the

proposed mobility hub.

C Alanis 10-28-2020

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

### **Hazardous and Solid Waste**

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:  
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:  
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing [comments.hmwm@state.co.us](mailto:comments.hmwm@state.co.us) or calling 303-692-3320.

### **Water Quality**

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.





## Clean Water Requirements

### Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: [cdphe\\_ceos\\_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or [cdphe\\_wqcd\\_permits@state.co.us](mailto:cdphe_wqcd_permits@state.co.us)

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

### Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

*“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”*

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



## Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

*A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:*

*(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.*

*(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.*

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing [cdphe.commentswqcd@state.co.us](mailto:cdphe.commentswqcd@state.co.us) or calling 303-692-3500.

## Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



## Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: [http://www.colorado.gov/airquality/ss\\_map\\_wm.aspx](http://www.colorado.gov/airquality/ss_map_wm.aspx).

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

**Asbestos and Lead-Based Paint**

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos:

<https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos>

and the following website for lead-based paint:

<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado’s asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE’s APCD by emailing [cdphe.commentsapcd@state.co.us](mailto:cdphe.commentsapcd@state.co.us) or calling 303-692-3100.

**Environmental Justice and Health Equity**

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

Resources:

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



**From:** [Colorado Watershed Assembly](#)  
**To:** [Matt Jakubowski](#)  
**Cc:** [Alan Leak](#); [Ryan Adrian](#); [Matthew Collitt](#)  
**Subject:** Re: Douglas County Referral - Pine Canyon PD (ZR2020-010)  
**Date:** Thursday, April 13, 2023 4:02:08 PM

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Thank you, Matt,

I heard back from Alan Leak, CWA's Technical Consultant. CWA will remain as a no-comment at this time.

Many thanks,  
Diane

On Thu, Apr 13, 2023 at 3:19 PM Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)> wrote:

Good Afternoon,

Douglas County concluded the referral period for ZR2020-010 (Pine Canyon Planned Development) on April 12th. I did not receive a response from the Chatfield Watershed Authority, and am double-checking to make sure that is indeed the case. A “no comment” response was received from Chatfield Watershed during the 1<sup>st</sup> referral period in 2020. See attached referral response request form for reference.

*Project Name: Pine Canyon Planned Development – 2nd Referral*

*Project File #: ZR2020-010*

*Project Summary: 2nd Referral for Planned Development (PD) rezoning establishing the Pine Canyon PD in unincorporated Douglas County. PD proposes single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub. The 500-acre site is generally located north of Scott Blvd., south of Black Feather Trl., west of Founders Pkwy., and east of Prairie Hawk Dr.*

*The PD is being processed concurrent with the Pine Canyon PD Water Appeal (MI2020-009), and proposed service plans for the Pine Canyon Metropolitan District (SV2020-001).*

Thanks, and let me know if you have any questions.

Matt

**Matt Jakubowski, AICP** | Chief Planner

**Douglas County Department of Community Development**

**Planning Services Division**

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

**Phone** | 303-660-7460

**Email** | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

--



**Diane Kiely**

Colorado Watershed Assembly  
Program Manager

303-916-4645

<https://www.coloradowater.org/>







March 28, 2023

Matt Jakubowski, AICP, Chief Planner  
 Mike Pesicka, Principal Planner  
 Douglas County Planning Services  
 Transmission via email: [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us); [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

**Re: Pine Canyon Planned Development Rezone - 2<sup>nd</sup> Letter**  
 Case No. ZR2020-010  
 Part of the E ½ of Sec. 34, part of the S ½ of Sec. 35, and part of the S ½ of Sec. 36, T7S, R67W, 6<sup>th</sup> P.M.; and part of the NE ¼ of Sec. 1, T8S, R67W, 6<sup>th</sup> P.M.  
 Water Division 1, Water District 8

Dear Matt Jakubowski and Mike Pesicka:

We have received your March 22, 2023 proposal to rezone approximately 535 acres being 6 parcels located in Sec. 34, 35, and 36, T7S, R67W, 6<sup>th</sup> P.M. and Sec. 1, T8S, R67W, 6<sup>th</sup> P.M. to allow single-family units, multi-family units, and mixed uses, including hotel/resorts, a school, parks and open space, and a mobility hub for the Pine Canyon Planned Development. This application is being processed concurrent with the Pine Canyon PD Water Appeal and Pine Canyon Metropolitan District service plans, case nos. MI2020-009 and SV2020-001. The proposal is for 1,800 single-family and multi-family residential units, a hotel and spa, office space, retail space, a school, and 173 acres of public parks and open space. This letter supersedes our October 14, 2020 comments.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

According to the Water Supply Plan Report dated April 22, 2020 (updated January 27, 2023) prepared by Jehn Water Consultants Inc., estimated water demand and proposed uses for the development are summarized in the following table. Total demand at full buildout is 693.55 acre-feet/year.

Use	Demand	No. Units	Total Demand (af/yr)
Indoor residential	0.17	1,800 units	306
Outdoor residential	-	-	106.1
Office	60 gpd/1,000 ft <sup>2</sup>	550,000 ft <sup>2</sup>	36.99
Retail	20 gpd/1,000 ft <sup>2</sup>	50,000 ft <sup>2</sup>	1.12
Hotel	30 gpd/cap	440 cap	14.80
School	25 gpd/student	800 student	16.88
Hotel/retail/office/school - outdoor irrigation	-	-	211.66
-	-	<b>Total</b>	<b>693.55</b>



The proposed water supply is service provided by a new public water supplier, Pine Canyon Water and Sanitation District (District), being processed under the concurrent application case no. SV2020-001. The District owns 863.9 af/yr of decreed Denver Basin aquifer water rights granted in Division 1 Water Court case nos. 97CW0097, 98CW0403, 01CW0082, 12CW0015, and 17CW3000, of which 570.37 af/yr is nontributary water that is not reserved to replace post pumping depletions and 138.9 af/yr is covered by augmentation plans approved in case nos. 00CW0068, 11CW0018, and 17CW3000, summarized in the following table. The allowed uses and place of use of the water augmented in case no. 00CW0068 and 11CW0018 is limited. If the Applicant intends to use the augmented water for uses or for a place of use not currently allowed by an augmentation plan, an amendment to the augmentation plan will be required prior to claiming such water as a water source for the proposed development. A letter of commitment of service from the District was not included in the application materials.

Case No.	Aquifer	NT (af/yr)	NT Reserved Case No.	NT Reserved (af/yr)	NNT (af/yr)	Aug Plan Case No.	Amount Augmented (af/yr)	Total (af/yr)	Total Available Supply (af/yr)
97CW097	Lower Dawson	104						104	104
	Denver	230			17.2	11CW018	17.2	247.2	247.2
	Arapahoe	185						185	185
	Laramie-Fox Hills	104	00CW068	104				104	0
98CW403	Lower Dawson				33.3	00CW068	33.3	33.3	33.3
	Denver				54.8	00CW068	54.8	54.8	54.8
	Arapahoe	56.6	11CW018	5.5				56.6	51.1
	Laramie-Fox Hills	30.2	11CW018	30.2				30.2	0
01CW082	Lower Dawson				21.6	11CW018	21.6	21.6	21.6
	Denver				12	11CW018	12	12	12
12CW015	Denver				13.5			13.5	0
17CW3000	Lower Dawson				0.1			0.1	0
	Denver				0.7			0.7	0
	Arapahoe	0.6						0.6	0.6
	Laramie-Fox Hills	0.3						0.3	0.3
<b>Total</b>		<b>710.7</b>		<b>139.7</b>			<b>138.9</b>	<b>863.9</b>	<b>709.9</b>

A review of our records show well permit nos. 197467-A and 152092 located on the subject properties. (Permit no. 28552 was originally on this list however the Applicant has clarified that this well is not located on the subject property). Permit no. 197467-A was issued August 19, 1996 pursuant to section 37-92-602(3)(c), C.R.S. for the relocation of an existing well, permit no. 197467. The well withdraws water from the not-nontributary Dawson aquifer. Permit no. 152092 was issued August 23, 1988 pursuant to section 37-92-602(3)(b)(II)(A), C.R.S. as the only well on a tract of land of 40 acres described as the SW ¼ SW ¼ of Sec. 36, T7S, R67W, 6<sup>th</sup> P.M. The well is permitted for the watering of livestock on a farm or ranch. The well is permitted to withdraw from the not-nontributary Lower Dawson aquifer. Use of this well must be in compliance with the permit conditions and applicable statutes.

The applicant should be aware that if the parcels on which these wells are located are subdivided as part of the planned development, section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a

subdivision be considered when evaluating material injury to decreed water rights. Therefore at the time of subdivision, well no. 197467-A must either be plugged and abandoned or covered by a court-approved augmentation plan. At the time of subdivision, well no. 152092 must be plugged and abandoned, covered by a court-approved augmentation plan, or operated in compliance with section 37-92-602(3)(b)(IV), C.R.S.

Based on a demand of 693.55 acre-feet/year from the Pine Canyon Planned Development, this development will utilize more than 97% of the District's available supply. The source of water proposed for this development 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.

The application materials indicate that a storm water detention structure will be constructed as a part of this project. The applicant should be aware that unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

Please contact Wenli Dickinson at 303-866-3581 x8206 or [Wenli.Dickinson@state.co.us](mailto:Wenli.Dickinson@state.co.us) with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Subdivision file 27340  
Well permit nos. 197467-A and 152092  
Pine Canyon Water and Sanitation District file



April 14, 2023

Matt Jakubowski, AICP, Chief Planner  
 Mike Pesicka, Principal Planner  
 Douglas County Planning Services  
 Transmission via email: [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us); [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

**Re: Pine Canyon Planned Development Rezone - 3<sup>rd</sup> Letter**  
 Case No. ZR2020-010  
 Part of the E ½ of Sec. 34, part of the S ½ of Sec. 35, and part of the S ½ of Sec. 36, T7S, R67W, 6<sup>th</sup> P.M.;  
 and part of the NE ¼ of Sec. 1, T8S, R67W, 6<sup>th</sup> P.M.  
 Water Division 1, Water District 8

Dear Matt Jakubowski and Mike Pesicka:

We have received your April 12, 2023 re-referral regarding the rezoning application for 535 acres comprised of 6 parcels located in Sec. 34, 35, and 36, T7S, R67W, 6<sup>th</sup> P.M. and Sec. 1, T8S, R67W, 6<sup>th</sup> P.M. to allow single-family units, multi-family units, and mixed uses, including hotel/resorts, a school, parks and open space, and a mobility hub for the Pine Canyon Planned Development. This application is being processed concurrent with the Pine Canyon PD Water Appeal and Pine Canyon Metropolitan District service plans, case nos. MI2020-009 and SV2020-001. The proposal is for 1,800 single-family and multi-family residential units, a hotel and spa, office space, retail space, a school, business and light industrial, and 173 acres of public parks and open space. This letter supersedes our March 28, 2023 comments.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

According to the Water Supply Plan Report dated April 22, 2020 (updated January 27, 2023) prepared by Jehn Water Consultants Inc., estimated water demand and proposed uses for the development are summarized in the following table. Total potable demand is 375.79 acre-feet/year and total non-potable reuse water demand is 317.76 acre-feet/year. Note that no water demand appeared to be specified for the proposed industrial uses. Prior to further review, the Applicant should provide a revised report clarifying the industrial use water demand.

Use	Demand	No. Units	Total Demand (af/yr)
Indoor residential	0.17	1,800 units	306
Outdoor residential irrigation	-	-	106.1*
Office	60 gpd/1,000 ft <sup>2</sup>	550,000 ft <sup>2</sup>	36.99
Retail	20 gpd/1,000 ft <sup>2</sup>	50,000 ft <sup>2</sup>	1.12
Hotel	30 gpd/cap	440 cap	14.80
School	25 gpd/student	800 student	16.88
Hotel/retail/office/school - outdoor irrigation	-	-	211.66*
-	-	<b>Total</b>	<b>375.79</b>

\*These irrigation water demands will be supplied by non-potable re-use water, therefore the calculated demand for the development for these uses is zero.



The proposed water supply is service provided by a new public water supplier, Pine Canyon Water and Sanitation District (District), being processed under the concurrent application case no. SV2020-001. The District owns 863.9 af/yr of decreed Denver Basin aquifer water rights granted in Division 1 Water Court case nos. 97CW0097, 98CW0403, 01CW0082, 12CW0015, and 17CW3000, of which 570.37 af/yr is nontributary water that is not reserved to replace post pumping depletions and 138.9 af/yr is covered by augmentation plans approved in case nos. 00CW0068, 11CW0018, and 17CW3000, summarized in the following table. The allowed uses and place of use of the water augmented in case no. 00CW0068 and 11CW0018 is limited. If the Applicant intends to use the augmented water for uses or for a place of use not currently allowed by an augmentation plan, an amendment to the augmentation plan will be required prior to claiming such water as a water source for the proposed development. A letter of commitment of service from the District was not included in the application materials.

Case No.	Aquifer	NT (af/yr)	NT Reserved Case No.	NT Reserved (af/yr)	NNT (af/yr)	Aug Plan Case No.	Amount Augmented (af/yr)	Total (af/yr)	Total Available Supply (af/yr)
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	Denver	230			17.2	11CW018	17.2	247.2	247.2
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98CW403	Lower Dawson				33.3	00CW068	33.3	33.3	33.3
	Denver				54.8	00CW068	54.8	54.8	54.8
	Arapahoe	56.6	11CW018	5.5				56.6	51.1
	Laramie-Fox Hills	30.2	11CW018	30.2				30.2	0
01CW082	Lower Dawson				21.6	11CW018	21.6	21.6	21.6
	Denver				12	11CW018	12	12	12
12CW015	Denver				13.5			13.5	0
17CW3000	Lower Dawson				0.1			0.1	0
	Denver				0.7			0.7	0
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<b>Total</b>		<b>710.7</b>		<b>139.7</b>			<b>138.9</b>	<b>863.9</b>	<b>709.9</b>

A review of our records show well permit nos. 197467-A and 152092 located on the subject properties. (Permit no. 28552 was originally on this list however the Applicant has clarified that this well is not located on the subject property). Permit no. 197467-A was issued August 19, 1996 pursuant to section 37-92-602(3)(c), C.R.S. for the relocation of an existing well, permit no. 197467. The well withdraws water from the not-nontributary Dawson aquifer. Permit no. 152092 was issued August 23, 1988 pursuant to section 37-92-602(3)(b)(II)(A), C.R.S. as the only well on a tract of land of 40 acres described as the SW ¼ SW ¼ of Sec. 36, T7S, R67W, 6<sup>th</sup> P.M. The well is permitted for the watering of livestock on a farm or ranch. The well is permitted to withdraw from the not-nontributary Lower Dawson aquifer. Use of this well must be in compliance with the permit conditions and applicable statutes.

The applicant should be aware that if the parcels on which these wells are located are subdivided as part of the planned development, section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore at the time of subdivision, well no. 197467-A must either be plugged and abandoned or covered by a court-approved augmentation plan. At the time of subdivision, well no. 152092 must be plugged and abandoned, covered by a court-approved augmentation plan, or operated in compliance with section 37-92-602(3)(b)(IV), C.R.S.

Based on a demand of 375.79 acre-feet/year from the Pine Canyon Planned Development, this development will utilize more than 52.9% of the District's 709.9 acre-feet/year available supply. The source of water proposed for this development 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.

The application materials indicate that a storm water detention structure will be constructed as a part of this project. The applicant should be aware that unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

Please contact Wenli Dickinson at 303-866-3581 x8206 or at [Wenli.Dickinson@state.co.us](mailto:Wenli.Dickinson@state.co.us) with any questions.

Sincerely,



Ioana Comaniciu, P.E.  
Water Resources Engineer

Ec: Subdivision file 27340  
Well permit nos. 197467-A and 152092  
Pine Canyon Water and Sanitation District file



## **Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado**

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

### **Storm Water Detention Facilities**

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.



In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from





taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District (“UDFCD”), located at:

<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,<sup>1</sup> extended detention basins,<sup>2</sup> and full spectrum detention basins.<sup>3</sup> Storm Water Best Management Practices<sup>4</sup> (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

**Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.**

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<sup>1</sup> Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).

<sup>2</sup> Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).

<sup>3</sup> Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).

<sup>4</sup> Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).



### **Post-Wildland Fire Facilities**

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream<sup>5</sup>.
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

**If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.**

---

<sup>5</sup> DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream



### **Resources and References**

Colorado Stormwater Detention and Infiltration Facility Notification Portal:  
<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>

Colorado Senate Bill15-212:  
[http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212\\_enr.pdf](http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf)

United States Geological Survey National Hydrography Dataset: <http://nhd.usgs.gov/>

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's:  
<http://udfcd.org/crs-37-93-6028-explanation-memo-and-faqs/>

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at:  
<http://udfcd.org/volume-three>



# PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,  
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,  
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

## OWNER CERTIFICATION:

Name of Landowner:

\_\_\_\_\_  
(Landowner's Signature - notarized)

I/we \_\_\_\_\_, (one of the following: qualified title insurance company, title company, title attorney, or attorney at law), duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by \_\_\_\_\_ at the time of this application.

\_\_\_\_\_  
(Notarized Signature)  
Name of Authorized Official  
Name of Company:

OR

\_\_\_\_\_  
(Signature) (Registration No.)  
Name of Attorney

\_\_\_\_\_  
(Date)

## COUNTY CERTIFICATION:

This rezoning request to Planned Development has been reviewed and found to be complete and in accordance with the (Board Resolution or Motion Number and Date) approving the Planned Development and all applicable Douglas County Regulations.

\_\_\_\_\_  
(Signature)  
Chairman, Board of County Commissioners

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)  
Community Development Director

\_\_\_\_\_  
(Date)

## CLERK & RECORDER CERTIFICATION:

I hereby certify that this Plan was filed in my office on this (day) of (month), 20\_\_, A.D. at \_\_\_\_ o'clock a.m./p.m., and was recorded per Reception No.

\_\_\_\_\_  
Douglas County Clerk & Recorder

## SHEET INDEX

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SHEET 3: ADJACENT ZONING & LAND USE MAP  
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SHEET 11: EXISTING CONDITIONS MAP & SLOPE ANALYSIS  
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SHEET 13: DEVELOPMENT STANDARDS  
SHEET 14: DEVELOPMENT STANDARDS  
SHEET 15: DEFINITIONS

## LEGAL DESCRIPTION:

### East Side of I-25, Castle Rock, CO

#### Parcel A

The North 1/2 of the Northeast 1/4 of Section 1, Township 8 South, Range 67 West of the 6th P.M., EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, County of Douglas, State of Colorado.

#### Parcel B

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., lying East of Interstate Highway 25, County of Douglas, State of Colorado.

#### Parcel C

The North 1/2 of the Southwest of the Southeast 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

#### Parcel D

The Southeast 1/2 of the Southeast 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

#### Parcel E

The Southeast 1/2, the East 1/2 of the Southwest 1/4, and the Southwest 1/2 of the Southwest 1/4 of Section 36, Township 7 South, Range 67 West of the 6th P.M., EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, AND EXCEPT that fee parcel acquired by Department of Transportation, State of Colorado by Rule and Order, Order for Disbursement of Funds, and Order for Release of Lis Pendens in Civil Action 2009CV883, District Court, Douglas County, recorded November 4, 2010 at Reception No. 2010076348, County of Douglas, State of Colorado.

### West Side of I-25, Castle Rock, CO

#### Parcel A

All that part of the North 1/2 of the Southwest 1/4 of Section 35 and all that part of the Northeast 1/4 of the Southeast of Section 34, Township 7 South, Range 67 West of the 6th P.M., lying West of the West right of way line of Interstate 25 and lying East of the East right of way line of the Atchison, Topeka and Santa Fe Railroad, EXCEPT Denver and Rio Grande right of way, AND EXCEPT right of way for Liggett Road, AND EXCEPT Lot 1, Douglas County Lions Club, AND EXCEPT property described in Exhibit A to Rule and Order in Civil Action 2005CV1763, District Court, Douglas County, State of Colorado, recorded June 20, 2008 at Reception No. 2008043978, County of Douglas, State of Colorado.

#### Parcel B

Lot 1,  
DOUGLAS COUNTY LIONS CLUB,  
County of Douglas, State of Colorado.

#### Parcel C

That portion of the Northeast 1/4 of Section 34, Township 7 South, Range 67 West of the 6th P.M., more particularly described as follows:  
BEGINNING at a point on the South line of the Northeast 1/4 of Section 34 from whence the East 1/4 corner bears South 89° 32' 53" East, a distance of 512.11 feet and considering said South line to bear South 89° 32' 53" East, as determined by solar observation, with all bearings contained herein relative thereto;  
thence, the following courses along The Denver and Rio Grande Western Railroad Westerly right of way:  
North 25° 25' 05" West, a distance of 744.26 feet;  
North 64° 34' 55" East, a distance of 100.00 feet;  
North 25° 25' 05" West, a distance of 455.31 feet to a point of curvature;  
along a curve to the right, having a central angle of 02° 32' 56," a radius of 5620.00 feet, an arc length of 250.00 feet and a chord that bears North 24° 08' 34" West, a distance of 250.00 feet;  
thence, departing said Westerly right of way, South 70° 36' 31" West, a distance of 911.40 feet;  
thence, South 27° 58' 52" East, a distance of 1183.73 feet to a point on the South line of the Northeast 1/4 of Section 34;  
thence, along said South line, South 89° 32' 53" East, a distance of 831.16 feet to the POINT OF BEGINNING,  
County of Douglas, State of Colorado.

PREPARED FOR:



JRW Family Limited  
Liability Limited Partnership  
1200 17th St, Suite 3000,  
Denver, CO - 80202  
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,  
Suite 109 - Littleton, CO  
80120  
303.703.4444

LAND PLANNING:



PCS Group, Inc.  
200 Kalamath Street,  
Denver, CO - 80233  
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023

SHEET INFO:

**PINE CANYON**  
OWNERSHIP, CERTIFICATION  
& LEGAL DESCRIPTION

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

1  
OF 15

# PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,  
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,  
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

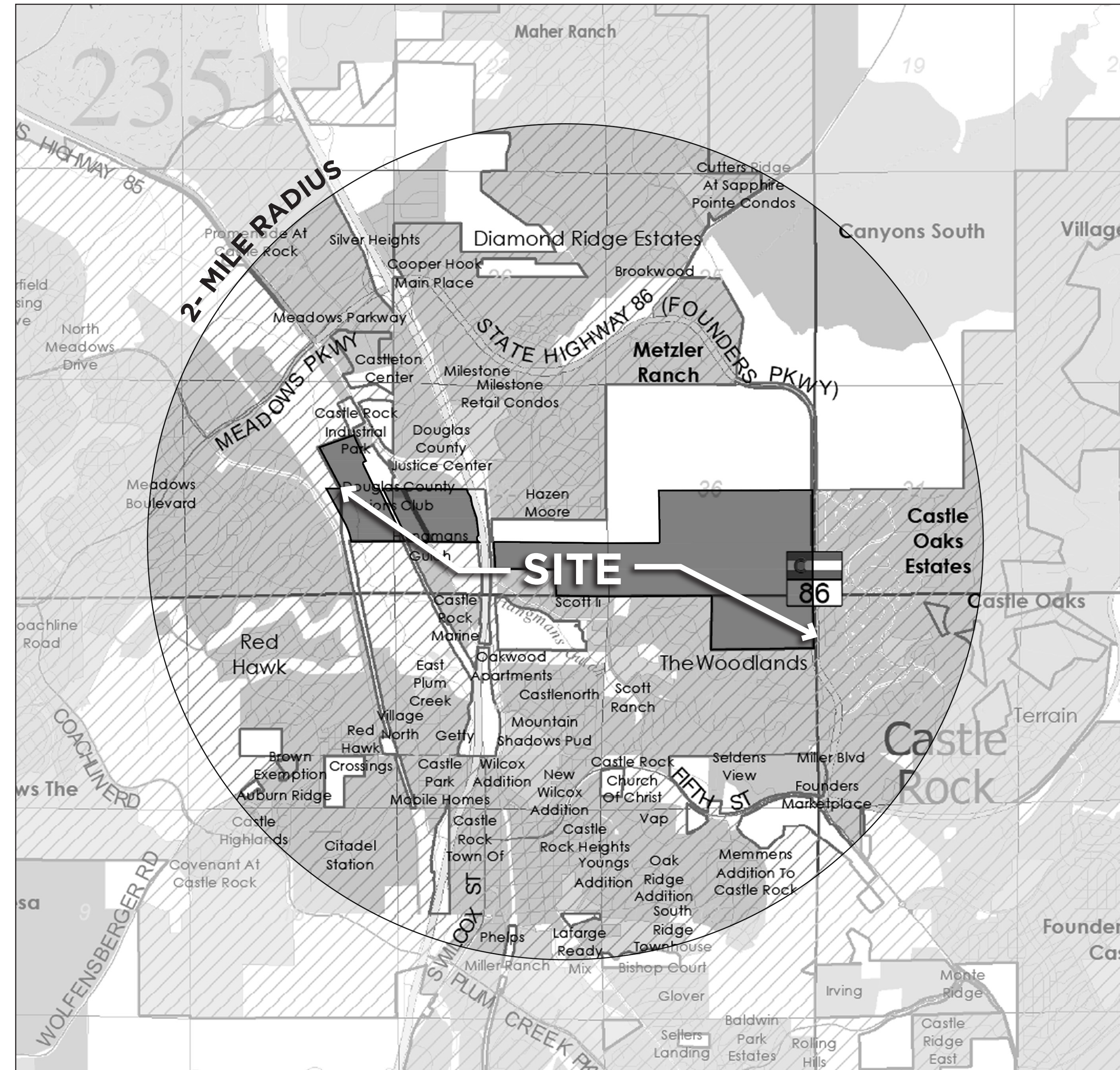
### DOUGLAS COUNTY ZONING VICINITY MAP



#### LEGEND

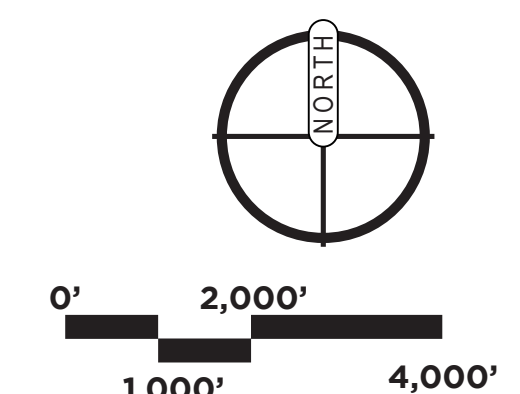
- A1 - Agricultural One
- SR - Suburban Residential
- LI - Light Industrial
- GI - General Industrial
- PD - Planned Development
- OSC - Open Space Conservation (Zoned)

### DOUGLAS COUNTY SUBDIVISION VICINITY MAP



#### LEGEND

- Platted Subdivisions
  - 35 Acre Developments (May Include Unrecorded Subdivisions)
  - County Boundary
  - Townships
  - Municipalities
  - Parks
- Roads**
- Interstate
  - US Highway
  - State Highway
  - Toll Highway
  - Major Road



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**PINE CANYON**  
VICINITY MAP

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JP

SUBMITTED ON:

2020-4-27

2

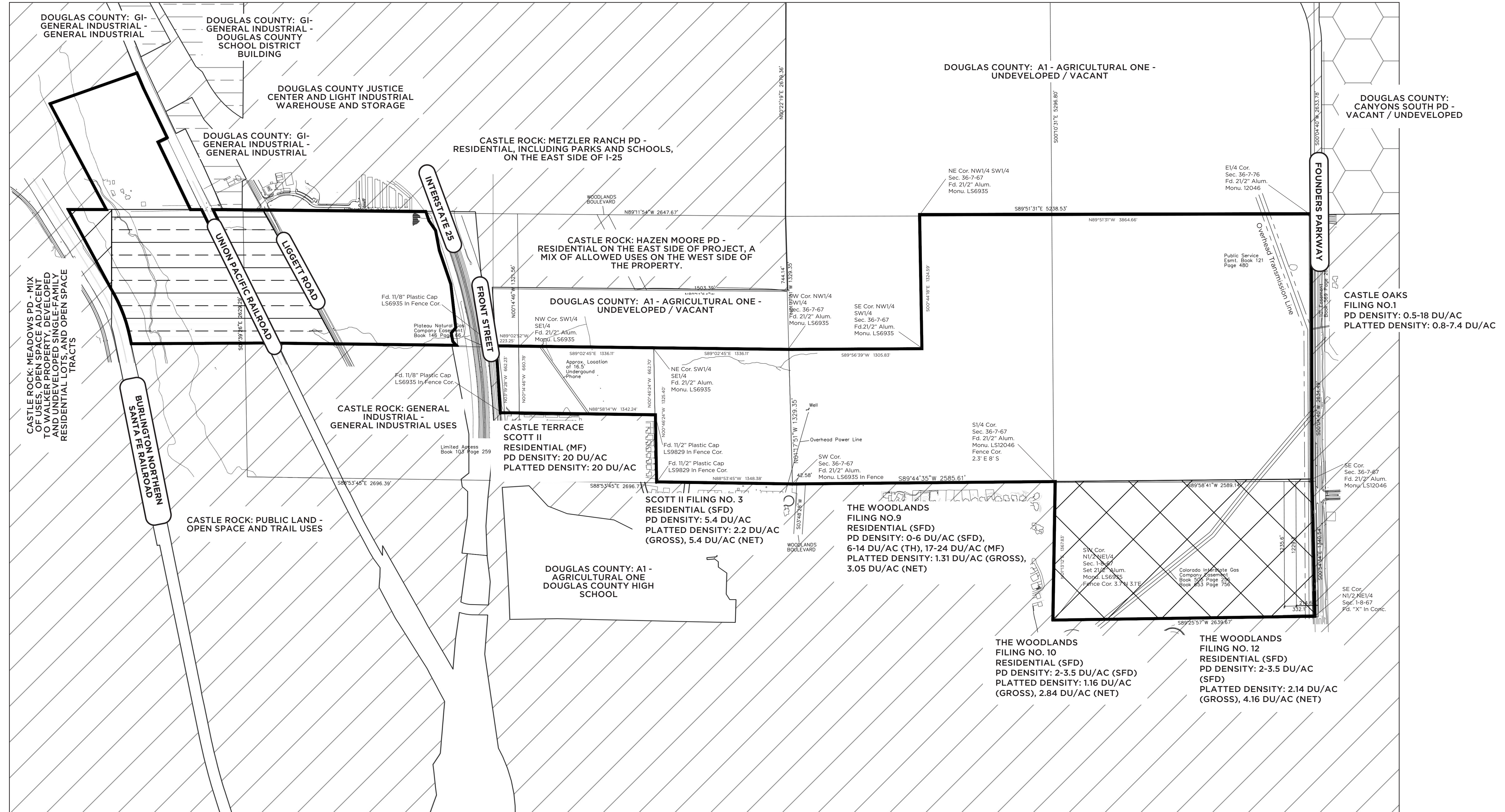
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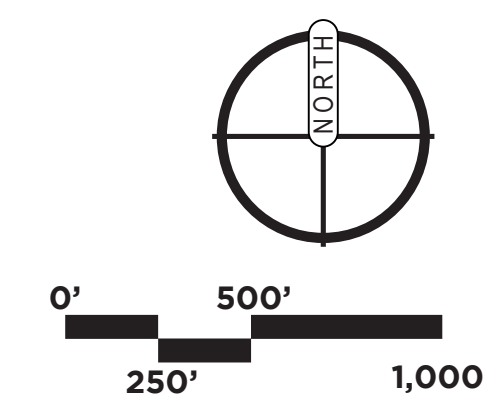
534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

## ADJACENT ZONING & LAND USE MAP



### LEGEND

- |  |  |  |   |
|--|--|--|---|
|  | TOWN OF CASTLE ROCK                      |  | DOUGLAS COUNTY: GENERAL INDUSTRIAL - GI |
|  | DOUGLAS COUNTY: AGRICULTURAL ONE - A1    |  | DOUGLAS COUNTY: RURAL RESIDENTIAL - RR  |
|  | DOUGLAS COUNTY: PLANNED DEVELOPMENT - PD |  | PLANNED DEVELOPMENT BOUNDARY            |



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## PINE CANYON ADJACENT ZONING & LAND USE MAP

DRAWN BY:  
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DESIGNED BY:  
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SUBMITTED ON:  
2020-4-27

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# PINE CANYON PLANNED DEVELOPMENT

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## GENERAL PROVISIONS:

### 1 Authority:

This Development Plan is authorized by Section 15 – Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

### 2 Applicability:

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or Board of County Commissioners.

### 3 Adoption:

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for the Pine Canyon Planned Development is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

### 4 Relationship to County Regulations:

The provisions of this Development Plan shall prevail and govern the development of the Pine Canyon Planned Development, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

### 5 Enforcement:

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

### 6 Conflict:

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

### 7 Maximum Level of Development:

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for

platting or construction. The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

### 8 Project Tracking:

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

### 9 Interpretation:

When used in this Development Plan, the term “shall” indicates a mandatory provision and each of the terms “should” and “may” indicates a permissive provision that is not mandatory.

## STATEMENT OF COMMITMENTS:

The following commitments are required to be complied with by the Owner of Pine Canyon (Owner) and shall be binding upon their heirs, successors and assigns with respect to the Pine Canyon land (Property).

### 1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made to fulfill subdivision requirements in connection with the development of the Property:

#### 1.1 Parks, Trails, Open Space.

All parks, open space and trails dedicated and accepted pursuant to this Section 1.1 shall remain open to public use, subject to the provisions of this Section 1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity, its successors and assigns, to which such dedication is made and accepted, except where natural habitat is protected through the restrictions set forth in a conservation easement.

#### (A) Parks and Trails.

- Parks and trails land dedication shall comply with Section 1003 of The Douglas County Subdivision Resolution as amended.
- Per Article 10, Section 1003 of the Douglas County Subdivision Resolution as amended, local parks and trail land dedication shall be (dwelling units x 0.015 acres per unit,) or cash-in-lieu equivalent.
- Per Article 10, Section 1003 of the Douglas County Subdivision Resolution as amended, regional park lane dedication shall be (dwelling units x.030 acres per unit) of park land or cash-in-lieu equivalent.

- Cash-in-lieu value shall be determined by an independent appraisal per article 10 section 1003.06.3 of the Douglas County Subdivision Resolution, as amended.
  - The “cost of improvements” shall be determined during the subdivision review process. Cash-in- lieu for parks and trails shall be paid at the time of recordation of the final plat.
  - Local parks and trails shall be constructed concurrent with the development of property immediately adjacent to the park or trail.
  - Local parks and trail dedications shall count toward the open space in the land use summary.
  - All public trails shall be constructed of durable natural materials or concrete. At an 8-foot width in accordance with Douglas County building guidelines. Parks and trails standards, any regional trail must be 8 feet wide and constructed of a hard surface. Private trails do not need to meet this requirement.
- (B) Open Space (OSP).

- Owner and its assigns shall dedicate designated acreages of open space at the time of final plat of that portion of the Property immediately adjacent to the Open Space.
- Open spaces designated OSP-1 through OSP-7 shall be conveyed to a Title 32 Metropolitan District, its successors and assigns, for ownership and maintenance, at the time of final plat.
- Owner will establish The Walter J. Scott Riparian Preserve (OSP-8), through the donation of a conservation easement to the County or an accredited land trust. The purposes of such easement shall include the preservation of the County’s identified Wildlife Migration Corridor, the County’s Riparian Conservation Zone (RCZ), threatened species habitat, cultural points of interest and the preservation of the Preserve as a working agricultural ranch in accordance with all County Resolutions and the County’s Habitat Conservation Plan.
- Owner desires to preserve the historic homestead (PA-20) as part of the dedicated conservation easement.

### 1.2 Schools.

- Owner, or its assigns, shall comply with the school land dedication standards of Article 10 of the Douglas County Subdivision Resolution. The number of students generated by residential development shall be determined pursuant to the generation rates provided by Douglas County School District. Any physical school site shall be conveyed to the County at the time of final plat.
- Land will be dedicated in PA-14 for the construction of an elementary school. If the School District decides against the use of such property for an elementary school, the School District shall reconvey such property to the Owner (or its successors or assigns) who shall then meet the applicable school land dedication through cash-in-lieu dedications.
- Owner, or its assigns, shall pay an additional cash-in-lieu of land dedication for schools at the time of final plat.

All cash-in-lieu and property interests provided to the School District pursuant to the Section 1.2(B) may be used by the School District only for schools and school support facilities located within the Property, which may provide service to students residing within and outside the Property.

d. Owner, its successors or assigns shall provide \$2,701 for each SFDU and \$338 for each MFDU, at the Recording of each Final Plat thereof, as requested by the Douglas County School District for additional capital mitigation. These amounts shall be reduced by the value of any in-kind contributions from Owner or its assigns to the School District as may be acceptable to Owner or its assigns and the School District.

### 1.3 Streets.

- Owner and its assigns shall dedicate all public right-of-way depicted on any approved preliminary plan at the time of final plat of that portion of the Property containing such streets or roads.
- Owner and its assigns shall make necessary improvements and right-of-way dedications for the two access points to Highway 86, unless such improvements have been or are to be funded and/or constructed by others. Owner and its assigns shall not be required to dedicate lands or fund improvements constructed by others.
- Owner and its assigns are committed to the dedication of right-of-way property interests as a contribution to the future access improvements to Founders Parkway, Liggett Road, Woodlands Boulevard and Front Street. The extent of these improvements is addressed in the traffic impact study. Owner anticipates that further improvements will be addressed in subsequent traffic impact studies.

### 1.4 Owner’s Reserved Rights.

a. In making the dedications as provided above, Owner and its assigns shall have the right to reserve to themselves, their successors and assigns, easements to use the dedicated lands for Water Facilities, Wastewater Facilities, Utility Services Facilities and Drainage Facilities.

## 2. ON-SITE OR OFF-SITE IMPROVEMENTS

- Title 32 Metropolitan Districts (Metro Districts)
  - Metro districts shall be formed for the purpose of implementing the design, construction and maintenance of certain improvements. The districts shall be formed and shall be in accordance with Title 32 of Colorado Revised Statutes regarding the creation of special districts. Evidence of the creation of said districts shall be provided prior to the submittal of the first subdivision or site improvements plan with respect to the portion of the Property served by the District.

PREPARED FOR:



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1200 17th St, Suite 3000,  
Denver, CO - 80202  
303.587.0102

ENGINEERING:



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1	DOUGLAS COUNTY REVIEW	9/22/2020
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SHEET INFO:

**PINE CANYON  
GENERAL PROVISIONS &  
STATEMENT OF COMMITMENTS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

**4  
OF 15**

# PINE CANYON PLANNED DEVELOPMENT

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## 2.2 Provision of Major Infrastructure.

- It is anticipated that one or more Title 32 Metro Districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property.
- On-site utility improvements may include and are not limited to water and sewer improvements necessary for connection to Pine Canyon Water and Sanitation District infrastructure.
- Off-site roadway improvements may also be required, as addressed in the traffic impact study, and any subsequent traffic impact studies.

## 2.3 Park and Trail Improvements.

- In connection with the dedication of any Park, Owner (or one or more Title 32 Metro District, their successors and assigns) may provide Recreational Improvements within such Park.
- One of the Local Parks at PA-5, PA-7, or PA-15 will include an Outdoor Fitness Facility as a Recreational Improvement. Such improvements would be owned, constructed, and maintained by a Title 32 Metro District.
- Any additional recreation dedications or fees required to mitigate impacts to off-site recreational facilities shall be determined at the time of Subdivision. The timing of such dedications and impacts shall be determined at Subdivision consistent with the requirements contained in Article 10 of the Subdivision Resolution.
- Local park dedication requirements may be met with local parks and a community trail system dedications.
- Regional park dedication requirements shall be met per Article 10, Section 1003.10.3, as amended, through open lands dedications. These open lands may meet the criteria provided in Article 10, Section 1003.11.5, as amended, by protecting and preserving wildlife habitat and corridors.
- Final construction drawings for the trail improvements shall be approved at the time of the Final Plat.

g. Ownership and maintenance of tracts and improvements within planning areas OSP-1 through OSP-7 shall be by a Title 32 Metropolitan District. Internal landscaping and open space dedications within planning area "residential" may be owned and maintained by a homeowner's association or a Title 32 Metro District.

## 2.4 Roadway Improvements.

(A) Internal Roadway Improvements Within the Property.

- Internal roadway improvements shall be constructed by Owner or its assigns or one or more Title 32 Metro District, their successors and assigns in accordance with applicable County requirements, as modified by any alternate roadway design standards approved by the County.
- All internal roadway properties shall be designed and constructed, at no cost to the County, in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(B) Site Access Improvements.

- All access points and road locations set forth in the Pine Canyon PD are conceptual in nature and may be altered, with County approval.
- Modifications to state highway intersections are subject to CDOT review and access permit approval.
- Owner, or one or more Title 32 Metro District(s), its successors and assigns shall, at its expense, provide proportionate share of improvements at the following access points, as identified in the Douglas County Engineering Staff approved Pine Canyon traffic impact study:
  - Crimson Sky Drive and Founders Parkway.
  - Rising Sun Drive and Founders Parkway.
  - Liggett Road to provide eastbound and westbound access to the Property at PA-18 and PA-19.
  - Front Street to provide eastbound and westbound access to the Property at PA-16.
- Owner, or one or more Title 32 Metro District(s), its successors and assigns may, at its expense, construct a new roadway connecting Front Street along the east side of I-25 to PA-17 on the west side of I-25 via an interstate underpass to provide direct access to the Property in eastbound and westbound directions.
  - This roadway may include transportation improvements in the form of designated pedestrian and bicycle lanes or areas.
  - Such I-25 interstate underpass improvements shall be approved by CDOT, and may be constructed and funded by CDOT with appropriate Bridge Enterprise funding.
- All improvement construction shall occur at such time as warranted by the traffic study for the Property as approved by Douglas County.

(C) Off-Site Roadway Improvements

- Owner, or one or more Title 32 Metro District, its successors and assigns, formed for the Property as needed, at their expense, may provide the proportionate share of improvements at the following listed off-site intersections, as identified in the Pine Canyon traffic impact analysis, as approved by Douglas County Engineering Staff.
  - Meadows Parkway and Santa Fe Drive.
  - Founders Parkway and Woodlands Boulevard.

- Liggett Road and Santa Fe Drive.
  - Black Feather Trail and Woodlands Boulevard.
  - Woodlands Boulevard and Scott Boulevard.
  - Fifth Street and Perry Street.
  - Fifth Street and Founders Parkway.
- b. These improvements shall occur at such time as warranted by the traffic study for Pine Canyon as approved by Douglas County or when conditions warrant, as determined by the jurisdictional authority for each subject roadway or intersection, i.e. Town of Castle Rock, Douglas County, or CDOT, whichever comes first.

(D) Traffic Impact Studies.

- To the extent requested by the County, each Traffic-generating approval, including but not limited to subdivision and site improvement plan processes, shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards. Additional improvements may be required as warranted by subsequent County-approved Traffic Impact Studies.

(E) Right-of-Way

- Owner will dedicate or cause to dedicate public rights-of-way (ROW) to the County, Town or CDOT at no cost to the County, Town or CDOT for public roadways.

## 2.5 Mobility Hub

- Owner anticipates the inclusion of a CDOT Mobility Hub at PA-17.
- Owner, one or more Title 32 Metro Districts formed for the Property, or its successors or assigns, may enter into a formal agreement with CDOT regarding ownership, maintenance, and construction of Mobility Hub elements and amenities.
- The Mobility Hub may provide transit options to the public in the form of a station for CDOT's Bustang and Outrider services, and may include future connections to high-speed rail, national bus, airport/resort shuttles, and local transit services.
- The Mobility Hub may also include multimodal support infrastructure in the forms of bicycle lockers and parking areas, pedestrian connections and amenities, parking including designated electric vehicle charging stations, wayfinding and informational stations.
- The Mobility Hub may be integrated into appropriate Transit-Oriented Development plans which may include retail, office, and residential uses.

## 2.6 Stormwater Management and Drainage Improvements

- Owner or assigns will comply with regional efforts to maintain water quality within the Property. Drainage, water quality, and detention facilities will be designed and constructed per applicable Douglas County stormwater regulations and mile high flood district criteria.
- Owner, at their sole expense, has secured a Phosphorus

Management Plan. Recommendations and Best Management Practices from this Phosphorus Management Plan, and any subsequent plans developed for Site Improvement or Subdivision approvals shall be implemented by Title 32 Metro Districts, as the County may deem necessary to fulfill such obligations.

c. Owner, or one or more Title 32 Metro District, its successors and assigns, designated by Owner that accept such obligations, or one or more homeowners' associations, their successors and assigns, shall be required to maintain all storm water facilities serving the Property.

d. Any stormwater facilities deemed by the County to be public, shall be maintained by the County.

e. Owner, or its assigns, shall grant easements to the County, at the County's request and at no cost to the County, to permit the County to enter and maintain stormwater facilities deemed either public or private (in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities).

f. Drainage facilities, including detention ponds, shall be naturally designed, and drainages widened as identified and recommended by the Drainage Reports at time of Subdivision or other time necessitated by the County's land use approvals.

## 3 WATER AND SEWER SERVICE AND FACILITIES.

a. Water and sewer service will be provided by the Pine Canyon Water and Sanitation District. This Water and Sanitation District will provide sewer and water services to the Property.

b. Owner has submitted an appeal to Section 18A of the Zoning Resolution ("Water Appeal"). This Appeal requests alternative water demand standards for the project instead of the County's standards. Owner's Appeal requests an indoor demand standard of .17 af/yr/SFE and an outdoor demand standard of 2.25 af/acre (The County standards are .75 af/ya/SFE and 2.5 af/acre respectively). Owner recognizes that approval of the Water Appeal is a necessary prerequisite for water and sewer facility installation. The Pine Canyon Water Appeal is recorded at Reception No. \_\_\_\_\_.

c. Owner, their successor or assigns, or any Title 32 Metro District formed for the Property shall be responsible for obtaining all required water, wastewater, and reuse water service and facility approvals and permits from the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division, including (but not limited to) permitting or approvals addressing water reuse, land application, effluent limits, and any other CDPHE-required permits or approvals.

d. Owner, at its sole expense, has previously obtained CDPHE Division approval of a Site Application for a wastewater reclamation facility, a Land Application

PREPARED FOR:



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STATEMENT OF COMMITMENTS**

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JN/CG

DESIGNED BY:

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SUBMITTED ON:

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Management Plan, Groundwater Preliminary Effluent Limits, and Reuse Preliminary Effluent Limits. These approved guiding documents provide obligatory limitations, goals, monitoring techniques and deadlines, and other mandatory water and wastewater requirements which are binding upon all future development of the property.

e. The Pine Canyon Water and Sanitation District will be responsible for ensuring that 100% of all wastewater effluent is treated, reclaimed into recycled water, and then reused on the Property, or sold to a third-party use elsewhere in the County, as required in the CDPHE issued Preliminary Effluent Limits.

f. The Pine Canyon Water and Sanitation District will be responsible for control over the distribution and monitoring of all recycled water. Any recycled water will be applied on the Property in accordance with CDPHE- approved Land Application Management Plan.

g. The Pine Canyon Water and Sanitation District will be responsible for the enforcement of all water and wastewater requirements imposed by any and all CDPHE-issued approvals or permits.

h. Water demand (including reuse applications) will be managed by the Pine Canyon Water and Sanitation District in accordance with the limitations, restrictions, and monitoring requirements in the Water Appeal, the Water Efficiency Plan, and all CDPHE-approved plans, limits, and permits.

i. Water demand restrictions include turf limitations as detailed in the Water Efficiency Plan and PD Development Standards, water usage limitations as detailed in the WEP, foliage and grass type restrictions as detailed in the WEP, a commitment to using no drip irrigation, and other water conservation and reuse techniques.

## 4. OTHER COMMITMENTS AND PROVISIONS

### 4.1 Design Guidelines.

a. All development within the Property (including, without limitation, publicly-owned buildings and improvements) shall be subject to Design Guidelines in the review of development within the Property. The Design Guidelines will be developed by a Title 32 Metro District to define specific site and building requirements such as colors, materials, landscaping and other items that will assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image of development.

b. Additional specific Design Guidelines shall be developed by a Title 32 Metro District or its assign for Planning Areas designated within the View Plane Protection Area. These Design Guidelines shall be created with the specific intent to create residential areas which blend into the natural environment.

### 4.2 Geological Hazard Evaluation and Geotechnical Investigation

a. Owner, at their sole expense, has completed a Geological Hazard Evaluation and Geotechnical Investigation.

b. Owner, or their successor or assigns, shall implement the Evaluation and Investigation's recommendations at Subdivision, Site Improvement, or Final Plat.

### 4.3 View Plane Protection Area.

a. In order to preserve natural site features, vegetation, topography and view planes, Planning Areas 1, 4, 5, 7, 9, 10, and 11 are designated as a View Plane Protection Area. This designation mandates the following restrictions:

i. Planning Areas in the View Plane Protection Area shall not be overlot graded, except to provide for necessary roadway infrastructure.

ii. Overlot grading may be limited to reduce impact to existing trees, significant vegetation, and natural geologic conditions.

iii. Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

iv. Permanent buildings shall not be constructed greater than 35 feet in the View Plane Protection Area.

v. Specific Design Guidelines shall be developed for Planning Areas within the View Plane Protection area regarding siting and building design techniques to create a community which blends into the natural environment.

### 4.3 Weed Management.

a. Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s), their successors and assigns, or a Title 32 Metro District, its successors or assigns.

### 4.5 Floodplain.

a. Owner and assigns shall comply with requirements of floodplain regulatory agencies during all planning and final platting processes.

### 4.6 Forest Management, Fire Mitigation, and Tree Preservation Plans

a. Owner, at its sole expense, has completed a Forest Management Plan. This plan encompasses both forest management and fire mitigation best practices as suggested by the U.S. Department of Agriculture - National Resources Conservation Service. The Plan also recommends identification of certain trees for preservation or relocation.

b. The County may require subsequent Forest Management, Fire Mitigation, or Tree Preservation Plans at the time of Subdivision, Site Improvement, or Final Plat.

c. All forest management recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at the timing of Final Plat.

d. All wildfire mitigation recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at Final Plat.

e. All tree preservation recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at Final Plat.

### 4.7 Wildlife Preservation and Biological Resources Assessment

a. Owner, at its sole expense, has completed a Natural Resources Assessment. Subsequent assessments shall be required for future review processes, including but not limited to Subdivision, Site Improvement, and Final Plat. Owner, its successors or assigns, or one or more Title 32 Metro Districts shall undertake additional Assessments at their own expense.

### 4.8 Cultural Resource Report

a. Owner, at its sole expense, has completed a Cultural Resource Report. The recommendations of the report shall be implemented prior to submittal of the first preliminary plan subdivision proposal within the PD.

### 4.9 Noise Study

a. A preliminary noise study was performed, and it was determined that all development areas are outside of and not impacted by the 65 DNL.

b. Any subsequent noise studies required at the time of site improvement plan, or subdivision, in the case of any proposed multi-family or residential development adjacent to a state, federal, or major regional highway, or railroad right-of-way, identifying the current noise levels and projected noise levels based on any projected highway or rail expansion will be completed and funded by the Owner, or one or more Title 32 Metro District, their successors and assigns, formed for the Property as needed.

### 4.10 Crossing Union Pacific ROW at PA-21

a. Improvements, such as construction of a durable material or concrete trail, required for the safe passage of pedestrians, bicycles, and other forms of transportation through the existing underpass beneath the Union Pacific

Right-of-Way shall be provided by the Owner, their successors or assigns, or one or more Title 32 Metro Districts formed for the Property as needed, at their expense.

b. Improvements shall be agreed to by the Owner, their successors or assigns, or one or more Title 32 Metro Districts, the Union Pacific Railroad Company, and Douglas County.

### 4.11 Agricultural Activities.

a. Agricultural activities shall be permitted on any portion of the property that has not been developed.

### 4.12 Minerals.

a. Owner shall reserve for itself, its successors and assigns, all mineral, oil and gas rights and interests to the extent owned by Owner.

PREPARED FOR:



JRW Family Limited  
Liability Limited Partnership  
1200 17th St, Suite 3000,  
Denver, CO - 80202  
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,  
Suite 109 - Littleton, CO  
80120  
303.703.4444

LAND PLANNING:



www.pcsgroupco.com  
PCS Group, Inc.  
200 Kalamath Street,  
Denver, CO - 80233  
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023

SHEET INFO:

**PINE CANYON  
STATEMENT OF COMMITMENTS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

**6  
OF 15**

# PINE CANYON PLANNED DEVELOPMENT

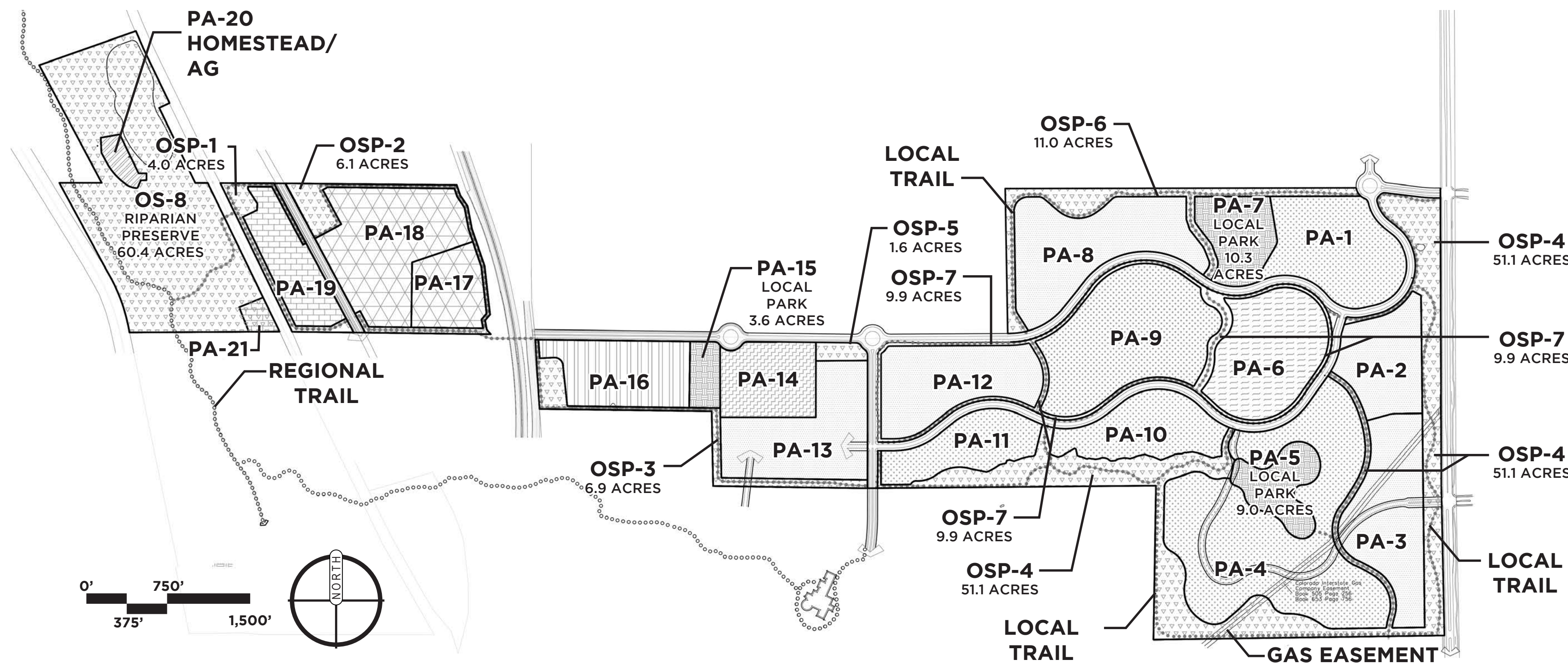
LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,  
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,  
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## OSP & PARK DEDICATION TABLE

	Prep & Approval of Plan	Construction Timing	Construction Responsibility	Maintenance Responsibility	Ownership
Regional Parks	Per discussions with Douglas County Open Space, a Regional Park is not desired in this project.	Not Applicable.	Not Applicable.	Not Applicable.	Not Applicable.
Local Parks	At the time of subdivision of the areas within which the parks are located (or such earlier time as may be required pursuant to Subdivision Resolution)	Within 2 years after the dedication, or such later time as permitted by the Subdivision Improvement Agreement.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns.	Special District, Homeowners Association, or other entity to which dedication is made.
Local Trails	At the time of subdivision of the areas within which the parks are located (or such earlier time as may be required pursuant to Subdivision Resolution)	As required by County Subdivision Resolution.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns.	Special District, Homeowners Association, or other entity to which dedication is made.
Other Open Space	As required by Subdivision Resolution.	As required by County Subdivision Resolution.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns.	Special District, Homeowners Association, or other entity to which dedication is made.

## OSP & PARK MAP



A. Land Use Item	B. Gross Land Area in Acres	C. Proposed Maximum Number of Units
9. Total SFD planning areas	222.7	800
10. Total MF in MF and MU planning areas	86.6	1,000
11. Total residential	309.3	1,800
12. Total Mixed Use planning areas	35.1	500,000 sq.ft
13. Total Business/Light Industrial planning areas	11.4	100,000 sq.ft.
14. Total Resort/SFD Small	21.4	
15. Total School	12.7	
16. Total non-residential	80.6	
17. Total Local Parks & Trail Corridors	Proposed = 32.0	
18. Total Regional Preserve	Proposed = 60.4	
19. Total other open space including greenbelts, buffer areas, detention areas, plantings	Proposed = 81.5	
20. Total Open Space	173.9	

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REVISIONS:

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SHEET INFO:

**PINE CANYON  
DEDICATION/COMMITMENTS  
MATRIX & MAP**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

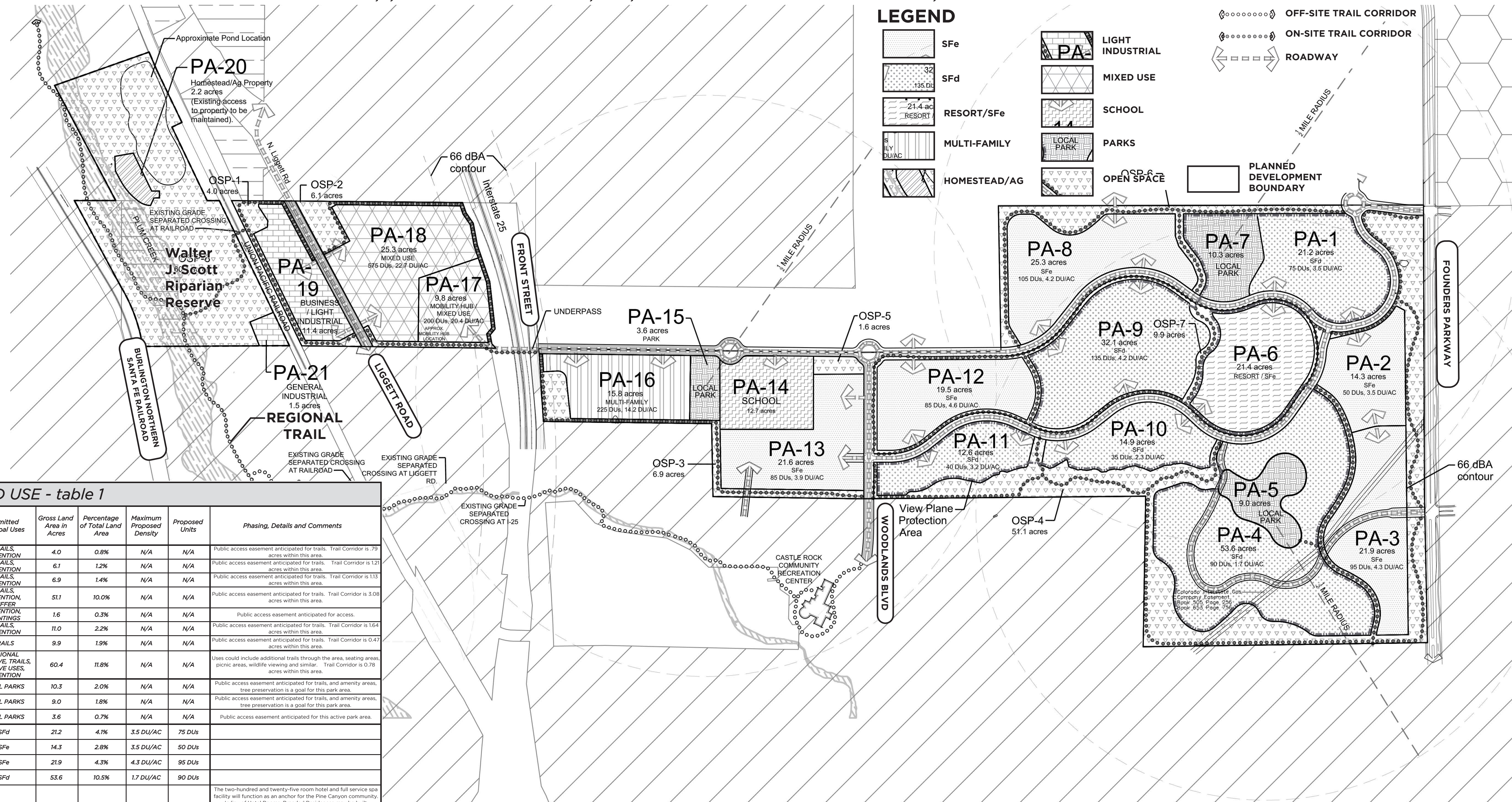
7  
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# PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,  
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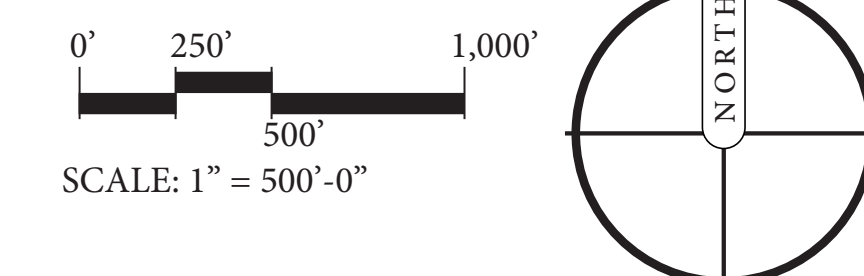
## LAND USE PLAN OVERVIEW



PINE CANYON LAND USE - table 1

Land Use Item	Planning Area Map Number	Permitted Principal Uses	Gross Land Area In Acres	Percentage of Total Land Area	Maximum Proposed Density	Proposed Units	Phasing, Details and Comments
1. Open Space Areas	OSP-1	TRAILS, DETENTION	4.0	0.8%	N/A	N/A	Public access easement anticipated for trails. Trail Corridor is .79 acres within this area.
	OSP-2	TRAILS, DETENTION	6.1	1.2%	N/A	N/A	Public access easement anticipated for trails. Trail Corridor is 1.21 acres within this area.
	OSP-3	TRAILS, DETENTION	6.9	1.4%	N/A	N/A	Public access easement anticipated for trails. Trail Corridor is 1.33 acres within this area.
	OSP-4	TRAILS, DETENTION, BUFFERS	51.1	10.0%	N/A	N/A	Public access easement anticipated for trails. Trail Corridor is 3.08 acres within this area.
	OSP-5	DETENTION, PLANTINGS	1.6	0.3%	N/A	N/A	Public access easement anticipated for access.
	OSP-6	TRAILS, DETENTION	11.0	2.2%	N/A	N/A	Public access easement anticipated for trails. Trail Corridor is 1.64 acres within this area.
	OSP-7	TRAILS	9.9	1.9%	N/A	N/A	Public access easement anticipated for trails. Trail Corridor is 0.47 acres within this area.
	OSP-8	REGIONAL PRESERVE, TRAILS, PASSIVE USES, DETENTION	60.4	11.8%	N/A	N/A	Uses could include additional trails through the area, seating areas, picnic areas, wildlife viewing and similar. Trail Corridor is 0.78 acres within this area.
2. Park Areas	PA-7	LOCAL PARKS	10.3	2.0%	N/A	N/A	Public access easement anticipated for trails, and amenity areas. tree preservation is a goal for this park area.
	PA-5	LOCAL PARKS	9.0	1.8%	N/A	N/A	Public access easement anticipated for trails, and amenity areas. tree preservation is a goal for this park area.
	PA-15	LOCAL PARKS	3.6	0.7%	N/A	N/A	Public access easement anticipated for this active park area.
3. Development Areas	PA-1	SFd	21.2	4.1%	3.5 DU/AC	75 DUs	
	PA-2	SFe	14.3	2.8%	3.5 DU/AC	50 DUs	
	PA-3	SFe	21.9	4.3%	4.3 DU/AC	95 DUs	
	PA-4	SFd	53.6	10.5%	1.7 DU/AC	90 DUs	
	PA-6	RESORT / Sfe	21.4	4.2%	N/A	N/A	The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of Hotel Rooms, Branded Residences may be built conforming to the Sfe standards; however, the maximum number of dwellings permitted in the PD will not be exceeded if residences are proposed in PA-6. The square footage of the Hotel/Resort has been analyzed in the traffic report and water studies based on the two-hundred and twenty-five room hotel and full service spa facility because if developed as Branded Residences the use would be of a lesser impact.
	PA-8	SFe	25.3	5.0%	4.2 DU/AC	105 DUs	
	PA-9	SFd	32.1	6.3%	4.2 DU/AC	135 DUs	
	PA-10	SFd	14.9	2.9%	2.3 DU/AC	35 DUs	
	PA-11	SFd	12.6	2.5%	3.2 DU/AC	40 DUs	
	PA-12	SFe	19.5	3.8%	4.6 DU/AC	90 DUs	
	PA-13	SFe	21.6	4.2%	3.9 DU/AC	85 DUs	
	PA-14	SCHOOL	12.7	2.5%	NA	NA	
	PA-16	MfA	15.8	3.1%	14.2 DU/AC	225 DUs	
	PA-17	MOBILITY HUB / MIXED USE / MfA	9.8	1.9%	20.4 DU/AC	200 DUs	Anticipated to include approximately 500,000 square feet of Office Park or Commercial Use Square Footage between PA-17 & PA-18.
PA-18	MIXED USE / MfA	25.3	5.0%	22.7 DU/AC	575 DUs		
PA-19	BUSINESS/LIGHT INDUSTRIAL	11.4	2.2%	N/A	N/A	Anticipated to include approximately 100,000 square feet of Business/Light Industrial Square Footage.	
PA-20	HOMESTEAD/AG	2.2	0.4%	N/A	N/A	Use is limited to Single Family Detached with agriculture, which will allow for ag buildings such as well, barns, sheds, corrals, etc. This area will remain on well and septic until a time when it can be served by the water and sanitation district. Access to PA-20 will remain unchanged from its current status.	
PA-21	GENERAL INDUSTRIAL	1.5	0.3%	N/A	N/A	Water Treatment/Major Utility, anticipated to be 10,000 sqft.	
4. Total Map Acreage (Total figures above)			511.0	100.0%			
5. ROW inside of property			23.6				
6. Total Property Acreage			534.6				

1. TRANSITION TO ADJACENT DEVELOPMENT: Pine Canyon will match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling property line along the southern property boundary.
2. Streets and access points are conceptual in nature.
3. Owner will dedicate public rights-of-way (ROW) to the County at no cost to the County for public roadways shown on the PD and public roadways developed in subsequent submittals.



PREPARED FOR:  
  
 JRW Family Limited Liability Partnership  
 1200 17th St, Suite 3000,  
 Denver, CO - 80202  
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ENGINEERING:  
  
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LAND PLANNING:  
  
 www.pcsgroupco.com  
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 200 Kalamath Street,  
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 720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023

SHEET INFO:

## PINE CANYON LAND USE PLAN OVERVIEW

DRAWN BY:  
**JN/CG**  
 DESIGNED BY:  
**JP**  
 SUBMITTED ON:  
**2020-4-27**

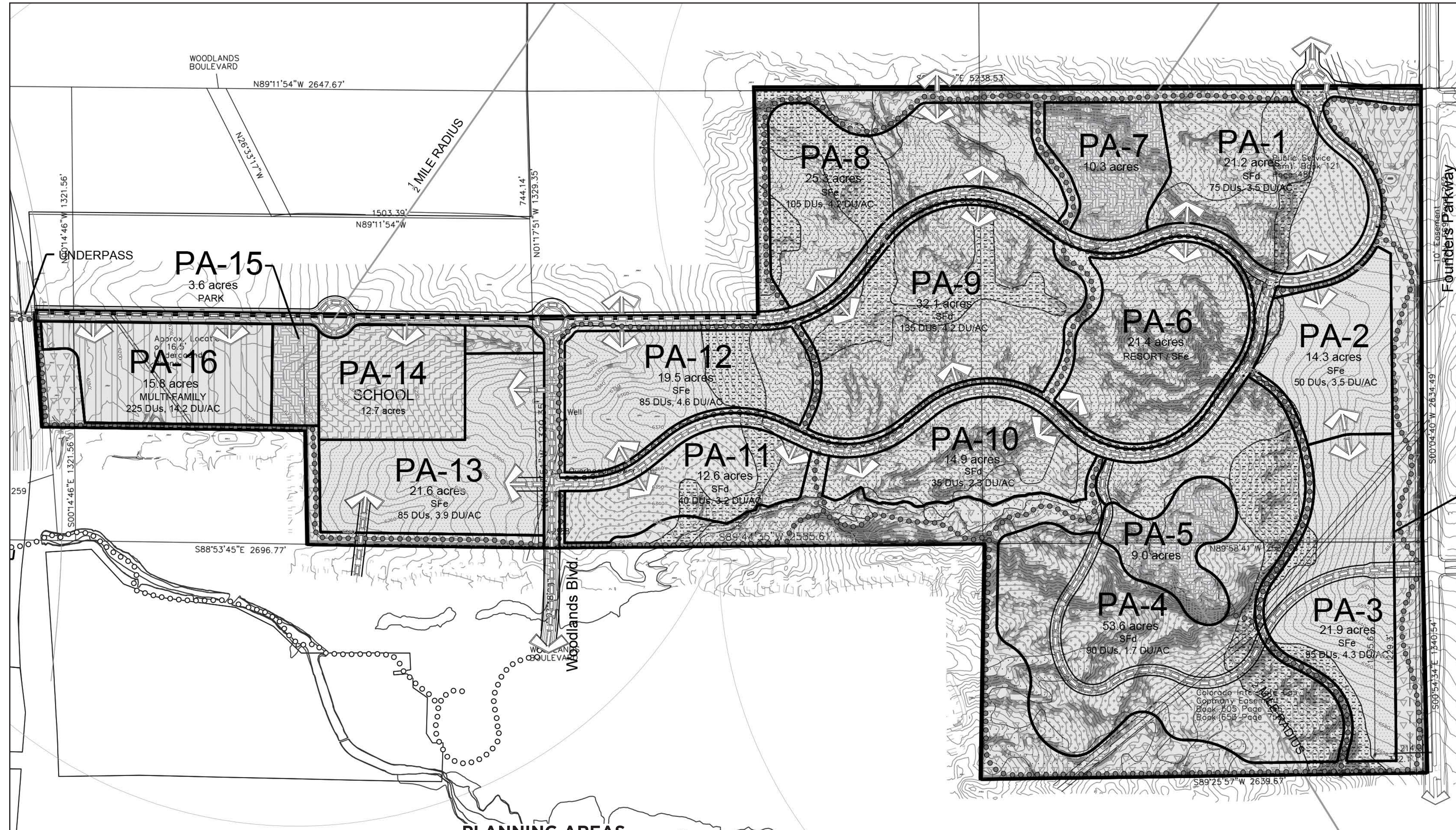
**8**  
OF 15

# PINE CANYON PLANNED DEVELOPMENT



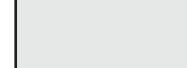




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## PLANNING AREA SLOPE ANALYSIS



### LEGEND

-  SLOPES < 20%
-  SLOPES 20% - 25%
-  SLOPES > 25%
-  PLANNED DEVELOPMENT BOUNDARY
-  Ponderosa Pine
-  Oak - Pine
-  Oak

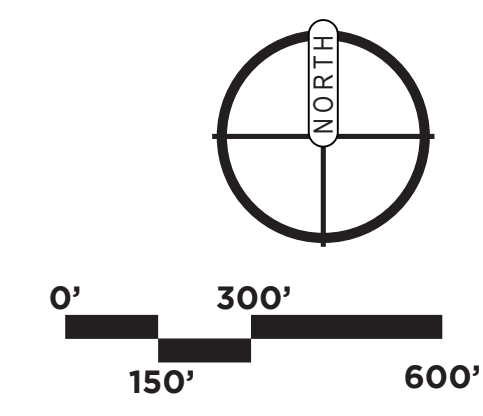
### PLANNING AREAS

PA	Use	Acreage	Slope (%)	Density (DU/AC)	DUs
PA-2	SFe	14.3	2.8%	3.5 DU/AC	50 DUs
PA-3	SFe	21.9	4.3%	4.3 DU/AC	95 DUs
PA-4	SFd	53.6	10.5%	1.7 DU/AC	90 DUs
PA-6	RESORT / Sfe	21.4	4.2%	N/A	N/A
PA-8	SFe	25.3	5.0%	4.2 DU/AC	105 DUs
PA-9	SFd	32.1	6.3%	4.2 DU/AC	135 DUs
PA-10	SFd	14.9	2.9%	2.3 DU/AC	35 DUs

PA-11	SFd	12.6	2.5%	3.2 DU/AC	40 DUs
PA-12	SFe	19.5	3.8%	4.6 DU/AC	90 DUs
PA-13	SFe	21.6	4.2%	3.9 DU/AC	85 DUs
PA-14	SCHOOL	12.7	2.5%	NA	NA
PA-16	MFa	15.8	3.1%	14.2 DU/AC	225 DUs
PA-17	MOBILITY HUB / MIXED USE / Mfa	9.8	1.9%	20.4 DU/AC	200 DUs
PA-18	MIXED USE / Mfa	25.3	5.0%	22.7 DU/AC	575 DUs
PA-19	BUSINESS/LIGHT INDUSTRIAL	11.4	2.2%	N/A	N/A
PA-20	HOMESTEAD/AG	2.2	0.4%	N/A	N/A

The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of Hotel Rooms, Branded Residences may be built conforming to the SFe standards; however, the maximum number of dwellings permitted in the PD will not be exceeded if residences are proposed in PA-6. The square footage of the Hotel/Resort has been analyzed in the traffic report and water studies based on the two-hundred and twenty-five room hotel and full service spa facility because if developed as Branded Residences the use would be of a lesser impact.

Colorado Title & Escrow Co.  
County of Douglas  
Book 205 Page 79  
Book 658 Page 79



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1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023

SHEET INFO:

## PINE CANYON EXISTING CONDITIONS MAP & SLOPE ANALYSIS

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

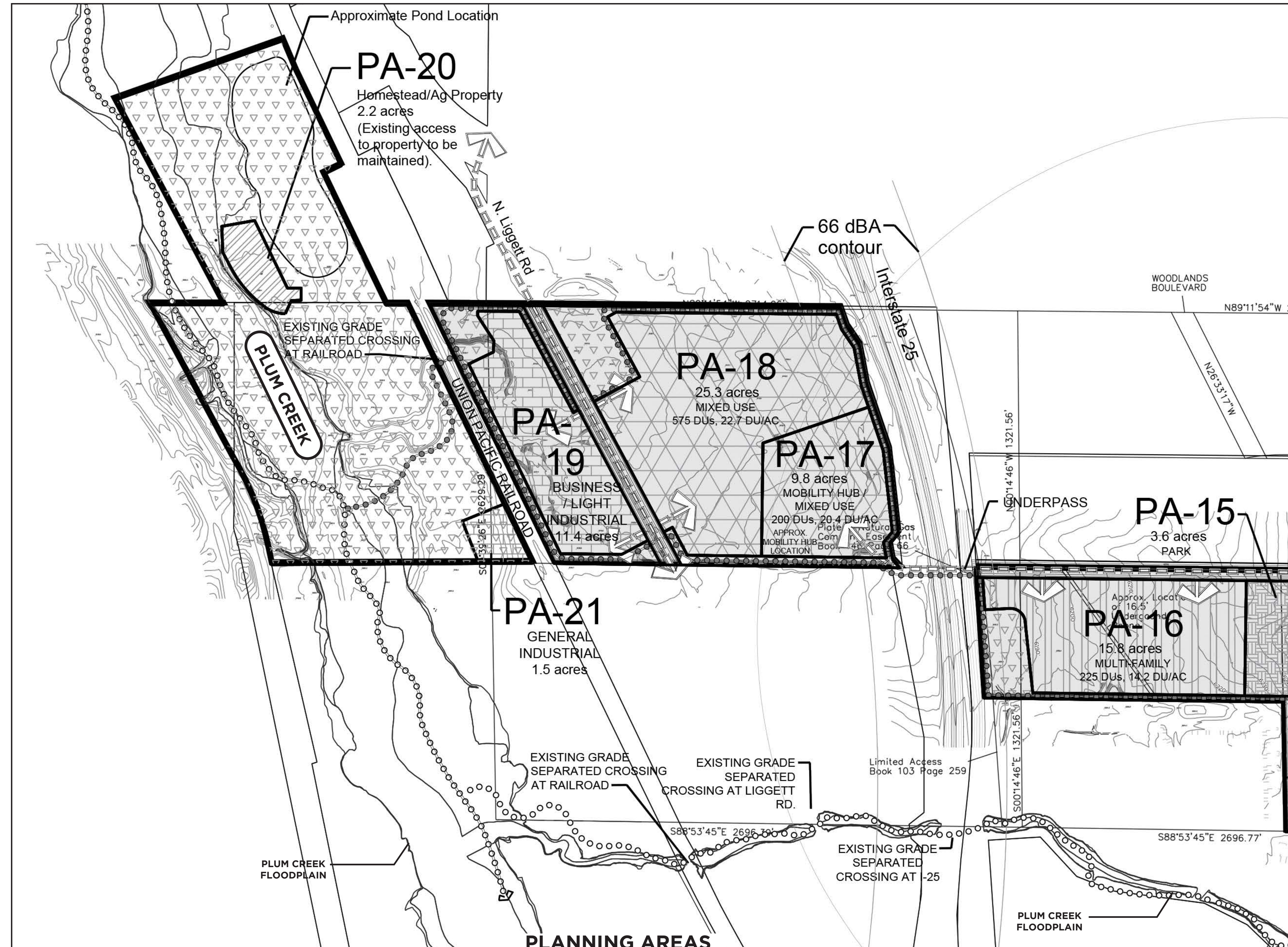
9  
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# PINE CANYON PLANNED DEVELOPMENT

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## PLANNING AREA SLOPE ANALYSIS



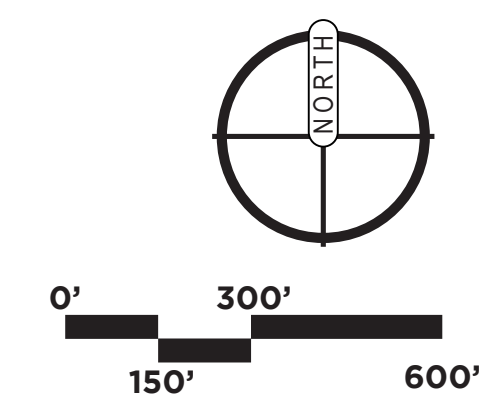
### LEGEND

- SLOPES < 20%
- SLOPES 20% - 25%
- SLOPES > 25%
- PLANNED DEVELOPMENT BOUNDARY
- Ponderosa Pine
- Oak - Pine
- Oak

### PLANNING AREAS

PA-#	Use	SFe	% Slope	DUs/AC	Total DUs
PA-2	SFe	14.3	2.8%	3.5 DU/AC	50 DUs
PA-3	SFe	21.9	4.3%	4.3 DU/AC	95 DUs
PA-4	SFd	53.6	10.8%	1.7 DU/AC	90 DUs
PA-6	RESORT/Sfe	21.4	4.2%	N/A	N/A
PA-8	SFe	25.3	5.0%	4.2 DU/AC	105 DUs
PA-9	SFd	32.1	6.3%	4.2 DU/AC	135 DUs
PA-10	SFd	14.9	2.9%	2.3 DU/AC	35 DUs

PA-#	Use	SFe	% Slope	DUs/AC	Total DUs	Notes
PA-11	SFd	12.6	2.5%	3.2 DU/AC	40 DUs	
PA-12	SFe	19.5	3.8%	4.6 DU/AC	90 DUs	
PA-13	SFe	21.6	4.2%	3.9 DU/AC	85 DUs	
PA-14	SCHOOL	12.7	2.5%	NA	NA	
PA-16	Mfa	15.8	3.1%	14.2 DU/AC	225 DUs	
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PA-20	HOMESTEAD/AG	2.2	0.4%	N/A	N/A	Use is limited to Single Family Detached with agriculture, which will allow for ag buildings such as well, barns, sheds, corrals, etc. This area will remain on well and septic until a time when it can be served by the water and sanitation district. Access to PA-20 will remain unchanged from its current status.



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DESIGNED BY:

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# PINE CANYON PLANNED DEVELOPMENT

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## DEVELOPMENT STANDARDS :

### A. Residential (SFd) - PA-1, 4, 9, 10, 11

#### 1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, and Accessory Uses at no more than 4.5 Dwelling Units per acre.

#### 2. Uses Permitted by Right

- Single Family Detached Dwelling Units.
- A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- Temporary model home and construction trailer sales office.
- Community information center and kiosks.
- Detached private garages (1,000 sq. ft. maximum).
- Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, private swimming pools, and private facilities for the keeping of common household pets, refer to DCZR Sec. 24.
- Open Space.
- Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- Places of religious assembly.
- Signage.
- Utility facilities.
- Fire & Police facilities.

#### 3. Uses Permitted by Special Review

- Community centers, libraries and museums.
- Child Care Centers.

#### 4. Development Standards

- Maximum Density. The Maximum Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for the SFd Planning Areas, specific densities are specified in the Pine Canyon Land Use - table 1 land use chart.
- Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFd residential Planning Area are specified in the Pine Canyon Land Use - table 1 land use chart for each individual Planning Area.

#### Building Setback:

##### Single Family Detached Unit

- Building Front - 10' to porch or exterior wall
- Building Sides - 5'
- Building Rear - 20' to garage face
- Building Sides - 10' from ROW on corner lot

- Building Rear - 20'
- Accessory Uses
- Front - 30'
- Side - 5' interior, 10' from ROW
- Rear - 5'

##### Non-residential Land Uses

- Building Front - 20'
- Building Side - 10'
- Building Side from ROW on corner lot - 20'
- Building Rear - 20'
- Distance to SF (attached or detached) residential lot - 25'

- Building Separation. The minimum building separation shall be the greater of:
  - ten (10) feet for Single Family Detached residential Buildings and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
  - shall be governed by the applicable building code.
- Building Height. No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height, accessory uses have a maximum height of 20'.
- Minimum Lot Sizes. The minimum lot sizes in SFd residential Planning Areas shall be forty five hundred (4,500) square feet for single family detached homes.
- Parking. Parking will follow Douglas County Standards, as applicable through the Subdivision process.
- Landscaping, Fencing, Storage, Lighting. will follow Douglas County Standards, as applicable through the Subdivision process. Pine Canyon is being designed with water conservation in mind from the beginning of the design process. In an effort to reduce water consumption turf limitations have been established. Turf Limitation based on Lot Size - for lots less than 7,000 square feet turf is limited to a maximum of 30% of the lot area, for lots between 7,001 to 17,000 square feet turf is limited to a maximum of 20% of the lot area, for lots over 17,001 square feet turf is limited to a maximum of 10% of the lot area.
- Transition to Adjacent Development. Pine Canyon will match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling Unit along the southern property boundary.
- Existing Gasline. there is an existing gasline that traverses through planning area 4, the gasline is in an easement and no lots will be permitted within the easement.

### B. Residential (SFe) - PA-2, 3, 8, 12, 13

#### 1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Zero Lot Line Dwelling Units, Single Family Attached, Clustered Single

Family Dwelling Units, Duplex Dwelling Units, Tri-plex and Four-plex Dwelling Units, Townhome Dwelling Units and Accessory Uses at no more than 8.2 Dwelling Units per acre.

#### 2. Uses Permitted by Right

- Single Family Detached Dwelling Units.
- Zero Lot Line Dwelling Units.
- Duplex.
- Townhome Dwelling Units including Single Family Attached, not to exceed 6 units per building.
- A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- Temporary model home and construction trailer sales office.
- Community information center and kiosks.
- Detached private garages (750 sq. ft. maximum).
- Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, private swimming pools, and private facilities for the keeping of common household pets, refer to DCZR Sec. 24.
- Open Space.
- Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- Places of religious assembly, religious schools.
- Signage.
- Utility facilities.
- Fire & Police facilities.

#### 3. Uses Permitted by Special Review

- Group Care Facilities.
- Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- Child Care Centers.
- Private schools and related administrative facilities for elementary and secondary education.

#### 4. Development Standards

- Maximum Density. The Maximum Density shall be up to eight and two tenths (8.2) Dwelling Units per acre for the SFe Planning Areas, specific densities are specified in the Pine Canyon Land Use - table 1 land use chart.
- Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within each SFe residential Planning Area are specified in the Pine Canyon Land Use - table 1 land use chart for each individual Planning Area.
- Cluster Development. Patio homes, dwelling units, zero lot line dwelling units or duplex dwelling units

where a reduction in lot size results in additional parcel open space that will not be available for future development.

d. Building Setback: The minimum Building Setbacks in SFe residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

##### Single Family Detached Unit

- Building Front - 10' to porch or exterior wall
- Building Sides - 5'
- Building Rear - 20'
- Building Sides - 10' from ROW on corner lot

##### Patio Dwelling Unit

- Building Front - 10'
- Building Sides - 5'
- Building Rear - 15'
- Building Rear (alley condition)- 3' from alley to garage face

##### Zero Lot Line Dwelling Unit

- Building Front - 10'
- Building Sides - 0' one side, 10' other side
- Building Rear - 15'
- Building Rear (alley condition)- 3' from alley to garage face

##### Duplex Dwelling Unit

- Building Front - 10'
- Building Sides - 0' on common wall, 5' on other side
- Building Rear - 10'
- Building Rear (alley condition)- 3' from alley to garage face

##### Townhome Dwelling Unit

- Building Front - 8' (Principal Building)
- Building Sides - 10' from ROW on corner lot
- Building Sides - 0' from other property lines & lots with common walls
- Building Rear - 10'
- Building Rear (alley condition)- 3' from alley to garage face

##### Accessory Uses

- Front - 30'
- Side - 5' interior, 10' from ROW
- Rear - 5'

##### Non-residential Land Uses

- Building Front - 20' Building
- Side - 10'
- Building Side from ROW on

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023

SHEET INFO:

PINE CANYON DEVELOPMENT STANDARDS

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

11 OF 15

# PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,  
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,  
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

- corner lot - 20'
- Rear - 20'
- Distance to SF (attached or detached)
- residential lot - 25'

- e. **Building Separation.** The minimum building separation shall be the greater of ten (10) feet for Single Family Detached Dwelling Units, ten (10) feet for Buildings containing Single Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SFe Land Use Planning Area, or shall be governed by the applicable building code.
- f. **Building Height.** No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height, accessory uses have a maximum height of 20'.
- g. **Minimum Lot Sizes.** The minimum lot sizes for detached homes in SFe Planning Areas shall be thirty five hundred (3,500) square feet for Single Family Detached Homes, twenty five hundred (2,500) square feet for zero lot line, and two thousand (2,000) square feet for duplex, two thousand (2,000) square feet for Patio Home and one thousand two hundred (1,200) square feet for Townhome Dwelling Unit.
- h. **Parking.** Parking will follow Douglas County Standards, as applicable through the Subdivision process.
- i. **Landscaping, Fencing, Storage, Lighting.** will follow Douglas County Standards, as applicable through the Subdivision process. Pine Canyon is being designed with water conservation in mind from the beginning of the design process. In an effort to reduce water consumption turf limitations have been established. Turf Limitation based on Lot Size - for lots less than 7,000 square feet turf is limited to a maximum of 30% of the lot area, for lots between 7,001 to 17,000 square feet turf is limited to a maximum of 20% of the lot area, for lots over 17,001 square feet turf is limited to a maximum of 10% of the lot area.
- j. **Transition to Adjacent Development.** Pine Canyon will match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling Unit along the southern property boundary.
- k. **Existing Gasline.** there is an existing gasline that traverses through planning area 3, the gasline is in an easement and no lots will be permitted within the easement.

## C. Residential (MFa) - PA-16

### 1. Intent

Provide for residential Development allowing for a variety, Multi-family/Condominium Units, at no more than 24 Dwelling Units per acre.

### 2. Uses Permitted by Right

- a. Multi-family for rent, Condominium for sale.

- b. Assisted and/or Independent Living.
- c. A temporary sales and marketing center function.
- d. Attached or detached private garages.
- e. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, private swimming pools.
- f. Open Space.
- g. Public or Private parks, playgrounds and recreational facilities including tennis courts, swimming pools and multipurpose trails.
- h. Places of religious assembly.
- i. Signage.
- j. Utility facilities.
- k. Fire & Police facilities.
- l. Parking for Mobility Hub PA-17.

### 3. Uses Permitted by Special Review

- a. Group Care Facilities.
- b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- c. Child Care Centers.

### 4. Development Standards

- a. **Maximum Density.** The Maximum Density shall be up to twenty four (24) Dwelling Units per acre for the MFa Planning Areas, specific densities are specified in the Pine Canyon Land Use - table 1 land use chart.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within the MFa residential Planning Area are specified in the Pine Canyon Land Use - table 1 land use chart for each individual Planning Area.
- c. **Building Setback.**

#### Multi-Family and Condominium

- Building Front - 10' to front porch or exterior face of residence, upper level balconies are excepted from this setback
- Building Rear - 20' to garage face
- Building Sides - 10'
- Building Sides - 15' from ROW on corner lot
- Building Rear - 10'
- Building Rear (from alley or drive lane condition) - 5'

#### Accessory Uses

- Front - 20'
- Side - 5' interior, 10' from ROW
- Rear - 5'

#### Non-residential Land Uses

- Building Front - 20'
- Building Side - 10'
- Building Side from ROW on corner lot - 20'

- Rear - 20'
- Distance to SF (attached or detached) residential lot - 25'

d. **Building Separation.** The minimum building separation shall be the greater of:

- i) twenty (20) feet for Principal Buildings located within each MFa Planning Area, or
- ii) shall be governed by the applicable building code.

e. **Building Height.** No residential Buildings within MFa Planning Areas shall exceed forty (40) feet or three stories in height.

f. **Parking.** Parking will follow Douglas County Standards, as applicable through the Subdivision process.

g. **Landscaping, Fencing, Storage, Lighting.** will follow Douglas County Standards, as applicable through the Subdivision process. Pine Canyon is being designed with water conservation in mind from the beginning of the design process. In an effort to reduce water consumption turf limitations have been established. Turf is limited to 25% of all common space.

## D. Mobility Hub/Mixed Use (MU) - PA-17

### 1. Intent

To provide a multi-modal transportation hub to serve pedestrian, bicycle, vehicle, and mass transit transportation needs while integrating, horizontally and vertically, a broad range of retail goods and services, business and professional services with Multi-family residential development to sustain a transit-oriented development.

### 2. Uses Permitted by Right

- a. Principal Uses
  - a. bank/financial institution
  - b. bar/lounge
  - c. cultural facility
  - d. library
  - e. open space/trails including connections to pedestrian and bicycle trails
  - f. park/playground
  - g. plaza
  - h. recreation facility - indoor
  - i. event center
  - j. hotel/motel, including conference or convention facilities located within the principal building
  - k. office, general, medical, dental, professional, governmental
  - l. public or private parking garages or parking lots, park & rides, including electric vehicle charging stations
  - m. bus stations and local transit service connections
  - n. bicycle and scooter sharing and parking and lockers
  - o. welcome center/wayfinding informational stations
  - p. retail/service business - indoor
  - q. restaurant/fast-food establishment, with no

drive-through services

- r. utility service facility
- s. multi-family residential, all uses and standards as defined in the MFa land use category, refer to section C.2, and C.3
- t. Fire & Police facilities
- u. Accessory Uses

- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

### 3. Development Standards

- a. **Floor/Area Ratio.** The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall not be greater than three (3) to one (1).
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each Mixed-Use Planning Area is specified in the Pine Canyon Land Use - table 1 land use chart for each individual Planning Area.
- c. **Building Setback:**

#### Multi-Family Residential

All standards as defined in the MFa land use category, refer to section C.4. CHANGE TO 15-FOOT

#### Non-Residential Land Uses

The minimum building setback from any internal public street right-of-way shall be:

- Building front - 10 feet
- Building side - 0 feet
- Building rear - 20 feet
- Distance to nearest residential use - 25 feet, unless vertically integrated.
- Building Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'

#### Accessory Uses

- Front - 20'
- Side - 5' interior, 10' from ROW
- Rear - 5'

d. **Building Separation.** Commercial buildings can have a 0' separation.

e. **Building Height.** Buildings or structures in Mixed Use Planning Areas are permitted up to 60' in height.

f. **Parking.** Parking will follow Douglas County Standards, as applicable through the Subdivision process.

g. **Landscaping, Fencing, Storage, Lighting.** will follow Douglas County Standards, as applicable through the Subdivision process.

## E. Mixed Use (MU) - PA-18

### 1. Intent

To provide for the integration, horizontally and vertically,

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023

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PINE CANYON DEVELOPMENT STANDARDS

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

12  
OF 15

# PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,  
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,  
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534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

of a broad range of retail goods and services, business and professional services with Multi-family residential development.

## 2. Uses Permitted by Right

- a. Principal Uses
  - a. bank/financial institution
  - b. bar/lounge
  - c. church
  - d. cultural facility
  - e. fire station
  - f. library
  - g. open space/trails
  - h. park/playground
  - i. plaza
  - j. recreation facility - indoor
  - k. school - including college or university and related facilities
  - l. day care center
  - m. event center
  - n. hospital (helipad permitted as an accessory use)
  - o. hotel/motel, including conference or convention facilities located within the principal building
  - p. nursing or convalescent home and other extended-care facilities
  - q. office, general, medical, dental, professional, governmental
  - r. public or private parking garages or parking lots, park & rides,
  - s. restaurant/fast-food establishment, with no drive-through services
  - t. retail/service business - indoor
  - u. retirement home
  - v. theater - indoor
  - w. utility service facility
  - x. multi-family residential, all uses and standards as defined in the MFa land use category, refer to section C.2, and C.3
  - y. Fire & Police facilities
  - z. Accessory Uses
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

## 3. Development Standards

- a. **Floor/Area Ratio.** The maximum floor-area ratio for each development tract within the Mixed Use Planning Area shall not be greater than three (3) to one (1).
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each Mixed-Use Planning Area is specified in the Pine Canyon Land Use - table 1 land use chart for each individual Planning Area.
- c. **Building Setback:**  
**Multi-Family Residential**  
All standards as defined in the MFa land use category, refer to section C.4

### Non-Residential Land Uses

The minimum building setback from any internal public street right-of-way shall be: **CHANGE TO 15-FOOT**

Building front - 10 feet  
 Building side - 0 feet  
 Building rear - 20 feet  
 Distance to nearest residential use - 25 feet, unless vertically integrated.  
 Building Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'

### Accessory Uses

- Front - 20' **CHANGE TO 15-FOOT**  
 Side - 5' interior, 10' from ROW  
 Rear - 5'
- d. **Building Separation.** Commercial buildings can have a 0' separation.
  - e. **Building Height.** Buildings or structures in Planning Areas are permitted up to 60' in height. **CHANGE TO 10-FOOT**
  - f. **Parking.** Parking will follow Douglas County Standards, as applicable through the Subdivision process.
  - g. **Landscaping, Fencing, Storage, Lighting.** will follow Douglas County Standards, as applicable through the Subdivision process.

## F. Business/Light Industrial - PA-19

### 1. Intent

The intent of the Business/Light Industrial zone is to provide for office/business uses, wholesale and warehousing uses as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in a refined form and that do not in their transformation create smoke, gas, dust, odor, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of the subject property.

### 2. Uses Permitted by Right

- a. General Office and Professional Services
  - a. business and professional offices
  - b. medical and dental offices and clinics
  - c. banks and other financial service establishments, with or without drive-through facilities
  - d. mortuaries
  - e. public transit stops
  - f. park and rides
  - g. Fire & Police facilities.
- b. Light Industrial
  - a. automobile service station with gasoline pumps
  - b. building material - wholesale/retail
  - c. church
  - d. fire station

- e. hospital
- f. library
- g. open space/trails
- h. recreation facility - indoor/outdoor
- i. school - including college, or university related facilities
- j. cultural facility
- k. equipment rental
- l. greenhouse/plant nursery - wholesale/retail
- m. industrial/manufacturing operation which does not emit unusual or excessive amounts of dust, smoke, fumes, gas, noxious odors, or noise beyond the lot boundary
- n. kennel
- o. motorized vehicle/equipment - service/repair and incidental sales
- p. parking lot - public/private
- q. product distribution/storage - excluding hazardous materials
- r. research and development facility
- s. restaurant/fast food establishment
- t. storage area - commercial
- u. telecommunication facility
- v. utility service facility
- w. veterinary clinic/hospital
- x. warehouse
- y. wholesale business - sales/service
- c. Accessory Uses
  - a. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

### 3. Development Standards

- a. **Floor/Area Ratio.** The maximum floor-area ratio for each development tract within the Business/Light Industrial Planning Area shall not be greater than two (2) to one (1).
- b. **Minimum Lot Area.** The minimum lot area shall be 10,000 square feet. **CHANGE TO 15-FOOT**
- c. **Building Setback:** The minimum building setback from any internal public street right-of-way shall be:
  - Building front - 25 feet
  - Building side - 10 feet
  - Building rear - 20 feet
  - Building Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'

### Accessory Uses

- Front - 20'  
 Side - 5' interior, 10' from ROW **CHANGE TO 15-FOOT**  
 Rear - 5'

- d. **Building Separation.** Commercial/Office buildings can have a 0' separation.
- e. **Building Height.** Buildings or structures in Business/Light Industrial Planning Area are permitted up to 40' in height.
- f. **Parking.** Parking will follow Douglas County Standards, as applicable through the Subdivision

process.

g. **Landscaping, Fencing, Storage, Lighting.** will follow Douglas County Standards, as applicable through the Subdivision process.

## G. General Industrial - PA-21

### 1. Intent

The intent of the General Industrial area is to provide an approximately 1.5 acre area for the development of a Water Treatment facility.

### 2. Uses Permitted by Right

- a. All permitted uses in the business / light industrial district.
- b. Major utility facility (water treatment)
- c. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

### 3. Development Standards

- a. **Floor/Area Ratio.** The maximum floor-area ratio within the General Industrial Planning Area shall not be greater than one (1) to one (1). **CHANGE TO 15-FOOT**
- b. **Minimum Lot Area.** none.
- c. **Building Setback:** The minimum building setback from any internal public street right-of-way shall be:
  - Building front - 25 feet
  - Building side - 10 feet
  - Building rear - 20 feet
  - Building Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'

### Accessory Uses

- Front - 20'  
 Side - 5' interior, 10' from ROW **CHANGE TO 15-FOOT**  
 Rear - 5'

- d. **Building Separation.** The minimum building or structure separation shall be the greater of:
  - i) twenty (20) feet or
  - ii) shall be governed by the applicable building code.
- e. **Building Height.** Buildings or structures in General Industrial Planning Area are permitted up to 40' in height.
- f. **Parking.** Parking will follow Douglas County Standards, as applicable through the Subdivision process.
- g. **Landscaping, Fencing, Storage, Lighting.** will follow Douglas County Standards, as applicable through the Subdivision process.

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DESIGNED BY:

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13 OF 15



# PINE CANYON PLANNED DEVELOPMENT

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## H. Resort Spa - PA-6

### 1. Intent

The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of Hotel Rooms, Branded Residences may be built conforming to the SFe standards; however, the maximum number of dwellings permitted in the PD will not be exceeded if residences are proposed in PA-6. Amenities will include those normally found in a resort complex, including, but not limited to, a restaurant, conference center and gift shop.

### 2. Uses Permitted by Right

- a. Resort Complex
  - a. Hotel uses
  - b. Spa uses
  - c. Swimming pool, hot tub
  - d. Restaurant
  - e. Conference center
  - f. Gift shop
  - g. parking lot, parking garage
  - h. Uses listed in the SFe district, see B.2, B.3

### 3. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio for each development tract within the Resort Spa Planning Area shall not be greater than three tenths (.30) to one (1).
- b. Minimum Lot Area. The minimum lot area for the Resort complex shall be 5 acres, potential residential uses are subject to the SFe standards.
- c. Building Setback: The minimum building setback for the Resort complex from any public street right-of-way shall be:
  - Building front - 25 feet
  - Building side - 10 feet
  - Building rear - 20 feet
- d. Residential Uses: are subject to the SFe standards, section B.4.
- e. Building Height. The mass of the building(s) shall be broken up by favoring terraced roofs and offsets in wall planes. The maximum height for the Resort complex shall be 65' in height, not including towers or similarly distinct architectural elements. Any potential residential uses are subject to the SFe standards, section B.4.
- f. Parking. Parking will follow Douglas County Standards, as applicable through the Subdivision process.
- g. Landscaping, Fencing, Storage, Lighting. will follow Douglas County Standards, as applicable through the Subdivision process. Pine Canyon is being designed with water conservation in mind from the beginning of the design process. In an effort to reduce water consumption turf limitations have been established. Turf is limited to 25% of all common space.

## I. Parks - PA-5, 7, 15

### 1. Intent

To provide for park uses which compliment residential neighborhoods.

### 2. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: multi-purpose fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Accessory Park structures such as picnic pavilions, restrooms, band-shells, etc.

### 3. Development Standards

- a. Building Setback: Street. The minimum building setback for a vertical structure from any public street right-of-way line shall be:
  - Building front - 25 feet
  - Building side - 20 feet
  - Building rear - 25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of:
  - i) twenty (20) feet or
  - ii) shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.
- d. Parking. Parking will follow Douglas County Standards, as applicable through the Subdivision process.
- e. Landscaping, Fencing, Storage, Lighting. will follow Douglas County Standards, as applicable through the Subdivision process.

## J. Open Space (OS) - OSP-1, 2, 3, 4, 5, 6, 7

### 1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

### 2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks.
- d. Community Gardens.
- e. Drainage Facilities.
- f. Picnic shelters.
- g. Utility Facilities.

### 3. Development Standards

- a. Building Setback: Street. The minimum building setback for a vertical structure from any public street right-of-way line shall be:
  - Building front - 25 feet
  - Building side - 15 feet
  - Building rear - 25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of
  - i) twenty (20) feet or
  - ii) shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.
- d. Parking. Parking will follow Douglas County Standards, as applicable through the Subdivision process.
- e. Landscaping, Fencing, Storage, Lighting. will follow Douglas County Standards, as applicable through the Subdivision process.

## K. The Homestead - PA-20

### 1. Intent

Provide for continuing the existing residential single family detached home, and Accessory buildings that will allow the continued agricultural use. This area will be covered with a conservation easement to ensure that it remains as an agriculturally focused homestead.

### 2. Uses Permitted by Right

- a. Single Family Detached Dwelling Unit.
- b. Attached or detached private garages (1,000 sq. ft. maximum).
- c. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, and private facilities for the keeping of common household pets.
- d. Signage.
- e. Utility facilities.
- f. Use permitted in a conservation easement agreement or similar document approved by Douglas County.

### 3. Development Standards

- a. Maximum Density/Number of Units. The Maximum Density and number of units shall be the one existing residential home.
- b. Building Setback:
  - Building Front - 10' to porch or exterior wall
  - Building Side - 20' to garage face
  - Building Sides - 5'

CHANGE TO 15-FOOT

- Building Sides - 10' from ROW on corner lot
- Building Rear - 20'
- Accessory Uses**
  - Front - 20'
  - Side - 5' interior, 10' from ROW
  - Rear - 5'

## L. Open Space (OS) - OSP-8

### 1. Intent

Owner will establish The Walter J. Scott Riparian Preserve (OSP-8), through the donation of a conservation easement to the County or an accredited land trust. The purposes of such easement shall include the preservation of the County's identified Wildlife Migration Corridor, the County's Riparian Conservation Zone (RCZ), threatened species habitat, cultural points of interest and the preservation of the Preserve as a working agricultural ranch in accordance with all County Resolutions and the County's Habitat Conservation Plan.

### 2. Uses Permitted by Right

- a. Agriculture.
- b. Agricultural Recreational Activities.
- c. Hay Sales.
- d. Sale of Agricultural Products and Value-added. Agricultural Products produced or raised on site.
- e. Animals.
- f. Training of non-owned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week.
- g. Nature center/picnic area/trail head.
- h. Passive recreation uses.
- i. Open Space/trails.
- j. Use permitted in a conservation easement agreement or similar document approved by Douglas County.
- k. Utility Facilities.

### 3. Development Standards

- a. Building Setback: Street. The minimum building setback for a vertical structure from any public street right-of-way line shall be:
  - Building front - 25 feet
  - Building side - 15 feet
  - Building rear - 25 feet
- b. Building Separation. The minimum building or structure separation shall be the greater of
  - i) twenty (20) feet or
  - ii) shall be governed by the applicable building code.
- c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.
- d. Parking. Parking will follow Douglas County Standards, as applicable through the Subdivision process.
- e. Landscaping, Fencing, Storage, Lighting. will follow Douglas County Standards, as applicable through the Subdivision process.

PREPARED FOR:



JRW Family Limited Liability Partnership  
1200 17th St, Suite 3000,  
Denver, CO - 80202  
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,  
Suite 109 - Littleton, CO  
80120  
303.703.4444

LAND PLANNING:



PCS Group, Inc.  
200 Kalamath Street,  
Denver, CO - 80233  
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023

SHEET INFO:

PINE CANYON

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

14  
OF 15

# PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,  
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,  
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

## DEFINITIONS:

Any terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Plan and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

“Accessory Building”, with respect to any lot means a building: (1) located on the same lot as the Principal Building for such lot (2) that is accessory to such Principal Building, and (3) that may be connected to such Principal Buildings by breezeway or other external improvements.

“Ag/Livestock Structure” means a barn, corral, paddock, run pen, round pen or similar buildings or structures intended to contain livestock or agricultural uses.

“CC&Rs” means the covenants, conditions and restrictions that Owner records against the Property, as amended.

“CDOT” means the State of Colorado Department of Transportation.

“Commitments Matrix” means the Parks/Trails/Open Space Commitments Matrix set forth in this Development Plan, other commitments are listed in the Statement of Commitments in this document.

“Community Development Department” means the Department of Community Development for Douglas County, Colorado.

“Community Development Director” means the Director.

“County” means Douglas County, Colorado.

“Development Application” means each application requesting County approval of a preliminary plan, minor development plat, site improvement plan on unplatted property, use by special review, or location and extent.

“Development Plan” means this development plan for the Pine Canyon Planned Development.

“Development Standards” means the development standards of this Development Plan.

“Director” means the County’s Planning Services

Director.

“Director of Community Development” means the Director.

“Dwelling Unit” means a building or portion thereof within the Property intended to be used for residential occupancy, including single-family, two-family, and multi-family dwelling units intended to be used for residential occupancy.

“Effective Date” means the date this Development Plan is first recorded.

“Existing Development Approval” means a Future Development Approval that has been approved by the County to the extent such approval has not expired or been vacated.

“Final Plat” means a final plat including all amendments thereto, approved by the County and Recorded.

“Fire District” means Castle Rock Fire and Rescue or a successor district providing fire protection services for the Property.

“Future Development Approval” means a development approval for subdivision, site improvement plan, use by special review or location and extent.

“Gross Floor Area” or “GFA” with respect to any Non-residential Building, means the total floor area, including the exterior building walls, on all floors of such Non-residential Building. “Gross Floor Area” does not include parking areas and floor area within such Non-residential Building occupied by HVAC, mechanical, electrical, communications, or security equipment and other similar facilities and areas.

“Gross Site Area” with respect to any Non-residential Building, means the total land area included within the site improvement plan for such Non-residential Building.

“Group Care Facilities” means a single, residential structure having common kitchen facilities occupied by persons who may or may not have physical, mental, emotional or social problems and living together for the purpose of training, observation, common support of a combination thereof.

“Land Use Plan” means the Land Use Plan Overview of this Development Plan.

“MFDU” (Multi-family Dwelling Unit) means a Dwelling Unit located within a building, containing one or more Dwelling Units, arranged, designed or intended for occupancy by two or more families living independently of each other, including condominiums or duplexes.

“Mixed-use Building” means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the Property.

“Net Floor Area”, with respect to any Office or Retail use, means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, and measured to the midpoint of walls and doors separating such areas from interior common or other areas.

“Net Floor Area” does not include areas within a building’s public corridors, stairways, elevator rooms, janitors closets, restrooms, and other similar facilities and areas.

“Non-residential Building” means a commercial, industrial or other similar non-residential building constructed within the Property that does not contain any Dwelling Units.

“Owner” is JRW Family Limited Liability Partnership.

“Planning Division” means the Department of Community Development for Douglas County, Colorado.

“Primary Frontage” means, with respect to a building on a corner lot, the side of such building designated to bear the primary pedestrian entrance to such building.

“Primary Street” means a Street within the Property that is identified as a “Primary Street” on the Land Use Plan.

“Property” means the Pine Canyon Planned Development.

“School District” means the Douglas County School District.

“SFDU” (Single-family Dwelling Unit) means a legal lot within the Property established by a Final Plat and intended for one single-family detached Dwelling Unit.

“Subdivision Resolution” means the Douglas County Subdivision Resolution, as the same may be amended from time to time.

“Zoning Resolution” means the Douglas County Zoning Resolution, as the same may be amended from time to time.

PREPARED FOR:



JRW Family Limited Liability Partnership  
1200 17th St, Suite 3000,  
Denver, CO - 80202  
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,  
Suite 109 - Littleton, CO  
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303.703.4444

LAND PLANNING:



www.pcsgroupco.com  
PCS Group, Inc.  
200 Kalamath Street,  
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SHEET INFO:

**PINE CANYON  
DEFINITIONS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

**15  
OF 15**



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Northeast Regional Office  
6060 Broadway  
Denver, CO 80216  
P 303.291.7227

March 31, 2023

Matt Jakubowski, AICP | Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third St., Castle Rock, CO 80104

RE: Pine Canyon Planned Development - 2nd Referral (Project #: ZR2020-010)

Dear Mr. Jakubowski,

Thank you for the opportunity to comment on the development proposal for the Pine Canyon Planned Development (Project #:ZR2020-010) located in Douglas County. 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.

District Wildlife Manager Katie Doyle recently analyzed the site. The 500-acre site is located north of Scott Blvd., south of Black Feather Trail, west of Founders Parkway, and east of Prairie Hawk Drive. This site development plan proposes single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub.

### Habitat

The main impacts to wildlife from this development would be fragmentation and loss of habitat. 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 reduction, and providing open space for wildlife.

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. 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). Thus, CPW recommends that the developer and Douglas County employ a collaborative approach with neighboring cities and towns and with other developments within the county to maintain wildlife habitat in as whole a state as possible. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically.



## Trails

When planning trails in the development area, special consideration should be given to the impact trails have on wildlife within the area. Trails should not cut through riparian areas and should remain at least 50 feet from them. They should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length. Trails have the ability to contribute to fragmentation of habitat, disrupting the natural movement of wildlife through an area, and the spreading of noxious weeds.

## Noxious Weeds

Noxious weeds should be monitored very closely. The spread and control of noxious weeds on and around this Douglas County site 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 would recommend implementation of a weed management plan that may already exist within Douglas County.

## Wildlife

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably small to mid-sized mammals, song birds, and raptors, but also with the possibility for big game species (elk, deer, bear, and mountain lion), reptiles, and amphibians to be present.

## Raptors

Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. Should a nest ever get built or be discovered, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional 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,” is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

## Prairie Dogs and Burrowing Owls

Prairie dog colonies may exist within the development site, and should they be discovered, the possibility exists for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nest. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed.

Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

CPW also recommends that any discovered prairie dog colony be completely vacated of living animals prior to the start of any earth-moving. If prairie dogs are present and any earth-moving is to be done on site, CPW recommends euthanasia or relocation (with the appropriate permit) prior to any work being done. If relocation is chosen, please consult with the local District Wildlife Manager for the required permit.

### Living with Wildlife

Future residents should be informed that wildlife such as fox, coyotes, deer, elk, and even bear or mountain lion frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted well to living in urban environments. This proposed site within Douglas County also will have presence of bears that have been accustomed to living in close proximity to humans. The proposed plan mentions creating parks, open space and trails around treed areas. Much of the site on the east side includes Gambel Oak that is a vital habitat source for bears. Black bears utilize these native plants as food sources and shelter. This should be considered when deciding distances to residential areas. Bears, as well as other wildlife, should not be a concern for residents if the following CPW recommendations are met: People moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife through the use of pet leash laws, protection of their pets and hobby livestock when not under direct supervision, and reducing attractants on their property.

Homeowners can do their part by **not** inviting wildlife into their yards. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.
- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, is **illegal**.
- “Living with Wildlife” pamphlets are available through CPW offices.

For further information, Colorado Parks and Wildlife can provide copies of the following brochures: “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” to residents of the surrounding open space. These brochures can also be downloaded from our web site at <http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>.

Thank you again for the opportunity to comment on the proposed Pine Canyon Planned Development - 2nd Referral. Please do not hesitate to contact us about ways to continue

managing the property in order to maximize wildlife value while minimizing potential Doyle at (720) 930-8039.

Sincerely,

A handwritten signature in cursive script, appearing to read "Matt Martinez".

Matt Martinez  
Area Wildlife Manager

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

## REFERRAL RESPONSE REQUEST – PLANNED DEVELOPMENT REZONING

 Date sent: March 22, 2023

 Comments due by: April 12, 2023
**Project Name:** Pine Canyon Planned Development – *2<sup>nd</sup> Referral*
**Project File #:** ZR2020-010

**Project Summary:**

2<sup>nd</sup> Referral for Planned Development (PD) rezoning establishing the Pine Canyon PD in unincorporated Douglas County. PD proposes single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub. The 500-acre site is generally located north of Scott Blvd., south of Black Feather Trl., west of Founders Pkwy., and east of Prairie Hawk Dr.

The PD is being processed concurrent with the Pine Canyon PD Water Appeal (MI2020-009), and proposed service plans for the Pine Canyon Metropolitan District (SV2020-001).

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
_____ _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> Douglas County Conservation District	<b>Phone #:</b> (303) 218 2622
<b>Your Name:</b> David Shohet, President <i>(please print)</i>	<b>Your Signature:</b> <i>David Shohet</i>
	<b>Date:</b> <i>3/27/2023</i>

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

Sincerely,

*Matthew A. Jakubowski*  
 Matt Jakubowski, AICP  
 Chief Planner  
[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

*Mike Pesicka*  
 Mike Pesicka  
 Principal Planner  
[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)



**DOUGLAS COUNTY CONSERVATION DISTRICT**

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

March 28, 2023

**RE: ZR2020-010, Pine Canyon Planned Development – 2nd Referral**

According to the Natural Resources Conservation Service (NRCS) soils survey, Kutch-Newlin - Stapleton complex, 8 to 40 percent slopes, and the Stapleton loamy sand, 6 to 30 percent slopes, are “very limited” for dwellings with and without basements, and small commercial buildings due to shrink-swell and depth to soft bedrock. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

According to the NRCS soils survey, the Kutch-Newlin - Stapleton complex, 8 to 40 percent slopes, and the Stapleton loamy sand, 6 to 30 percent slopes, are “very limited” for streets, roads, and shallow excavations due to frost action, slope, shrink-well properties, and low strength. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required 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 mulched or revegetated within 45 days of disturbance.

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 540 acres.



**DOUGLAS COUNTY CONSERVATION DISTRICT**

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

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

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

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The Conservation District does not support development proposals that are located in or near drainages or development that disturbs wetlands. The District comments the applicant for preserving 173.9 acres for parks and the riparian reserve along East Plum Creek.

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 respond.



United States  
Department of  
Agriculture

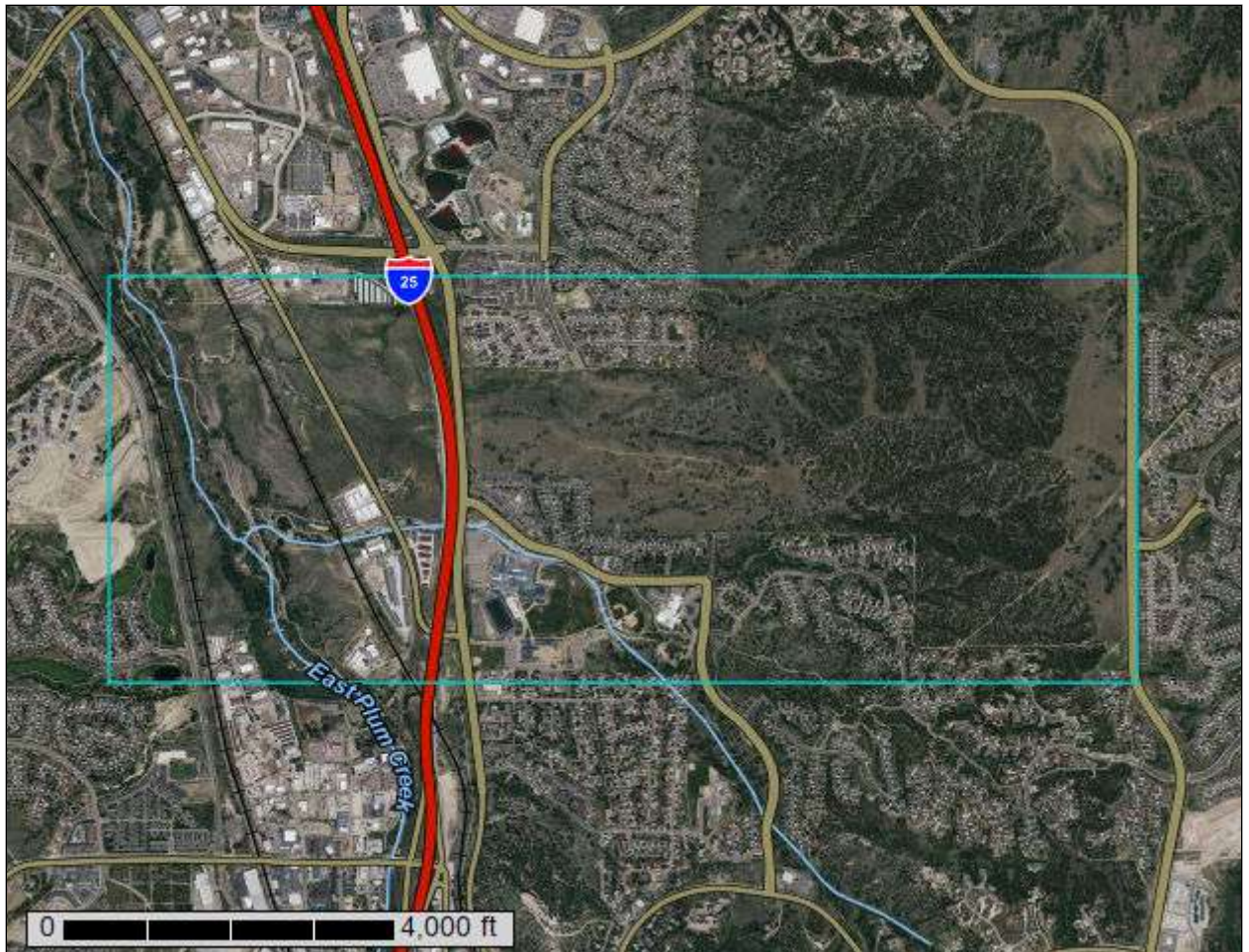
**NRCS**

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

ZR2020-010



# Preface

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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](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

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

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

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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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# How Soil Surveys Are Made

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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

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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.

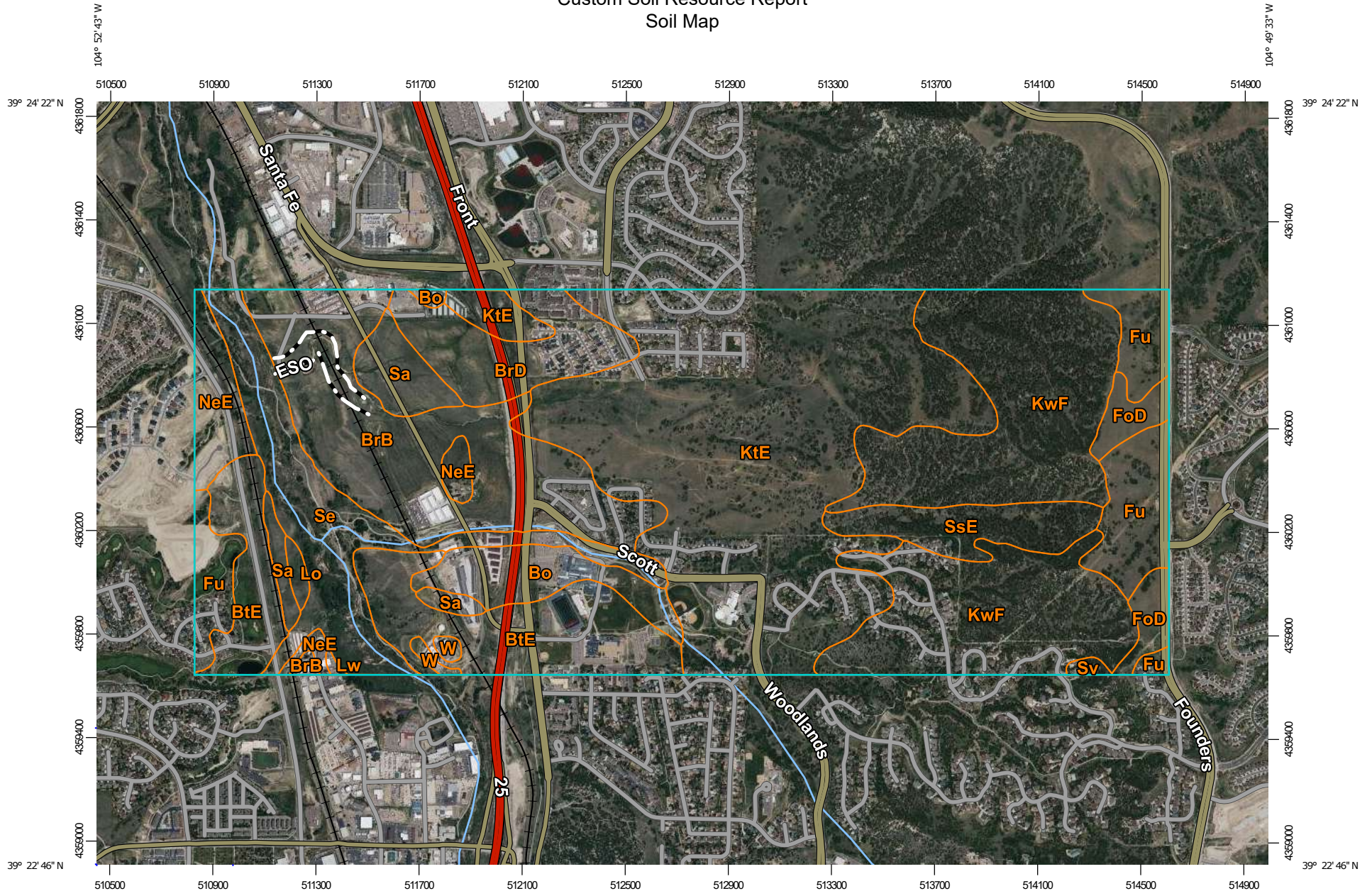


# Soil Map

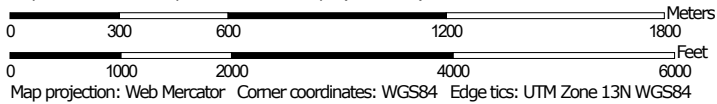
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce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

# Custom Soil Resource Report Soil Map




Map Scale: 1:20,800 if printed on A landscape (11" x 8.5") sheet.





### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

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

**Background**

 Aerial Photography

### MAP INFORMATION

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

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 15, Sep 1, 2022

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

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	41.5	3.0%
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	167.3	12.0%
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	58.9	4.2%
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	124.7	8.9%
FoD	Fondis clay loam, 3 to 9 percent slopes	24.0	1.7%
Fu	Fondis-Kutch association	80.2	5.7%
KtE	Kutch sandy loam, 5 to 20 percent slopes	404.9	29.0%
KwF	Kutch-Newlin-Stapleton complex, 8 to 40 percent slopes	270.6	19.4%
Lo	Loamy alluvial land	3.8	0.3%
Lw	Loamy wet alluvial land	0.9	0.1%
NeE	Newlin gravelly sandy loam, 8 to 30 percent slopes	36.2	2.6%
Sa	Sampson loam	33.8	2.4%
Se	Sandy wet alluvial land	102.4	7.3%
SsE	Stapleton loamy sand, 6 to 30 percent slopes	40.5	2.9%
Sv	Stony steep land	2.3	0.2%
W	Water	4.3	0.3%
<b>Totals for Area of Interest</b>		<b>1,396.6</b>	<b>100.0%</b>

## 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.

## Custom Soil Resource Report

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

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

## Castle Rock Area, Colorado

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

#### Map Unit Setting

*National map unit symbol:* jqy5  
*Elevation:* 5,500 to 6,600 feet  
*Mean annual precipitation:* 15 to 19 inches  
*Mean annual air temperature:* 47 to 50 degrees F  
*Frost-free period:* 120 to 135 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

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

#### Description of Blakeland

##### Setting

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

##### Typical profile

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

##### Properties and qualities

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

##### Interpretive groups

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

#### Description of Orsa

##### Setting

*Landform:* Hills, alluvial fans  
*Landform position (three-dimensional):* Base slope

## Custom Soil Resource Report

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from arkosic sedimentary rock

### Typical profile

*H1 - 0 to 20 inches:* coarse sandy loam

*H2 - 20 to 60 inches:* gravelly loamy coarse sand

### Properties and qualities

*Slope:* 1 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Somewhat excessively drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

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

### Interpretive groups

*Land capability classification (irrigated):* 4s

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* A

*Ecological site:* R049XB210CO - Sandy Foothill

*Hydric soil rating:* No

### Minor Components

#### Bresser

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### Kassler

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### Sandy alluvial land

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

## BrB—Bresser sandy loam, cool, 1 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 2tlpj

*Elevation:* 5,500 to 6,500 feet

*Mean annual precipitation:* 15 to 19 inches

*Mean annual air temperature:* 48 to 52 degrees F

*Frost-free period:* 100 to 130 days

*Farmland classification:* Farmland of statewide importance



**Map Unit Composition**

*Bresser, cool, and similar soils: 90 percent*

*Minor components: 10 percent*

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

**Description of Bresser, Cool**

**Setting**

*Landform: Terraces, hillslopes*

*Landform position (two-dimensional): Footslope*

*Landform position (three-dimensional): Base slope, tread*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Tertiary aged alluvium derived from arkose*

**Typical profile**

*Ap - 0 to 5 inches: sandy loam*

*Bt1 - 5 to 8 inches: sandy loam*

*Bt2 - 8 to 27 inches: sandy clay loam*

*Bt3 - 27 to 36 inches: sandy loam*

*C - 36 to 80 inches: loamy coarse sand*

**Properties and qualities**

*Slope: 1 to 3 percent*

*Depth to restrictive feature: More than 80 inches*

*Drainage class: Well drained*

*Runoff class: Low*

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

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Calcium carbonate, maximum content: 5 percent*

*Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)*

*Available water supply, 0 to 60 inches: Low (about 5.4 inches)*

**Interpretive groups**

*Land capability classification (irrigated): 2e*

*Land capability classification (nonirrigated): 4s*

*Hydrologic Soil Group: B*

*Ecological site: R049XB210CO - Sandy Foothill*

*Hydric soil rating: No*

**Minor Components**

**Truckton**

*Percent of map unit: 5 percent*

*Landform: Terraces, hillslopes*

*Landform position (two-dimensional): Footslope*

*Landform position (three-dimensional): Base slope, tread*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Ecological site: R049XB210CO - Sandy Foothill*

*Hydric soil rating: No*

**Sampson**

*Percent of map unit:* 5 percent  
*Landform:* Alluvial fans, terraces  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope, tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R049XC202CO - Loamy Foothill 14-19 PZ  
*Hydric soil rating:* No

**BrD—Bresser sandy loam, cool, 5 to 9 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 2tlpk  
*Elevation:* 5,500 to 6,960 feet  
*Mean annual precipitation:* 15 to 19 inches  
*Mean annual air temperature:* 48 to 52 degrees F  
*Frost-free period:* 100 to 130 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

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

**Description of Bresser, Cool**

**Setting**

*Landform:* Interfluves  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Tertiary aged alluvium derived from arkose

**Typical profile**

*Ap - 0 to 5 inches:* sandy loam  
*Bt1 - 5 to 8 inches:* sandy loam  
*Bt2 - 8 to 27 inches:* sandy clay loam  
*Bt3 - 27 to 36 inches:* sandy loam  
*C - 36 to 80 inches:* loamy coarse sand

**Properties and qualities**

*Slope:* 5 to 9 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.60 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches

## Custom Soil Resource Report

*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 5 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 5.4 inches)

### **Interpretive groups**

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

### **Minor Components**

#### **Ascalon**

*Percent of map unit:* 10 percent  
*Landform:* Interfluves  
*Landform position (two-dimensional):* Shoulder  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R049XB210CO - Sandy Foothill  
*Hydric soil rating:* No

#### **Truckton**

*Percent of map unit:* 5 percent  
*Landform:* Interfluves  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* R049XB210CO - Sandy Foothill  
*Hydric soil rating:* No

## **BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* jqy9  
*Elevation:* 5,500 to 6,600 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**

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

## Description of Bresser

### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread, riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy eolian deposits

### Typical profile

*H1 - 0 to 8 inches:* sandy loam  
*H2 - 8 to 30 inches:* sandy clay loam  
*H3 - 30 to 60 inches:* loamy sand

### Properties and qualities

*Slope:* 5 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 7.6 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* B  
*Ecological site:* R049XB210CO - Sandy Foothill  
*Hydric soil rating:* No

## Description of Truckton

### Setting

*Landform:* Terraces  
*Landform position (three-dimensional):* Tread, riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from arkosic sedimentary rock

### Typical profile

*H1 - 0 to 4 inches:* sandy loam  
*H2 - 4 to 19 inches:* sandy loam  
*H3 - 19 to 60 inches:* sandy loam

### Properties and qualities

*Slope:* 10 to 25 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None

## Custom Soil Resource Report

*Available water supply, 0 to 60 inches: Low (about 6.0 inches)*

### **Interpretive groups**

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 6e*

*Hydrologic Soil Group: A*

*Ecological site: R049XB210CO - Sandy Foothill*

*Hydric soil rating: No*

### **Minor Components**

#### **Newlin**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

#### **Blakeland**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

#### **Stapleton**

*Percent of map unit: 4 percent*

*Hydric soil rating: No*

#### **Aquic haplustolls**

*Percent of map unit: 1 percent*

*Landform: Swales*

*Hydric soil rating: Yes*

## **FoD—Fondis clay loam, 3 to 9 percent slopes**

### **Map Unit Setting**

*National map unit symbol: jqyp*

*Elevation: 5,500 to 6,800 feet*

*Mean annual precipitation: 15 to 19 inches*

*Mean annual air temperature: 47 to 50 degrees F*

*Frost-free period: 120 to 135 days*

*Farmland classification: Not prime farmland*

### **Map Unit Composition**

*Fondis and similar soils: 85 percent*

*Minor components: 15 percent*

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

### **Description of Fondis**

#### **Setting**

*Landform: Ridges, buttes, mesas*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Eolian deposits over coarse-silty outwash derived from arkose*

**Typical profile**

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

**Properties and qualities**

*Slope: 3 to 9 percent*  
*Depth to restrictive feature: More than 80 inches*  
*Drainage class: Well drained*  
*Runoff class: High*  
*Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)*  
*Depth to water table: More than 80 inches*  
*Frequency of flooding: None*  
*Frequency of ponding: None*  
*Calcium carbonate, maximum content: 15 percent*  
*Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*  
*Available water supply, 0 to 60 inches: High (about 9.4 inches)*

**Interpretive groups**

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

**Minor Components**

**Kutch**

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

**Englewood**

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

**Denver**

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

**Aquic haplustolls**

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

**Fu—Fondis-Kutch association**

**Map Unit Setting**

*National map unit symbol: jqyq*  
*Elevation: 5,500 to 6,800 feet*  
*Mean annual precipitation: 15 to 19 inches*

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*Mean annual air temperature:* 47 to 50 degrees F  
*Frost-free period:* 120 to 135 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

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

### Description of Fondis

#### Setting

*Landform:* Draws, valley sides  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Eolian deposits over coarse-silty outwash derived from arkose

#### Typical profile

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

#### Properties and qualities

*Slope:* 5 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* High (about 9.2 inches)

#### Interpretive groups

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

### Description of Kutch

#### Setting

*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Fine-textured residuum weathered from calcareous shale

#### Typical profile

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

#### Properties and qualities

*Slope:* 5 to 40 percent

## Custom Soil Resource Report

*Depth to restrictive feature:* 20 to 40 inches to paralithic bedrock  
*Drainage class:* Well drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Gypsum, maximum content:* 2 percent  
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 5.6 inches)

### Interpretive groups

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

### Minor Components

#### Bresser

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

#### Newlin

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

#### Hilly gravelly land

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

#### Aquic haplustolls

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

## KtE—Kutch sandy loam, 5 to 20 percent slopes

### Map Unit Setting

*National map unit symbol:* jqz5  
*Elevation:* 5,500 to 6,800 feet  
*Mean annual precipitation:* 15 to 19 inches  
*Mean annual air temperature:* 47 to 50 degrees F  
*Frost-free period:* 120 to 135 days  
*Farmland classification:* Not prime farmland



**Map Unit Composition**

*Kutch and similar soils: 85 percent*

*Minor components: 15 percent*

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

**Description of Kutch**

**Setting**

*Landform: Drainageways, alluvial fans, valley sides*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Calcareous fine-loamy clayey shale*

**Typical profile**

*H1 - 0 to 6 inches: sandy loam*

*H2 - 6 to 32 inches: clay*

*H3 - 32 to 36 inches: weathered bedrock*

**Properties and qualities**

*Slope: 5 to 20 percent*

*Depth to restrictive feature: 20 to 40 inches to paralithic bedrock*

*Drainage class: Well drained*

*Runoff class: High*

*Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)*

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Calcium carbonate, maximum content: 15 percent*

*Gypsum, maximum content: 2 percent*

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

*Available water supply, 0 to 60 inches: Low (about 5.6 inches)*

**Interpretive groups**

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 6e*

*Hydrologic Soil Group: D*

*Ecological site: R049XB210CO - Sandy Foothill*

*Hydric soil rating: No*

**Minor Components**

**Bresser**

*Percent of map unit: 7 percent*

*Hydric soil rating: No*

**Newlin**

*Percent of map unit: 7 percent*

*Hydric soil rating: No*

**Aquic haplustolls**

*Percent of map unit: 1 percent*

*Landform: Swales*

*Hydric soil rating: Yes*

## **KwF—Kutch-Newlin-Stapleton complex, 8 to 40 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* jqz8  
*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:* 35 percent  
*Newlin and similar soils:* 25 percent  
*Stapleton and similar soils:* 25 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Kutch**

#### **Setting**

*Landform:* Valley sides  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Calcareous coarse-silty clayey shale

#### **Typical profile**

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

#### **Properties and qualities**

*Slope:* 8 to 40 percent  
*Depth to restrictive feature:* 20 to 40 inches to paralithic bedrock  
*Drainage class:* Well drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Gypsum, maximum content:* 2 percent  
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 5.6 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* D  
*Ecological site:* F048AY925CO - Ponderosa Pine Forest

## Custom Soil Resource Report

*Hydric soil rating:* No

### Description of Newlin

#### Setting

*Landform:* Valley sides

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from mixed sources over very gravelly sand

#### Typical profile

*H1 - 0 to 8 inches:* gravelly sandy loam

*H2 - 8 to 17 inches:* gravelly sandy clay loam

*H3 - 17 to 22 inches:* gravelly sandy loam

*H4 - 22 to 60 inches:* very gravelly sand

#### Properties and qualities

*Slope:* 8 to 25 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Medium

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

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

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

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* B

*Ecological site:* R049XC202CO - Loamy Foothill 14-19 PZ

*Hydric soil rating:* No

### Description of Stapleton

#### Setting

*Landform:* Knobs, valley sides

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from arkosic sedimentary rock

#### Typical profile

*H1 - 0 to 7 inches:* sandy loam

*H2 - 7 to 16 inches:* sandy loam

*H3 - 16 to 60 inches:* gravelly sandy loam

#### Properties and qualities

*Slope:* 8 to 30 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Low

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

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

## Custom Soil Resource Report

*Available water supply, 0 to 60 inches: Low (about 5.7 inches)*

### **Interpretive groups**

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 6e*

*Hydrologic Soil Group: A*

*Ecological site: F048AY925CO - Ponderosa Pine Forest*

*Hydric soil rating: No*

### **Minor Components**

#### **Fondis**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

#### **Loamy alluvial land**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

#### **Larkson**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

## **Lo—Loamy alluvial land**

### **Map Unit Setting**

*National map unit symbol: jqzb*

*Elevation: 7,000 to 8,000 feet*

*Mean annual precipitation: 17 to 19 inches*

*Mean annual air temperature: 44 to 46 degrees F*

*Frost-free period: 115 to 120 days*

*Farmland classification: Not prime farmland*

### **Map Unit Composition**

*Loamy alluvial land: 80 percent*

*Minor components: 20 percent*

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

### **Description of Loamy Alluvial Land**

#### **Setting**

*Landform: Swales, flood plains*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

#### **Typical profile**

*H1 - 0 to 20 inches: sandy loam*

*H2 - 20 to 40 inches: stratified loamy sand to clay loam*

*H3 - 40 to 60 inches: sand and gravel*

**Properties and qualities**

*Slope:* 1 to 5 percent  
*Drainage class:* Well drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 6.00 in/hr)  
*Depth to water table:* About 48 to 72 inches  
*Frequency of flooding:* FrequentNone  
*Calcium carbonate, maximum content:* 5 percent  
*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Moderate (about 6.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* C  
*Ecological site:* R049XY036CO - Overflow  
*Hydric soil rating:* No

**Minor Components**

**Sampson**

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

**Bresser**

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

**Sandy alluvial land**

*Percent of map unit:* 5 percent

**Fluvaquentic haplustolls**

*Percent of map unit:* 1 percent  
*Landform:* Terraces  
*Hydric soil rating:* Yes

**Lw—Loamy wet alluvial land**

**Map Unit Setting**

*National map unit symbol:* jqzd  
*Elevation:* 7,000 to 8,000 feet  
*Mean annual precipitation:* 17 to 19 inches  
*Mean annual air temperature:* 44 to 46 degrees F  
*Frost-free period:* 115 to 120 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Loamy wet alluvial land:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

## Description of Loamy Wet Alluvial Land

### Setting

*Landform:* Drainageways, swales, flood plains  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear

### Typical profile

*H1 - 0 to 20 inches:* sandy loam  
*H2 - 20 to 60 inches:* stratified sand to clay

### Properties and qualities

*Slope:* 1 to 5 percent  
*Drainage class:* Poorly drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.06 to 6.00 in/hr)  
*Depth to water table:* About 0 to 24 inches  
*Frequency of flooding:* FrequentNone  
*Calcium carbonate, maximum content:* 5 percent  
*Gypsum, maximum content:* 2 percent  
*Maximum salinity:* Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 2.0  
*Available water supply, 0 to 60 inches:* Moderate (about 6.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 5w  
*Hydrologic Soil Group:* D  
*Hydric soil rating:* No

## Minor Components

### Sandy wet alluvial land

*Percent of map unit:* 14 percent  
*Hydric soil rating:* No

### Fluvaquentic haplaquolls

*Percent of map unit:* 1 percent  
*Landform:* Sloughs  
*Hydric soil rating:* Yes

## NeE—Newlin gravelly sandy loam, 8 to 30 percent slopes

### Map Unit Setting

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

**Map Unit Composition**

*Newlin and similar soils: 85 percent*

*Minor components: 15 percent*

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

**Description of Newlin**

**Setting**

*Landform: Plateaus, mesas, terraces*

*Landform position (three-dimensional): Riser*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

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

**Typical profile**

*H1 - 0 to 8 inches: gravelly sandy loam*

*H2 - 8 to 17 inches: gravelly sandy clay loam*

*H3 - 17 to 22 inches: gravelly sandy loam*

*H4 - 22 to 60 inches: very gravelly sand*

**Properties and qualities**

*Slope: 8 to 30 percent*

*Depth to restrictive feature: More than 80 inches*

*Drainage class: Well drained*

*Runoff class: Medium*

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

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

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

**Interpretive groups**

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 6e*

*Hydrologic Soil Group: B*

*Ecological site: R049XY214CO - Gravelly Foothill*

*Hydric soil rating: No*

**Minor Components**

**Bresser**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Stapleton**

*Percent of map unit: 4 percent*

*Hydric soil rating: No*

**Satanta**

*Percent of map unit: 4 percent*

*Hydric soil rating: No*

**Aquic haplustolls**

*Percent of map unit: 2 percent*

*Landform: Swales*

*Hydric soil rating: Yes*

## Sa—Sampson loam

### Map Unit Setting

*National map unit symbol:* jr02  
*Elevation:* 5,500 to 6,600 feet  
*Mean annual precipitation:* 15 to 19 inches  
*Mean annual air temperature:* 48 to 50 degrees F  
*Frost-free period:* 120 to 135 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

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

### Description of Sampson

#### Setting

*Landform:* Stream terraces on drainageways  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Weathered alluvium derived from arkose

#### Typical profile

*H1 - 0 to 9 inches:* loam  
*H2 - 9 to 28 inches:* clay loam  
*H3 - 28 to 38 inches:* loam  
*H4 - 38 to 60 inches:* silt loam

#### Properties and qualities

*Slope:* 1 to 4 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.60 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* High (about 9.5 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 3c  
*Hydrologic Soil Group:* B  
*Ecological site:* R049XC202CO - Loamy Foothill 14-19 PZ  
*Hydric soil rating:* No



### Minor Components

#### Englewood

*Percent of map unit: 8 percent*  
*Hydric soil rating: No*

#### Bresser

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

#### Loamy alluvial land

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

#### Aquic haplustolls

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

### Se—Sandy wet alluvial land

#### Map Unit Setting

*National map unit symbol: jr04*  
*Elevation: 5,500 to 6,600 feet*  
*Mean annual precipitation: 15 to 19 inches*  
*Mean annual air temperature: 48 to 50 degrees F*  
*Frost-free period: 120 to 135 days*  
*Farmland classification: Not prime farmland*

#### Map Unit Composition

*Sandy wet alluvial land: 80 percent*  
*Minor components: 20 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Sandy Wet Alluvial Land

##### Setting

*Landform: Flood plains, drainageways*  
*Down-slope shape: Linear*  
*Across-slope shape: Linear*  
*Parent material: Weathered alluvium derived from arkose*

##### Typical profile

*H1 - 0 to 6 inches: coarse sand*  
*H2 - 6 to 60 inches: stratified coarse sand to sandy loam*

##### Properties and qualities

*Slope: 1 to 4 percent*  
*Runoff class: High*  
*Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)*

## Custom Soil Resource Report

*Depth to water table:* About 0 to 24 inches  
*Frequency of flooding:* FrequentNone  
*Available water supply, 0 to 60 inches:* Very low (about 2.9 inches)

### Interpretive groups

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

### Minor Components

#### Loamy wet alluvial land

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

#### Sandy alluvial land

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

#### Fluventic haplaquolls

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

## SsE—Stapleton loamy sand, 6 to 30 percent slopes

### Map Unit Setting

*National map unit symbol:* jr08  
*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

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

### Description of Stapleton

#### Setting

*Landform:* Hills, hillsides  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Weathered alluvium derived from arkose

#### Typical profile

*Oi - 0 to 2 inches:* slightly decomposed plant material  
*H1 - 2 to 9 inches:* loamy sand

## Custom Soil Resource Report

*H2 - 9 to 18 inches: sandy loam*

*H3 - 18 to 60 inches: gravelly sandy loam*

### **Properties and qualities**

*Slope: 6 to 30 percent*

*Depth to restrictive feature: More than 80 inches*

*Drainage class: Well drained*

*Runoff class: Low*

*Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)*

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*

*Available water supply, 0 to 60 inches: Low (about 5.8 inches)*

### **Interpretive groups**

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 6e*

*Hydrologic Soil Group: A*

*Ecological site: F048AY925CO - Ponderosa Pine Forest*

*Hydric soil rating: No*

### **Minor Components**

#### **Kettle**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

#### **Bresser**

*Percent of map unit: 4 percent*

*Hydric soil rating: No*

#### **Kutch**

*Percent of map unit: 3 percent*

*Hydric soil rating: No*

#### **Hilly gravelly land**

*Percent of map unit: 3 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*

**W—Water**

**Map Unit Composition**

*Water: 95 percent*

*Minor components: 5 percent*

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

**Description of Water**

**Setting**

*Landform: Lakes, rivers*

**Minor Components**

**Aquents**

*Percent of map unit: 5 percent*

*Landform: Marshes*

## Custom Soil Resource Report

*Down-slope shape:* Linear  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

# **Soil Information for All Uses**

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## **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 (ZR2020-010)**

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

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

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

## Custom Soil Resource Report

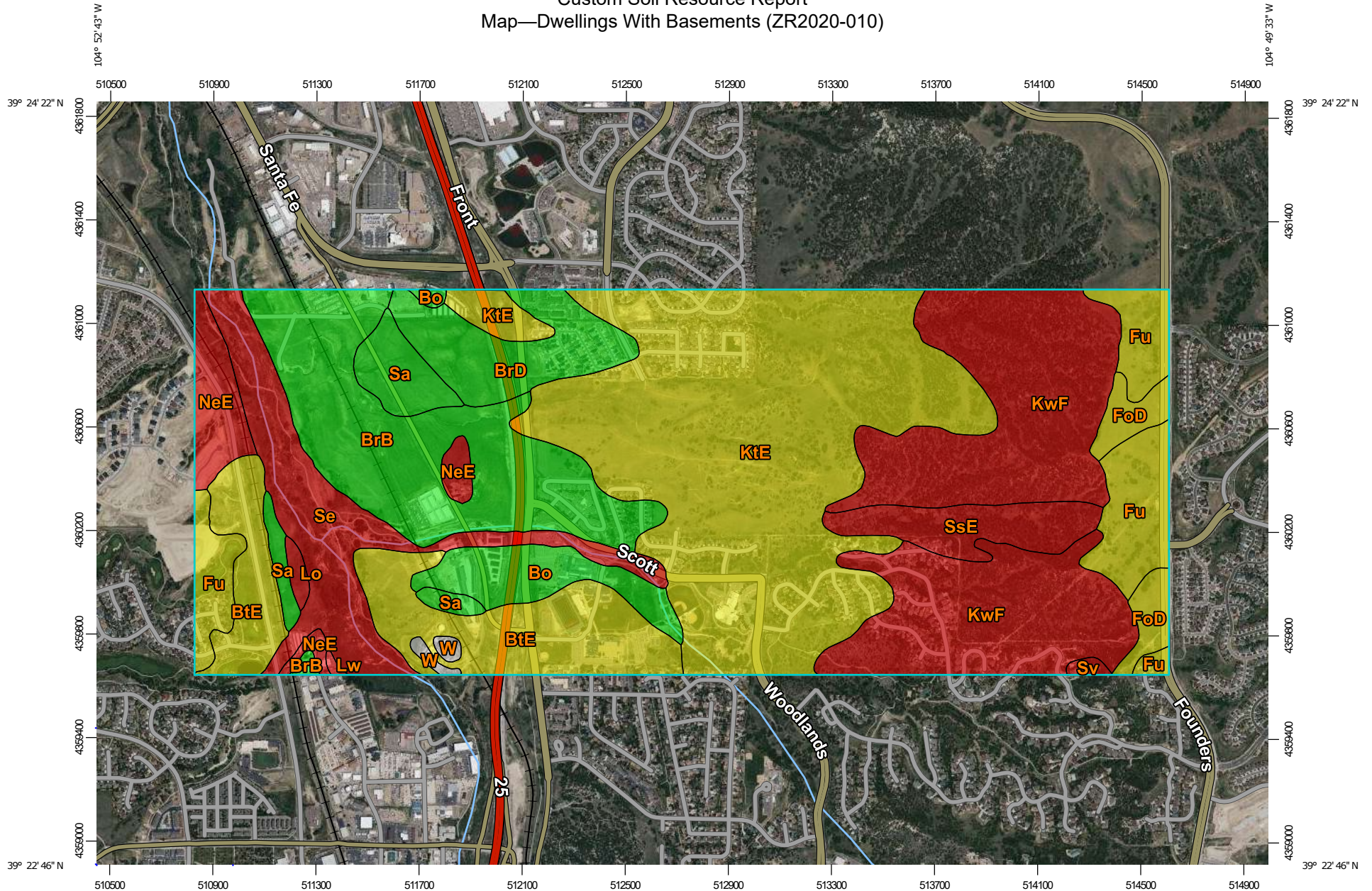
specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate 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).

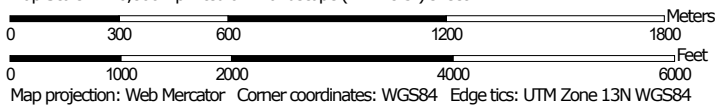
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit 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 (ZR2020-010)























Map Scale: 1:20,800 if printed on A landscape (11" x 8.5") sheet.





### MAP LEGEND

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

### MAP INFORMATION

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

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado  
 Survey Area Data: Version 15, Sep 1, 2022

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

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

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

Custom Soil Resource Report

**Tables—Dwellings With Basements (ZR2020-010)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		41.5	3.0%
			Orsa (35%)			
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	Not limited	Bresser, cool (90%)		167.3	12.0%
			Truckton (5%)			
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	Not limited	Bresser, cool (85%)		58.9	4.2%
			Ascalon (10%)			
			Truckton (5%)			
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	Somewhat limited	Bresser (50%)	Slope (0.16)	124.7	8.9%
FoD	Fondis clay loam, 3 to 9 percent slopes	Somewhat limited	Fondis (85%)	Shrink-swell (0.01)	24.0	1.7%
Fu	Fondis-Kutch association	Somewhat limited	Fondis (50%)	Slope (0.16)	80.2	5.7%
				Shrink-swell (0.01)		
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	404.9	29.0%
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.29)		
KwF	Kutch-Newlin-Stapleton complex, 8 to 40 percent slopes	Very limited	Kutch (35%)	Slope (1.00)	270.6	19.4%
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.29)		
			Newlin (25%)	Slope (1.00)		
			Stapleton (25%)	Slope (1.00)		
Lo	Loamy alluvial land	Very limited	Loamy alluvial land (80%)	Flooding (1.00)	3.8	0.3%
				Depth to saturated zone (0.15)		
Lw	Loamy wet alluvial land	Very limited	Loamy wet alluvial land (85%)	Flooding (1.00)	0.9	0.1%
				Depth to saturated zone (1.00)		

Custom Soil Resource Report

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
NeE	Newlin gravelly sandy loam, 8 to 30 percent slopes	Very limited	Newlin (85%)	Slope (1.00)	36.2	2.6%
Sa	Sampson loam	Not limited	Sampson (80%)		33.8	2.4%
Se	Sandy wet alluvial land	Very limited	Sandy wet alluvial land (80%)	Flooding (1.00) Depth to saturated zone (1.00)	102.4	7.3%
SsE	Stapleton loamy sand, 6 to 30 percent slopes	Very limited	Stapleton (85%)	Slope (1.00)	40.5	2.9%
Sv	Stony steep land	Very limited	Stony steep land (100%)	Depth to hard bedrock (1.00) Slope (1.00) Large stones (0.21)	2.3	0.2%
W	Water	Not rated	Water (95%) Aquents (5%)		4.3	0.3%
<b>Totals for Area of Interest</b>					<b>1,396.6</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Somewhat limited	633.8	45.4%
Very limited	456.8	32.7%
Not limited	301.5	21.6%
Null or Not Rated	4.3	0.3%
<b>Totals for Area of Interest</b>	<b>1,396.6</b>	<b>100.0%</b>

**Rating Options—Dwellings With Basements (ZR2020-010)**

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

# References

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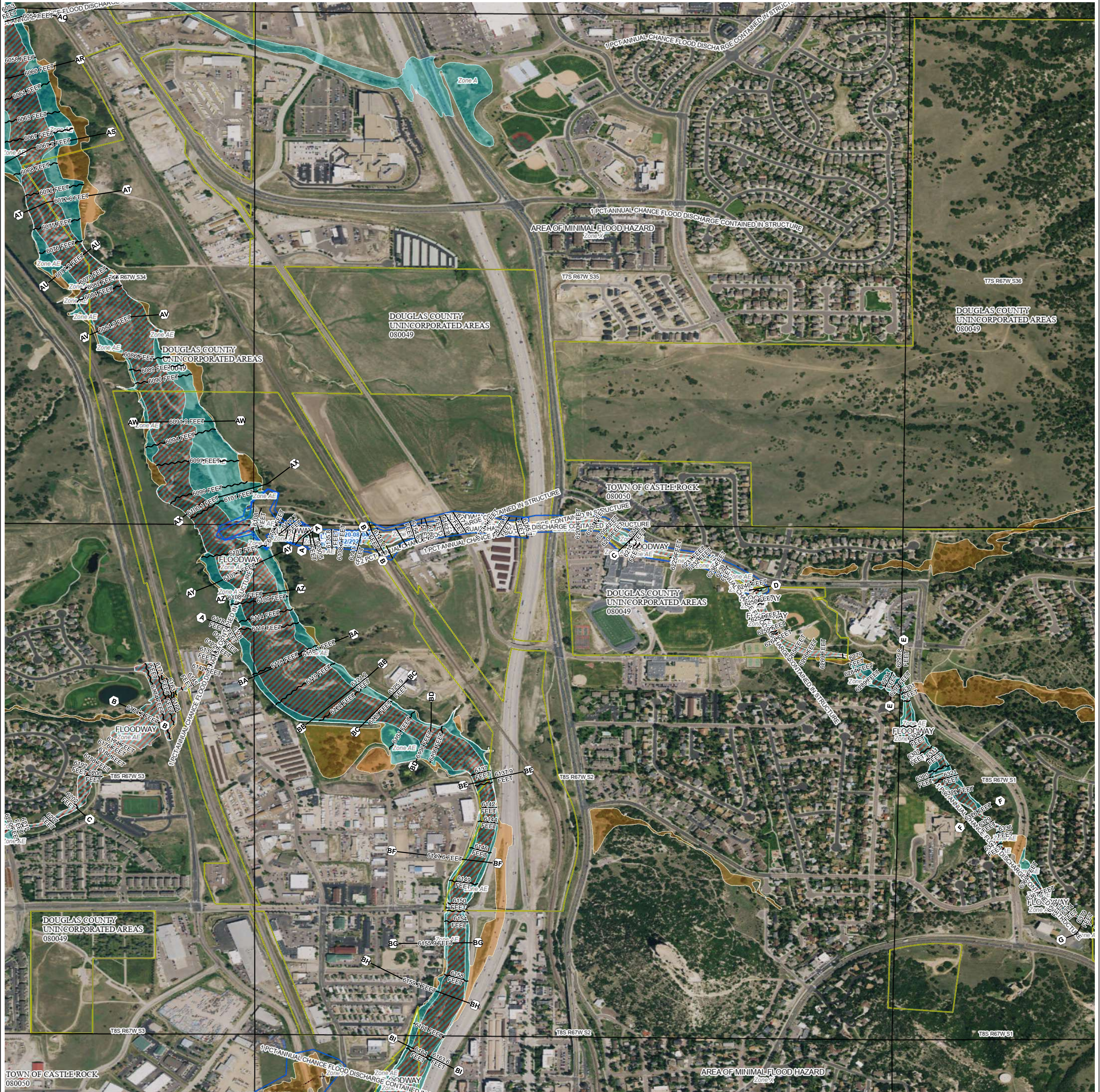
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## 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](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](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](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
	Area with Flood Risk due to Levee Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	8 Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-6227) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

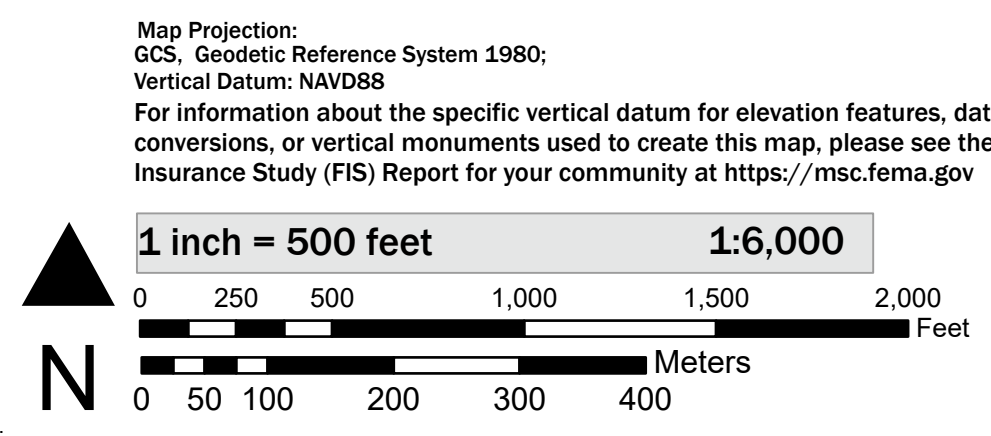
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery. Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 3/27/2023 7:26 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/118418>

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

**SCALE**

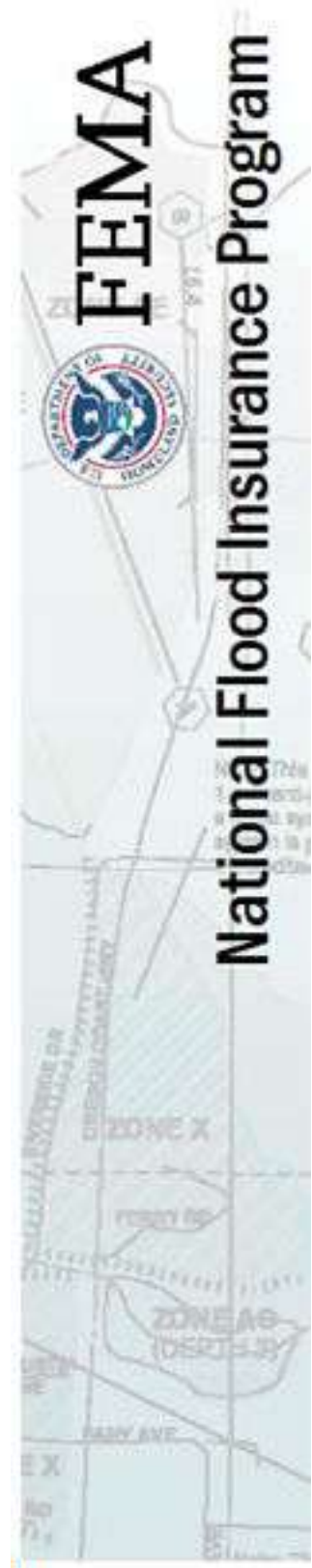


**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP

PANEL 188 OF 461

Panel Contains:

COMMUNITY	NUMBER	PANEL
DOUGLAS COUNTY	080049	0188
TOWN OF CASTLE ROCK	080050	0188



April 12, 2023

Matt Jakubowski  
100 Third St.  
Castle Rock, CO 80104

RE: ZR2020-010

Dear Mr. Jakubowski,

Thank you for the opportunity to review and comment on the Pine Canyon Planned Development. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

**Will Serve - Water and Sewer Service**


DCHD has received site approval letters from CDPHE for the proposed water treatment plant. Therefore, DCHD can provide a favorable recommendation regarding the proposed method of sewage disposal.

**Fugitive Dust**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. DCHD recommends that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

Please feel free to contact me at 720-907-4888 or [bfreyer@douglas.co.us](mailto:bfreyer@douglas.co.us) if you have any questions about our comments.

Sincerely,



Brent Freyer  
Environmental Health Specialist I  
Douglas County Health Department

April 12, 2023

Matt Jakubowski, AICP, Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third St., Castle Rock, CO 80104

Re: ZR2020-010 Pine Canyon Planned Development

Dear Mr. Jakubowski:

This letter provides comments regarding the Pine Canyon Planned Development ZR2020-010 2nd Referral for Planned Development (PD) rezoning establishing the Pine Canyon PD in unincorporated Douglas County. The PD proposes single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub. The 500-acre site is generally located north of Scott Blvd., south of Black Feather Trl., west of Founders Pkwy., and east of Prairie Hawk Dr. in Douglas County.

After review of the project, the applicant has addressed concerns from first referral response and the project narrative addresses cultural resource mitigation in section 4.8 Cultural Resource Report, in the PD it states "Owner, at its sole expense, has completed a Cultural Resource Report. The recommendations of the report shall be implemented prior to submittal of the first preliminary plan subdivision proposal within the PD". Staff has no further recommendations.

There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

*Brittany Cassell*

Brittany Cassell, Curator



www.douglas.co.us

DATE: April 14, 2023

TO: Matt Jakubowski

FROM: Andy Hough, Environmental Resources Coordinator *AH*

Thru: Dan Dertz, Director of Open Space & Natural Resources

SUBJECT: ZR2020-010 Pine Canyon Planned Development, 2<sup>nd</sup> Referral

Once again, thank you for the opportunity to comment on this rezoning application. Douglas County Open Space (DCOS) staff recognizes that this is a complex application.

The applicant has worked through a number of questions and reached satisfactory conclusions to several. Staff appreciates the intent to dedicate the open space lands to a Title 32 Metro District or HOA. This is the most appropriate disposition for these lands.

As the only priority wildlife habitat or movement corridor is along East Plum Creek, there is no overwhelming need to preserve large blocks of habitat within the development. Most of this land would be suitable as infill area within the Castle Rock footprint. Consequently, the decision to use the open space acreage for buffers along the boundaries and for recreational trails is sound. It will be appreciated by adjacent landowners as well as the residents that will be using the trails.

Staff would also like to acknowledge the robust trail system proposed throughout the development. This also will be appreciated by the future residents and will lead to healthier lifestyles.

The tribute to the agricultural lifestyle is also commendable. Ongoing grazing in undeveloped areas provides for that heritage and sound land management. The homestead and agricultural parcel (PA 20) also contributes to this theme.

Preservation of the wildlife movement corridor, wildlife and Preble's meadow jumping mouse habitat along East Plum Creek is a high priority for Douglas County Open Space. As mentioned in the first referral, this is an important Tier 1 resource identified in Douglas County's Comprehensive Master Plan. A conservation easement on PA OSP-8 would be a very valuable step in conserving the important values of this corridor. Staff will review the opportunity to see if the County or another land trust would be the best fit to hold the proposed conservation easement.

Please let us know if DCOS staff may be of further assistance. We will reconnect with Planning Staff and/or the applicant regarding the conservation easement to ensure we find the best fit for this important wildlife resource conservation instrument.

Mr. Kurt Walker  
Principal Project Manager  
Pine Canyon

April 4, 2023

Mr. Walker,

Thank you for reaching out regarding your Forest Management Plan (FMP) and the Pine Canyon Development. The existing FMP is well designed, identifies sound forest management practices appropriate for the ground and qualifies has been accepted by the Natural Resources Conservation Service (NRCS) for the Environmental Quality incentives Program (EQUIP) program. The plan is compliant for the rezone process. As the development evolves and continues through the land use process, the plan will need to be adjusted to implement wildfire mitigation strategies with the proposed development phases.

Regards,



Jill Welle, CWMS  
Douglas County Building Division  
Cc: Matt Jakubowski, AICP, Chief Planner

**REFERRAL RESPONSE REQUEST – PLANNED DEVELOPMENT REZONING**

Date sent: March 22, 2023


Comments due by: April 12, 2023

**Project Name:** Pine Canyon Planned Development – **2<sup>nd</sup> Referral**  
**Project File #:** ZR2020-010

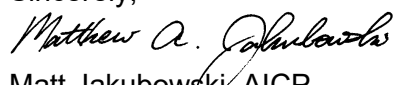
**Project Summary:** 2<sup>nd</sup> Referral for Planned Development (PD) rezoning establishing the Pine Canyon PD in unincorporated Douglas County. PD proposes single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub. The 500-acre site is generally located north of Scott Blvd., south of Black Feather Trl., west of Founders Pkwy., and east of Prairie Hawk Dr.

The PD is being processed concurrent with the Pine Canyon PD Water Appeal (MI2020-009), and proposed service plans for the Pine Canyon Metropolitan District (SV2020-001).

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

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Please be advised of the following concerns: _____ _____
<input checked="" type="checkbox"/>	See letter attached for detail.
<b>Agency: Douglas County Public Works</b>	<b>Phone #: 303-660-7490</b>
<b>Your Name: Kenneth Murphy, P.E.</b> <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date: 12 APR 2023</b>

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,  
  
 Matt Jakubowski, AICP  
 Chief Planner  
[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

  
 Mike Pesicka  
 Principal Planner  
[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

April 18, 2023

DV2020-177

James Walker  
JRW Family Limited Liability Partnership LLLP  
5975 E Jamison Place  
Centennial, CO 80112

RE: **Pine Canyon Planned Development (PD)**  
Rev2 PWE Comments

Mr. Walker,

Douglas County Public Works Engineering (PWE) has reviewed the proposed Pine Canyon Planned Development (PD) rev2 submittal. Our comments are below.

#### TECHNICAL DOCUMENTATION

- **Sheet 4 of 15, Section 1.3 – Streets**

- Please delete subsection (b) as the topics of improvements, dedications and funding of transportation improvements are covered elsewhere in the PD.
- Please indicate in this section that dedications required for roadway and intersection improvements and expansions will be made to CDOT, Douglas County and/or the Town of Castle Rock at no cost to the public. Dedications shall be made at the time of recordation of a Final Plat for land adjacent to the roadways or when improvements are warranted, whichever comes first. This includes but is not limited to widening/expansion of existing roadways such as Liggett Road and Founders Parkway.

- **Sheet 5 of 15, Section 2.4(B) – Site Access Improvements**

- Regarding subsection (a), note that Douglas County does not own or control right-of-way or access at the planned Pine Canyon access points on Liggett Road, Front Street, Woodland Boulevard, Prairie Lane and Founders Parkway. The PD should include language acknowledging that design and construction of access improvements to these roadways will require joint plan approval and permitting with Douglas County, the Town of Castle Rock and/or CDOT.
- Please change subsection (c) to read:  
*“Owner, or one or more Title 32 Metro Districts, its successors or assigns shall, at its expense, design and construct all necessary improvements at the following access points, as identified in the Douglas County-accepted Pine Canyon traffic impact study.”*

- Please add subsections v. and vi. to subsection (c) referencing to access points at Woodlands Boulevard to PA-11 and PA-13 and Prairie Lane to PA-13.

• **Sheet 5 of 15, Section 2.4(C) – Off-Site Roadway Improvements**

- Please change subsection (a) to read:

*“Owner, or one or more Title 32 Metro Districts, its successors or assigns shall, at its expense, provide the proportionate share of financial contribution towards improvements at the same rate as its share of the increase in traffic as identified in the Douglas County-accepted Pine Canyon traffic impact study. The contribution shall be collected when improvements are warranted or at recordation of final plat, as determined by Douglas County Public Works.”*
- Per the Town of Castle Rock Transportation Master Plan and Transportation Design Criteria Manual, Liggett Road is expected to be expanded to a 4-lane major arterial roadway, requiring a minimum right-of-way width of 111 feet. The existing right-of-way width along the Pine Canyon frontage is about 63 feet. Given this, please include the following provision in the PD language under off-site commitments:

*“Pine Canyon shall dedicate 24 feet of right-of-way along its frontage on each side of Liggett Road to accommodate widening Liggett Road to a Town of Castle Rock 4-lane major arterial roadway.”*
- Per the Town of Castle Rock Transportation Master Plan and comments from CDOT regarding the Pine Canyon submittal, Founders Parkway is expected to be expanded to a 6-lane roadway. Per Table 4-1 of the CDOT Roadway Design Guide (2018) a 6-lane road without a frontage road requires 175-feet of right-of-way. Existing right-of-way width along the Founders Parkway project frontage varies from about 105 to 110 feet and the roadway is constrained by existing improvements east of the constructed roadway. Given this, please include the following provision in the PD language under off-site commitments:

*“Pine Canyon shall dedicate 70 feet along its frontage on the west side of Founders Parkway to accommodate widening Founders Parkway to a CDOT 6-lane roadway.”*

**Sheet 5 of 15, Section 2.6– Stormwater Management and Drainage Improvements**

- Please capitalize the first letters of Mile High Flood District.

**Traffic Impact Analysis (TIA)**

- A summary of traffic impact reports submitted and reviewed by PWE is provided below:
  - The original TIA was published in March 2020 and was provided in an October 2020 submittal.
    - PWE provided comments in a letter dated November 6, 2020.
  - A revised TIA was published in May 2021.

- PWE issued a comment letter dated June 22, 2021.
- A revised TIA was published in June 2021.
  - PWE issued a comment letter dated July 14, 2021, indicating we had no further comments regarding the TIA.
- A revised TIA was not provided with the March 2023 submittal. We presume this is because the TIA was not revised following our July 2021 comment letter. Based on this we understand the June 2021 TIA will serve as the master traffic study for the Pine Canyon project.

### Drainage Study

- The following observations were made but can be addressed in Phase II and/or Phase III drainage reports:
  - The imperviousness of proposed Basin N was calculated to be about 39%, a significant increase over the calculated 12% imperviousness of existing Basin EX1 from which Basin N was formed. It appears some of the runoff will transfer to a detention pond in Basin A and some will transfer to Basin OSP-2. Improvements (e.g. a diversion ditch conveying to Basin A or a pond in Basin N) may be needed to prevent undetained developed runoff from entering Basin OSP-2.
  - Please note that significant increases in runoff volumes may require downstream drainage improvements where developed flows convey to areas which developed before Pine Canyon.
  - If developed flows will convey from Basin M to the Castle Oaks subdivision via Design Points 17.1 to 17.3, measures may be needed to ensure the existing pond or ponds in Castle Oaks are not overwhelmed.

### DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES

Many resources including criteria manuals, agreement forms, warranty and maintenance applications, templates for O & M manuals and other items are available at the web page below:

- <https://www.douglas.co.us/public-works/development-review/>

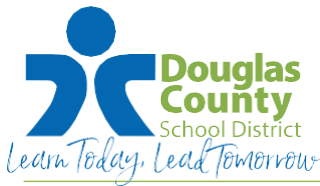
Please let me know if you have any questions regarding the items above.

Respectfully,



Kenneth M Murphy, P.E.  
Senior Development Review Engineer  
[kmurphy@douglas.co.us](mailto:kmurphy@douglas.co.us)

cc: DV File



620 Wilcox Street  
Castle Rock, Colorado 80104

April 13, 2023

Matt Jakubowski, Chief Planner  
Douglas County Department of Community Development  
Planning Services Division  
100 Third St., Castle Rock, CO 80104  
[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

RE: Pine Canyon Planned Development-2<sup>nd</sup> Referral (ZR2020-010)

Dear Mr. Jakubowski,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting approval for 1,800 residential units on approximately 309.3 acres. The property is generally located north of Scott Boulevard, south of Black Feather Trail, west of Founders Parkway, and east of Prairie Hawk Drive.

On behalf of Douglas County School District, we have a couple comments regarding this application. DCSD has calculated the amount of school site land dedication required for students generated by the proposal. A total of 873 students are expected from the development requiring a total land dedication requirement of 20.56 acres. This estimate includes 469 elementary school students, 135 middle school students, and 269 high school students.

The Planned Development Plan indicates a 12.7-acre school site in Planning Area 14. With a total school land dedication requirement of 20.56-acres, DCSD therefore requests payment of cash-in-lieu of land dedication for the remaining 7.86-acres of the school land requirement. Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

Additionally, DCSD would ask for a voluntary mid-range contribution towards the Capital Mitigation component to be paid directly to the District. In this case the contributions would amount to \$2701 per single –family dwelling unit and \$338 per multi-family dwelling paid at final plat. We would like to have this agreement as a condition of approval for this application to

move forward. Thank you for your support of our mutual constituents!

Sincerely,

Shavon Caldwell  
Planning Manager, DCSD Planning & Construction  
[scaldwell2@dcsdk12.org](mailto:scaldwell2@dcsdk12.org)  
office: 303.387.0417  
mobile: 720.428.1170



PINE CANYON PD SCHOOL LAND DEDICATION CALCULATIONS

7/21/2020

Planning Area	Acres	Dwelling Units	Elementary School			Elementary School			Middle School		High School		High School		Total School	
			DU's Per Acre	Generation	Students	Land Requirement	Land Requirement	Generation	Students	Land Requirement	Land Requirement	Generation	Students	Land Requirement	Land Requirement	Land Requirement
1	21.2	75	3.5	0.48	36			0.14	11			0.28	21			
2	14.3	50	3.5	0.48	24			0.14	7			0.28	14			
3	21.9	95	4.3	0.48	46			0.14	13			0.28	27			
4	53.6	90	1.7	0.52	47			0.15	14			0.29	26			
6	21.4	0	0.0	0	0			0	0			0	0			
8	25.3	105	4.2	0.48	50			0.14	15			0.28	29			
9	32.1	135	4.2	0.48	65			0.14	19			0.28	38			
10	14.9	35	2.3	0.48	17			0.14	5			0.28	10			
11	12.6	40	3.2	0.48	19			0.14	6			0.28	11			
12	19.5	90	4.6	0.48	43			0.14	13			0.28	25			
13	21.6	85	3.9	0.48	41			0.14	12			0.28	24			
16	15.8	225	14.2	0.17	38			0.05	11			0.11	25			
17	9.8	200	20.4	0.07	14			0.03	6			0.05	10			
18	25.3	575	22.7	0.05	28.75			0.008	5			0.017	10			
<b>TOTAL</b>	<b>309.3</b>	<b>1800</b>			<b>469</b>	<b>0.018</b>	<b>8.43</b>		<b>135</b>	<b>0.03</b>	<b>4.04</b>		<b>269</b>	<b>0.03</b>	<b>8.08</b>	<b>20.56</b>
																<b>7.86</b>

**REFERRAL RESPONSE REQUEST – PLANNED DEVELOPMENT REZONING**

Date sent: March 22, 2023

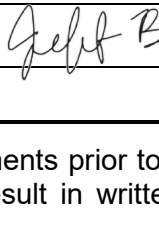
Comments due by: April 12, 2023

**Project Name:** Pine Canyon Planned Development – **2<sup>nd</sup> Referral**  
**Project File #:** ZR2020-010


**Project Summary:** 2<sup>nd</sup> Referral for Planned Development (PD) rezoning establishing the Pine Canyon PD in unincorporated Douglas County. PD proposes single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub. The 500-acre site is generally located north of Scott Blvd., south of Black Feather Trl., west of Founders Pkwy., and east of Prairie Hawk Dr.

The PD is being processed concurrent with the Pine Canyon PD Water Appeal (MI2020-009), and proposed service plans for the Pine Canyon Metropolitan District (SV2020-001).

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 <span style="color: red;">Project is outside of MHFD boundary.</span>	
<input type="checkbox"/> Please be advised of the following concerns:  _____	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> Mile High Flood District	<b>Phone #:</b> 303-455-6277
<b>Your Name:</b> Jeff Battiste  <i>(please print)</i>	<b>Your Signature:</b> 
	<b>Date:</b> 4/14/23

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,  
  
 Matt Jakubowski, AICP  
 Chief Planner  
[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

  
 Mike Pesicka  
 Principal Planner  
[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)



**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, OMAHA DISTRICT  
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD  
LITTLETON, COLORADO 80128-6901

**SUBJECT: Section 404 of the Clean Water Act Initial Comments**

To whom it concerns:

In accordance with Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers reviews and authorizes any work associated with the discharge of dredged or fill material, and any excavation associated with a dredge or fill project, either temporary or permanent, in waters of the United States. Waters of the United States may include ephemeral, intermittent and perennial streams, wetlands, lakes, ponds, drainage ditches and irrigation ditches. Please note that the discharge of dredged or fill material into upland areas or aquatic resources which are not waters of the United States does not require authorization from this office.

Jurisdictional Determinations identify the locations and amounts of aquatic resources within a specified area to determine if they are or are not waters of the United States. Prior to submitting a request for a Jurisdictional Determination, we recommend a wetland delineation be conducted in the field by a qualified environmental consultant. A wetland delineation identifies the boundaries of aquatic resources located within your project area and must be conducted using the methods outlined in the Corps of Engineers Wetlands Delineation Manual and applicable regional supplements.

Nationwide Permits authorize common types of dredge and fill activities in waters of the United States that will result in a minimal adverse effect to the environment. Some fill activities require a pre-construction notification (PCN) to the Corps prior to any work and possibly coordination with other local or state agencies. Descriptions of the current nationwide permits and their general conditions can be found at:

<https://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/>

Regional General Permits authorize specific types of dredge and fill activities in waters of the United States that will result in a minimal adverse effect to the environment. These fill activities require a pre-construction notification to the Corps prior to starting work, and possibly coordination with other local or state agencies. Please note several of the RGP's are applicant and location specific. Descriptions of the current regional general permit activities and their general conditions can be found at:

<https://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/Regional-General-Permits/>

Standard Individual Permits authorize dredge and fill activities that do not qualify for Nationwide or Regional General Permits. We recommend contacting the Denver Regulatory Office to arrange for a pre-application consultation prior to applying for a

Standard Individual Permit. Standard Individual Permits include public interest review procedures, including public notice, notification of adjacent property owners and review of public and agency comments. Standard Individual Permits require an evaluation of effects for a range of alternatives. The Corps will evaluate practicable (cost, logistics, and technology) alternatives that meet the overall project purpose for environmental effects. Alternatives can include off-site alternatives and alternative designs. When evaluating Standard Individual Permit applications, the Corps can only issue a permit for the least environmentally damaging practicable alternative (LEDPA). In some cases, the LEDPA may not be the applicant's preferred alternative. The Standard Individual Permit application form and instructions can be found at:

<https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Obtain-a-Permit/>

A federal action occurs when a discharge of dredged or fill material into waters of the United State requires a Clean Water Act Section 404 permit. For the Corps to make a permit decision, the applicant must provide enough information to demonstrate compliance with Section 106 of the National Historic Preservation Act (NHPA) and Section 7 of the Endangered Species Act (ESA).

Dredge and fill activities in waters of the United States must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to the maximum extent practicable at the project site. Mitigation, including avoiding, minimizing, rectifying, reducing, or compensating for resource losses, will be required to the extent necessary to ensure that the adverse effects to the aquatic site are minimal. Any loss of function at an aquatic site may require mitigation. Mitigation requirements will be determined during the Clean Water Act Section 404 review process.

If the activity you described would impact waters of the United States, the Denver Regulatory Office should be notified. Please include a map identifying dimensions of work in each aquatic site, the county, Township, Range and Section and the latitude and longitude of the activity in decimal degrees, along with a description of your request, to the Denver Regulatory Office mailbox located at [DenverRegulatoryMailbox@usace.army.mil](mailto:DenverRegulatoryMailbox@usace.army.mil) or contact the Denver Regulatory Office at 303-979-4120.

Sincerely,



Kiel Downing  
Chief, Denver Regulatory Office

**From:** [Lunz, Kate S](#) on behalf of [ColoradoES, FW6](#)  
**To:** [Matt Jakubowski](#)  
**Subject:** RE: [EXTERNAL] Referral Response - Douglas County Pine Canyon Planned Development (ZR2020-010)  
**Date:** Friday, April 14, 2023 9:40:52 AM

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Hi Matt,

USFWS has no additional comments on this project.

Thanks,  
Kate Lunz

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Kate Lunz, Ph.D. (she/her)  
Fish and Wildlife Biologist / Preble's Lead  
Colorado Ecological Services Office  
134 Union Blvd  
Lakewood, CO 80228  
(303) 236-4752

---

**From:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Sent:** Thursday, April 13, 2023 3:04 PM  
**To:** ColoradoES, FW6 <ColoradoES@fws.gov>  
**Subject:** [EXTERNAL] Referral Response - Douglas County Pine Canyon Planned Development (ZR2020-010)

**This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.**

Good Afternoon,

Douglas County completed a 2<sup>nd</sup> referral for the Pine Canyon Planned Development on April 12th. I have attached correspondence that the applicant obtained from USFWS in December 2022. However, being that the County's official referral period concluded, please let me know if USFWS would like to submit any additional comments. I have attached the referral response request form for reference.

*Project Name: Pine Canyon Planned Development – 2nd Referral*

*Project File #: ZR2020-010*

*Project Summary: 2nd Referral for Planned Development (PD) rezoning establishing the Pine Canyon PD in unincorporated Douglas County. PD proposes single-family, multi-family,*

*non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub. The 500-acre site is generally located north of Scott Blvd., south of Black Feather Trl., west of Founders Pkwy., and east of Prairie Hawk Dr.*

*The PD is being processed concurrent with the Pine Canyon PD Water Appeal (MI2020-009), and proposed service plans for the Pine Canyon Metropolitan District (SV2020-001).*

Thank you very much, and let me know if you have any questions.

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



# United States Department of the Interior



IN REPLY REFER TO:  
FWS/R6/ES/COFO

FISH AND WILDLIFE SERVICE  
Mountain-Prairie Region  
134 Union Boulevard, Suite 670  
Lakewood, Colorado 80228-1807

ECOSphere: 2023-0018583

December 15, 2022

Kurt Walker  
Partner, JRW Family Limited Partnership, LLPW

Subject: JRW request to recognize Pine Canyon Ranch property as non-habitat

Dear Kurt Walker:

Thank you for your communication requesting consultation from the U.S. Fish and Wildlife Service (Service) regarding your property located in unincorporated Douglas County, Colorado (project). Discussions over this project started between the Service and you on November 14, 2022. Your initial communication requested that the Service agree with your determination that while your property falls within the Douglas County Habitat Conservation Plan (HCP) Riparian Conservation Zone (RCZ), 7.18 acres are currently not functioning as suitable habitat for the Preble's meadow jumping mouse (*Zapus hudsonius preblei*) (Preble's mouse), listed as threatened under the Endangered Species Act (ESA), as amended (16 U.S.C. 1531 *et seq.*). Our comments are provided in accordance with section 7 of the ESA. There is no federal nexus to this project.

According to your photos, the 7.18-acre section proposed as non-habitat is currently dominated by weedy species and bare ground. You also shared that the property has historically hosted a working horse and cattle corral, and was used for continual storage of dumpsters, shipping containers, heavy equipment, and farm equipment. Many of these activities occurred before the Preble's mouse was federally listed as threatened and before the RCZ was developed. The area was also heavily traversed by large trucks and trailers via a dirt/gravel "turn around" road. Based on your photos and history, you believe that any alterations to the 7.18-acre section of your property currently residing within the RCZ would not disturb any suitable habitat for use by the Preble's mouse due to its deteriorated status. Thus, you concluded that any alterations to this property are not likely to result in "take" of a listed species (take is defined by the ESA as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct of a listed species).

Given the extent of historic human alteration of the property, the Service concurs that any alterations to the designated 7.18 acres of property are unlikely to result in take of a listed species. A vegetated buffer area of 0.22 acre shall remain as recognized, suitable Preble's mouse habitat and will serve as a transitional zone between the degraded property and the riparian area.

2023-0018583: Pine Canyon Ranch

If we can be of any additional assistance, please contact Kate Lunz of the Colorado Field Office by email at [kathleen\\_lunz@fws.gov](mailto:kathleen_lunz@fws.gov).

Sincerely,

Liisa Niva  
Eastern Colorado Supervisor  
Colorado Ecological Services Field Office

Attachment: Pine Canyon Ranch map designating suitable (green polygon) and unsuitable (blue) polygon Preble's mouse habitat





**LEGEND**

**Blue Area - Original Site**  
**Green Area - Area to**  
**Remain Habitat**

Image © 2022 CNES / Airbu

**Imagery Date: 2/15/2021**

**From:** [George, Donna L](#)  
**To:** [Matt Jakubowski](#)  
**Subject:** RE: Douglas County Referral - Pine Canyon PD (ZR2020-010)  
**Date:** Thursday, April 13, 2023 4:35:51 PM  
**Attachments:** [image001.png](#)

I'm good with this and have no additional comments. As long as they made contact with that department that's all I need to know.

Thanks!

**Donna George**  
**Xcel Energy | Public Service Company of Colorado**  
Right of Way and Permits Referral Processor  
Electric & Gas Distribution, Gas Transmission  
**E:** [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)  
**Direct Supervisor:** [adam.r.pena@xcelenergy.com](mailto:adam.r.pena@xcelenergy.com)

**From:** Matt Jakubowski <mjakubow@douglas.co.us>  
**Sent:** Thursday, April 13, 2023 3:43 PM  
**To:** George, Donna L <Donna.L.George@xcelenergy.com>  
**Subject:** RE: Douglas County Referral - Pine Canyon PD (ZR2020-010)

**EXTERNAL - STOP & THINK before opening links and attachments.**

Hi Donna,

Below was the applicant's response (in the right-hand column in red). I don't believe I was copied on any correspondence, so I am unsure whom at Xcel might have been contacted.

Xcel Energy-Right of Way & Permits	10/22/2020	Received: Following is a summary of referral comments received from Xcel Energy (Xcel) on October 22, 2020. See full letter for detail.  There is a potential conflict, as Xcel has existing electric transmission lines and land rights on the site. Any activity involving Xcel right-of-way or easement encroachments requires approval or a license agreement. Xcel requests prior to any approval of the development plan that the applicant contact Xcel for assignment of a land rights agent.	Comments acknowledged, and Xcel contacted as requested.
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**Matt Jakubowski, AICP | Chief Planner**  
**Douglas County Department of Community Development**  
Planning Services Division  
**Address |** 100 Third St., Castle Rock, CO 80104  
**Phone |** 303-660-7460  
**Email |** [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)

**From:** George, Donna L <[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)>  
**Sent:** Thursday, April 13, 2023 3:22 PM  
**To:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Subject:** RE: Douglas County Referral - Pine Canyon PD (ZR2020-010)

I'm sorry Matt; I just go behind again. I was gone for 2 weeks and got "ahead" but haven't recovered yet.

Were there any responses to my first comments? We do not serve either natural gas or electric in this area, but we have electric transmission running through some of it, which is what my letter was about. It directs the developer to work with our Transmission department.

Regards,

**Donna George**  
**Xcel Energy | You. Us. Together.**  
**Public Service Company of Colorado (PSCo)**  
**Right of Way and Permits Referral Processor**  
**Electric & Gas Distribution, Gas Transmission**  
1123 West 3<sup>rd</sup> Avenue, Denver, CO 80223  
**O: 303-571-3306**  
**E: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)**  
**Direct Supervisor: [adam.r.pena@xcelenergy.com](mailto:adam.r.pena@xcelenergy.com)**

---

**XCELENERGY.COM**

Please consider the environment before printing this email.

---

**From:** Matt Jakubowski <[mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)>  
**Sent:** Thursday, April 13, 2023 3:11 PM  
**To:** George, Donna L <[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)>  
**Subject:** Douglas County Referral - Pine Canyon PD (ZR2020-010)

**EXTERNAL - STOP & THINK before opening links and attachments.**

Hi Donna,

We had a referral conclude yesterday for ZR2020-010 (Pine Canyon Planned Development). Referral response request attached for reference.

I didn't see comments from Xcel. Although this is a rezoning, and I could see that Xcel may have no comments, we did receive the attached referral response during the 1<sup>st</sup> referral for this project in 2020.

*Project Name: Pine Canyon Planned Development – 2nd Referral*  
*Project File #: ZR2020-010*  
*Project Summary: 2nd Referral for Planned Development (PD) rezoning establishing the Pine Canyon PD in unincorporated Douglas County. PD proposes single-family, multi-family, non-residential and mixed-use development, a hotel/spa, parks, trails, school site, and transit mobility hub. The 500-acre site is generally located north of Scott Blvd., south of Black Feather Trl., west of Founders Pkwy., and east of Prairie Hawk Dr.*

*The PD is being processed concurrent with the Pine Canyon PD Water Appeal (MI2020-009), and proposed service plans for the Pine Canyon Metropolitan District (SV2020-001).*

Thanks, and let me know if you have any questions. **Matt Jakubowski, AICP | Chief Planner**  
**Douglas County Department of Community Development**  
**Planning Services Division**

**Address | 100 Third St., Castle Rock, CO 80104 Phone | 303-660-7460**  
**Email | [mjakubow@douglas.co.us](mailto:mjakubow@douglas.co.us)**