

Memorandum

DATE: SEPTEMBER 20, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT *SK for TB*

CC: MATT JAKUBOWSKI, AICP, CHIEF PLANNER
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

**SUBJECT: ADDITIONAL CORRESPONDENCE
OAK BLUFF PRELIMINARY PLAN**

PROJECT FILE: SB2019-038

Attached are additional items received following submittal of the Board staff report, including:

- Public Comments received by County Staff.
- The applicant revised the preliminary plan exhibit to include a correction to a plan note and plan labels referring to the timing of the termination of an off-site temporary construction easement.

From: Matt Jakubowski

Sent: Friday, September 20, 2024 1:47 PM

To: 'Daniel W. Warhola'

CC: Julie Warhola; rnmhagan@msn.com; braceit4u@aol.com; Valerie Ickes; ickes.jp@gmail.com; Denise Hutter; Brian Hutter; cwyatt257@hotmail.com; matthew.weippert@gmail.com

Subject: RE: Oak Bluff subdivision

Attachments: PreliminaryPlan-Revised9-20-24.pdf

Good Afternoon Warhola's, Hagan's, and Mr. Collins,

I will include your below comments in the public file for the Oak Bluff Preliminary Plan and provide to the applicant. Additionally, I will provide your comments to the Board prior to the hearing as part of their packets.

The below bullets provide some clarification of issues raised in your comments:

- The Rural Residential (RR) zone district setback is 25 feet. The 50-foot-wide area hatched on the plan represents the applicant's self-imposed no-build area, not the setback. In each case, however, the setback/no-build area applies only to structures. The applicant is allowed to install roads, driveways, fences, berms, and landscaping with the 25-foot setback or the 50-foot buffer.
- Consistent with the approved replat at Rec.#2022063701, the EVA is strictly for emergency vehicle access and resident emergency evacuation. The Temporary Construction Easement is only for construction of the EVA and installation of utilities that might be needed to go in the EVA. The EVA is not to be used for general construction access or everyday access and is to dissolve when the road and drainage related to the EVA is accepted by County Engineering. The text as shown on the 7-31-24 version of the plan is a typographical error. The applicant has corrected the text for note #7 and the EVA label on Sheet 3 and 5 to reflect what was approved as part of the replat. The revised version of the plan is attached. In addition, see note #5 on the preliminary plan that refers to use of the EVA.

Finally, the applicant will be requesting a continuance of the item to October 8th. There is a very full agenda on September 24th. Since Oak Bluff and Sundown are the last two items on the agenda, there was a good chance of the items not being reached. The applicant decided to continue in advance of the hearing, and I wanted to let you know as well so you can arrange your schedules.

Regards,

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

From: Daniel W. Warhola <dwarhola@gmail.com>

Sent: Wednesday, September 18, 2024 9:32 PM

To: Matt Jakubowski <mjakubow@douglas.co.us>

Cc: Julie Warhola <juliemwarhola@gmail.com>; rnmhagan@msn.com; braceit4u@aol.com; Valerie Ickes <valerieickes@gmail.com>; ickes.jp@gmail.com; Denise Hutter <cohutter@msn.com>; Brian Hutter <BrianDKA@gmail.com>; cwyatt257@hotmail.com; matthew.weippert@gmail.com

Subject: Re: Oak Bluff subdivision

Dear Matt,

Thank you for your email.

We have significant concerns with this proposed plan. This plat places the development road and cul de sac in very close proximity to the Warhola's and the Hagan's lots, which will be considerable noise for us and the other neighbors on the north side of the Oak Bluff development. It does not seem that the proposed road, Barrel Cactus Point, meets the county required setbacks. It is also unclear to us why the only proposed road needs to come on top of our property lines, especially when there are over 100 acres to develop.

We also agreed in our previous commissioner hearing that the EVA would not be used for construction, only to build the EVA. The wording on the plat states it will be used for construction purposes until the Oak Bluff subdivision roads and drainage are completed and approved. This wording allows the developer to use the EVA easement for the entire construction period of Oak Bluff, which could take years. This proposal is not what we agreed to with the county commissioners back in 2022. This would allow significant construction traffic through the Burning Tree Ranch subdivision on Burning Tree Drive, and cause safety concerns and other issues for our community. Further, this type of construction activity would cause significant stress to the animals that live directly adjacent to this EVA.

Lastly, in addition to the number of houses proposed near the north side (looks like up to nine), building a seven foot berm would significantly hinder our current views. We have requested in previous correspondence that the developers not block our views of Pikes Peak.

We understand Mr. Carroll's and Mr. Westfall's right to make money and develop this land. However, this proposal is not neighborly or considerate to those on the north side of Oak Bluff. This will significantly decrease our property values, our views, and remove the peace and quiet, which many of us moved into the Burning Tree Ranch rural residential area to acquire.

We believe that the county and the commissioners look out for the benefit of all homeowners when considering these types of significant changes to what has existed for years. We are hopeful that our financial investments and our family homes will be considered and honored through this development process.

To that end, we are asking, and would greatly appreciate, that the north side of the Oak Bluff development be replatted and laid out in a way that is more considerate of us and our property values. We ask that the county not allow the new development to be laid out this way and bring significant noise, a road, and houses on top of our property lines. We also ask that you work to maintain our historically quiet area and not block the views that we bought when building or purchasing our homes.

Sincerely,

Dan and Julie Warhola
8682 Burning Tree Drive

Richard and Marilyn Hagan
8818 Burning Tree Drive

Jeff Collins
8618 Burning Tree Drive

On Mon, Sep 16, 2024 at 8:55 AM Matt Jakubowski <mjakubow@douglas.co.us> wrote:

Hi Julie,

Yes - attached is the most recent version of the plan the applicant is presenting to the Board. I have also attached a secondary exhibit that shows a proposed berm and tree plan related to the EVA.

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

From: Julie Warhola <juliemwarhola@gmail.com>

Sent: Saturday, September 14, 2024 9:54 AM

To: Matt Jakubowski <mjakubow@douglas.co.us>; rnmhagan@msn.com; Daniel W. Warhola <dwarhola@gmail.com>; braceit4u@aol.com; Valerie Ickes <valerieickes@gmail.com>; ickes.jp@gmail.com; Denise Hutter <cohutter@msn.com>; Brian Hutter <BrianDKA@gmail.com>; cwyatt257@hotmail.com; matthew.weippert@gmail.com

Subject: Oak Bluff subdivision

Good morning, Matt!

Hope you are doing well!

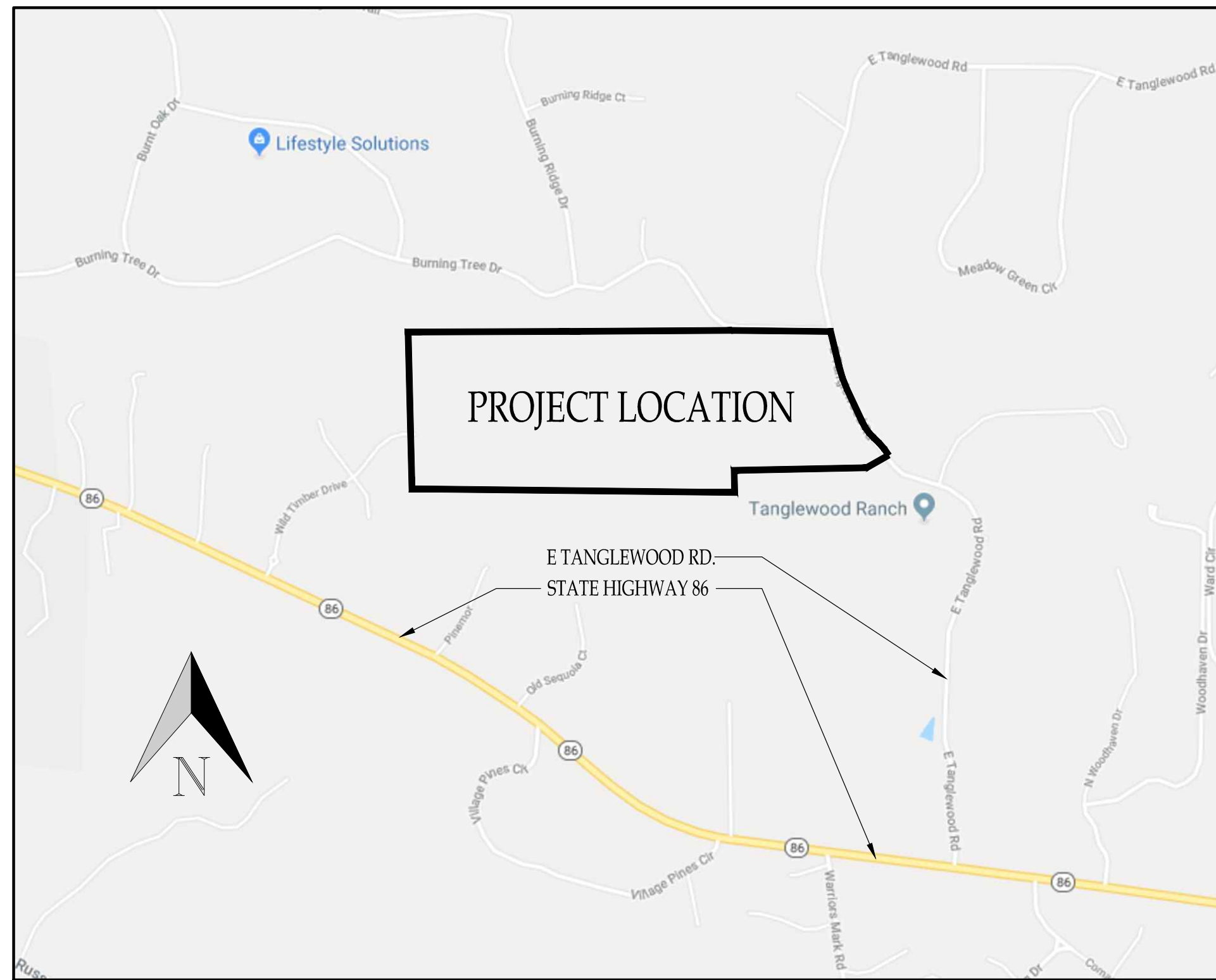
We understand there is an upcoming county commissioner hearing regarding the proposed Oak Bluff subdivision that is neighboring the Burning Tree Ranch community in Franktown. Would you please "reply all" with a copy of the proposed Oak Bluff community plan that will be presented to the county commissioners on the 24th at 2:30pm?

Thank you so much!

Julie Warhola

OAK BLUFF PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AND IN THE NORTHWEST
ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
106.00 ACRES +/- 21 RESIDENTIAL LOTS & 2 TRACTS
SB2019-038



VICINITY MAP
SCALE: 1" = 1000'-0"

SECTIONS-1&6 TOWNSHIP-8 S RANGES-65&66 W

PRELIMINARY PLAN NOTES

- Tract A will be dedicated to the Oak Bluff Home Owners Association, its successors, and assigns for ownership and maintenance for open space, drainage, utilities, and emergency fire cistern access.
- Tract B will be dedicated to the Oak Bluff Home Owners Association, its successors, and assigns for ownership and maintenance for open space, drainage, utilities, and emergency fire cistern access.
- Drainage easements will be granted to Oak Bluff Home Owners Association, its successors, and Douglas County across lots, tracts A and B, and private right of way for the purpose of accessing, maintaining, and repairing storm water management improvements, including but not limited to inlets, pipes, culverts, channels, ditches, hydraulic structures, rip rap, detention basins, forebays, micropools, and water quality facilities (collectively, the "facilities") in the event Oak Bluff Home Owners Association, its successors and assigns, ("system owner") fails to satisfactorily maintain or repair said facilities. A blanket access easement over the subdivision lots and tracts is also granted to Douglas County, but only for the purpose of accessing the facilities in the event that the drainage easements do not provide adequate access. The maintenance of and repair of the facilities located in the subdivision, as shown on the construction plans accepted by Douglas County or on the plat for the subdivision shall be the responsibility of the system owner. In the event such maintenance and repair are not performed by the system owner to the satisfaction of Douglas County, then Douglas County shall have right but not the obligation, to enter said subdivision, after 10 days prior written notice to the system owner, unless there is an emergency in which case Douglas County shall give notice as soon as practicable, to perform all necessary work, the cost of which shall be paid by the system owner upon billing. In the event the system owner fails to reimburse Douglas County within 30 days after submission of the bill for the costs incurred, Douglas County shall have the right to enforce such obligation by appropriate legal action. It is the system owner's responsibility to construct, maintain, and repair the facilities in manner consistent with all applicable plans approved or accepted by Douglas County.
- At the time of site construction, especially during excavation and grading, the owner, its successors, or assigns will exercise reasonable care in observance for the presence of historic resources, paleontological resources and other cultural resources and shall immediately notify Douglas County in the event of such discovery.
- The 30-foot emergency access easement, at Rec# 2022063701 as well as proposed over lot 14 and lot 16, will be for purposes of fire fighting and emergency access and will be owned and maintained by the Oak Bluff Home Owners Association. The gate will be subject to approval by the Franktown Fire Protection District. The 30-foot wide emergency access easement lying between Barrel Cactus point and the northern property boundary will be for purposes of fire fighting and emergency access and will be owned and maintained by the Oak Bluff Home Owners Association. The gate will be subject to approval by the Franktown Fire Protection District.
- No build areas are for the purpose of preserving significant stands of vegetation, slopes, and view corridors. No build areas depicted hereon indicate areas in which no structures shall be allowed. Fencing, berms, landscaping or service roads are permitted in no build areas.
- The 80-foot temporary construction easement will be for purposes of construction traffic for grading and installation of the emergency access and the emergency vehicle access only. All other construction traffic shall enter from Tanglewood Road. This easement will be vacated at time of acceptance of road and drainage construction by Douglas County Public Works Engineering for the EVA.
- Barrel Cactus Point will be dedicated as private right-of-way to the Oak Bluff Home Owners Association, their successors and assigns for ownership and maintenance for drainage, utilities, access, and emergency access.
- Right of Way dedication of Tanglewood Drive to be dedicated to Douglas County at time of plat.
- Lot 1 and lot 20 will receive access from Barrel Cactus Point.
- Lot 21 will receive access from Burning Tree Drive.
- Drainage, Utility and Access easements, as shown hereon, are to be owned and maintained by the Oak Bluff Home Owners Association, their successors and assigns for the purposes of accessing, maintaining, constructing, reconstructing, removing, and repair of drainage facilities and related appurtenances thereto.
- Landscape easement that covers berms and fencing along lots 14 and 16 to be owned and maintained by the Oak Bluff Home Owners Association.
- No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s). The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

GENERAL SITE DATA

ZONING: RR - RURAL RESIDENTIAL
CURRENT USE: AGRICULTURAL
PROPOSED USE: RURAL RESIDENTIAL COMMUNITY
PROPERTY AREA: 4,574,236 SF - 105.01 AC

LATITUDE: 39° 23' 23" N
LONGITUDE: 104° 43' 05" W

PROJECT DESCRIPTION

OAK BLUFF SUBDIVISION WILL BE A RESIDENTIAL COMMUNITY ON 105.15 ACRES ZONED RURAL RESIDENTIAL ABOUT 3500' NORTH OF THE STATE HIGHWAY 86 AND E TANGLEWOOD ROAD INTERSECTION. 21 RESIDENTIAL HOME LOTS WITH A MINIMUM LOT SIZE OF 4.50 ACRES WILL BE SERVED BY A MODIFIED DOUGLAS COUNTY RURAL LOCAL TYPE III GATED PRIVATE ROAD OFF OF TANGLEWOOD RD. AND AN EMERGENCY VEHICLE ACCESS (EVA) OFF OF BURNING TREE DR. WITH TWO KNOX LOCK GATES FOR EMERGENCY USE ONLY. WATER QUALITY AND DETENTION WILL BE PROVIDED FOR ALL RUNOFF FROM DISTURBED AREAS. HOME SITES TO BE SERVED BY WELL AND SEPTIC.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AS MONUMENTED ON THE WEST END BY THE NORTHWEST CORNER OF SAID SECTION 6, BEING A 2-1/2 INCH ALUMINUM CAP MARKED "PLS 6935" AND ON THE EAST END BY THE NORTH ONE-QUARTER CORNER OF SAID SECTION 6, BEING A 2-1/2 INCH ALUMINUM CAP MARKED "PLS 6935", IS ASSUMED TO BEAR SOUTH 88°55'53" EAST A DISTANCE OF 2604.12 FEET

LEGAL DESCRIPTION

A tract of land situated in the Northeast 1/4 of Section 1, Township 8 South, Range 66 West and in the North 1/2 of Section 6, Township 8 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Beginning at the Northwest corner of the Northeast 1/4 of Section 6 and considering the North line of said Northeast 1/4 to bear S 89°29'42"E with all bearings contained herein relative thereto;

Thence S 89°29'42"E along said North line a distance of 1567.21 feet;

Thence S 42°22'33"W a distance of 350.63 feet;

Thence S 12°44'04"W a distance of 633.61 feet;

Thence S 13°28'32"E a distance of 450.11 feet;

Thence N 89°29'09"W a distance of 576.25 feet;

Thence N 18°19'51"E a distance of 278.59 feet;

Thence N 25°22'25"W a distance of 232.32 feet;

Thence Northwesterly along the arc of a curve to the right a distance of 140.13 feet, said curve has a radius of 199.00 feet, a central angle of 40°20'47" and a chord that bears N 47°22'57"W a distance of 137.25 feet to a point of tangent;

Thence N 27°12'34"W along said tangent a distance of 25.30 feet to a point of curve;

Thence Westerly along the arc of a curve to the left a distance of 290.99 feet, said curve has a radius of 230.00 feet and a central angle of 72°29'20" to a point of tangent;

Thence S 80°19'56"W along said tangent a distance of 119.06 feet to a point of curve;

Thence Westerly along the arc of a curve to the right a distance of 16.64 feet, said curve has a radius of 500.00 feet and a central angle of 01°54'26";

Thence N 88°53'53"W a distance of 230.46 feet to the East line of the Northwest 1/4 of Section 6;

Thence S 01°06'41"W along said East line a distance of 674.50 feet;

Thence N 88°49'13"W a distance of 716.83 feet;

Thence Northwesterly along the arc of a curve to the left a distance of 75.70 feet, said curve has a radius of 311.60 feet, a central angle of 13°55'11" and a chord that bears N 62°10'55"W a distance of 75.52 feet to a point of curve;

Thence Northwesterly along the arc of a curve to the left a distance of 219.63 feet, said curve has a radius of 4169.13 feet and a central angle of 03°01'06" to a point of tangent;

Thence N 72°09'37"W along said tangent a distance of 112.92 feet to a point of curve;

Thence Northwesterly along the arc of a curve to the right a distance of 257.09 feet, said curve has a radius of 369.42 feet and a central angle of 39°52'28";

Thence S 60°54'30"W a distance of 209.52 feet;

Thence S 89°32'31"W a distance of 1084.92 feet to the East line of the North 1/2 of the Northeast 1/4 of Section 1;

LAND USE TABLE

LOT/TRACT AREA BREAKDOWN	
4.69 ac. LOT 1	Rural Residential
4.60 ac. LOT 2	Rural Residential
4.50 ac. LOT 3	Rural Residential
4.55 ac. LOT 4	Rural Residential
4.50 ac. LOT 5	Rural Residential
4.54 ac. LOT 6	Rural Residential
4.53 ac. LOT 7	Rural Residential
4.50 ac. LOT 8	Rural Residential
4.53 ac. LOT 9	Rural Residential
5.36 ac. LOT 10	Rural Residential
4.52 ac. LOT 11	Rural Residential
4.64 ac. LOT 12	Rural Residential
5.02 ac. LOT 13	Rural Residential
4.50 ac. LOT 14	Rural Residential
4.50 ac. LOT 15	Rural Residential
5.42 ac. LOT 16	Rural Residential
4.64 ac. LOT 17	Rural Residential
4.59 ac. LOT 18	Rural Residential
4.70 ac. LOT 19	Rural Residential
5.30 ac. LOT 20	Rural Residential
5.38 ac. LOT 21	Rural Residential
4.91 ac. Private ROW	(Ownership: HOA) (Modified Rural Local Type III) Drainage, Utilities, Access, Emergency Access
0.41 ac. Tract A	(Ownership: HOA) Open Space, Drainage, utilities & Fire Cistern Access
0.04 ac. Tract B	(Ownership: HOA) Open Space, Drainage, utilities & Fire Cistern Access
1.06 ac. Public ROW	Dedication for Tanglewood Road to Douglas County owned and maintained by county
106.00 ac. TOTAL	

LEGAL DESCRIPTION CONT.

Thence S 00°39'06"E a distance of 180.54 feet to the Southeast corner of said North 1/2 of the Northeast 1/4;

Thence N 88°52'28"W a distance of 2654.27 feet to the Southwest corner of said North 1/2 of the Northeast 1/4;

Thence N 00°57'30"W a distance of 1289.73 feet to the Northwest corner of said North 1/2 of the Northeast 1/4;

Thence S 89°48'08"E a distance of 2660.19 feet to the Northeast corner of said North 1/2 of the Northeast 1/4;

Thence S 88°55'53"E along the North line of the Northwest 1/4 of Section 6 a distance of 76.85 feet;

Thence S 08°26'37"E a distance of 420.37 feet;

Thence S 76°59'00"E a distance of 190.66 feet;

Thence N 59°37'41"E a distance of 604.94 feet;

Thence N 13°01'08"W a distance of 142.81 feet to the North line of the Northwest 1/4 of Section 6;

Thence S 88°55'53"E a distance of 1789.91 feet to the Point of Beginning.

PROJECT CONTACTS

PROPERTY OWNER: OAK BLUFF SUBDIVISION, LLC
CONTACT: ALAN WESTFALL
(303)-725-1466

PLANNER/ENGINEER: CANYON CREEK ENGINEERING, LLC
PO BOX 3072, PARKER, CO
CONTACT: PHIL GIESING, P.E.
(303)-870-0953

SURVEYOR: DAVID E ARCHER AND ASSOCIATES, INC
105 WILCOX
CASTLE ROCK, CO 80104

SHEET INDEX

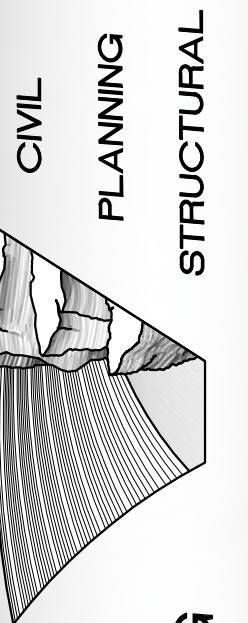
- | | |
|---|----------------------------------|
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAN EXHIBIT |
| 3 | PRELIMINARY PLAN EXHIBIT |
| 4 | PRELIMINARY PLAN EXISTING GRADES |
| 5 | PRELIMINARY PLAN EXISTING GRADES |

EASEMENTS

- REC. NO. 9749955, 60' X 60' EASEMENT INGRESS & EGRESS
- REC. NO. 2015001438, 15' ELECTRIC EASEMENT INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION.
- BOOK 636 PAGE 142, 80' INGRESS AND EGRESS EASEMENT DOUGLAS COUNTY
- BOOK 239 PAGE 666 BOOK 336 PAGE 866, 80' INGRESS AND EGRESS EASEMENT DOUGLAS COUNTY ***NOT SAME DESC. AS BOOK 636 PAGE 142***



Know what's below.
Call before you dig.



CANYON CREEK ENGINEERING

PO BOX 3072, PARKER, CO 80134 303.805.1803

PROJECT FOR:

OAK BLUFF SUBDIVISION, LLC
609 W. LITTLETON BLVD., SUITE 206
LITTLETON, CO 80120

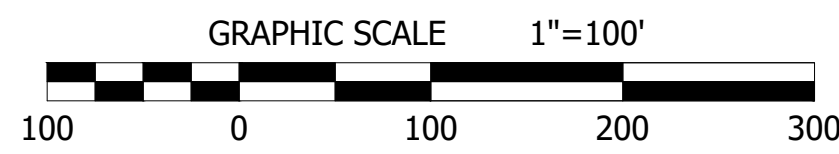
COVER SHEET

106.00 ACRE SUBDIVISION - OAK BLUFF
BURNING TREE DR. & TANGLEWOOD RD.
DOUGLAS COUNTY, CO

#18-124	SB2019-038
DATE:	V1.2 07-12-19
	V2.0 11-15-21
	V2.1 04-26-22
	V2.2 03-17-23
	3RD COUNTY REVIEW 6-7-23
	4TH COUNTY REVIEW 8-17-23
	5TH COUNTY REVIEW 9-14-23
	6TH COUNTY REVIEW 11-03-23

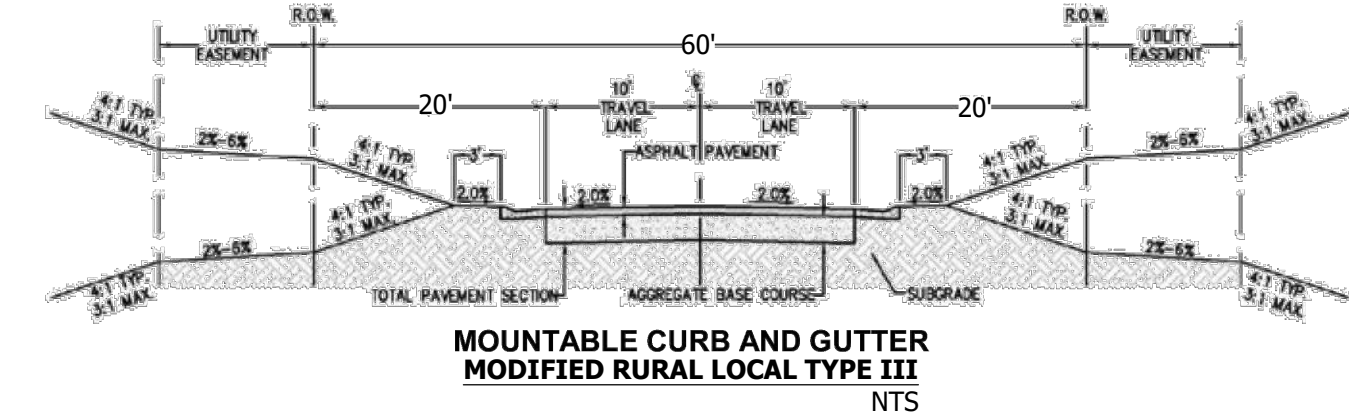
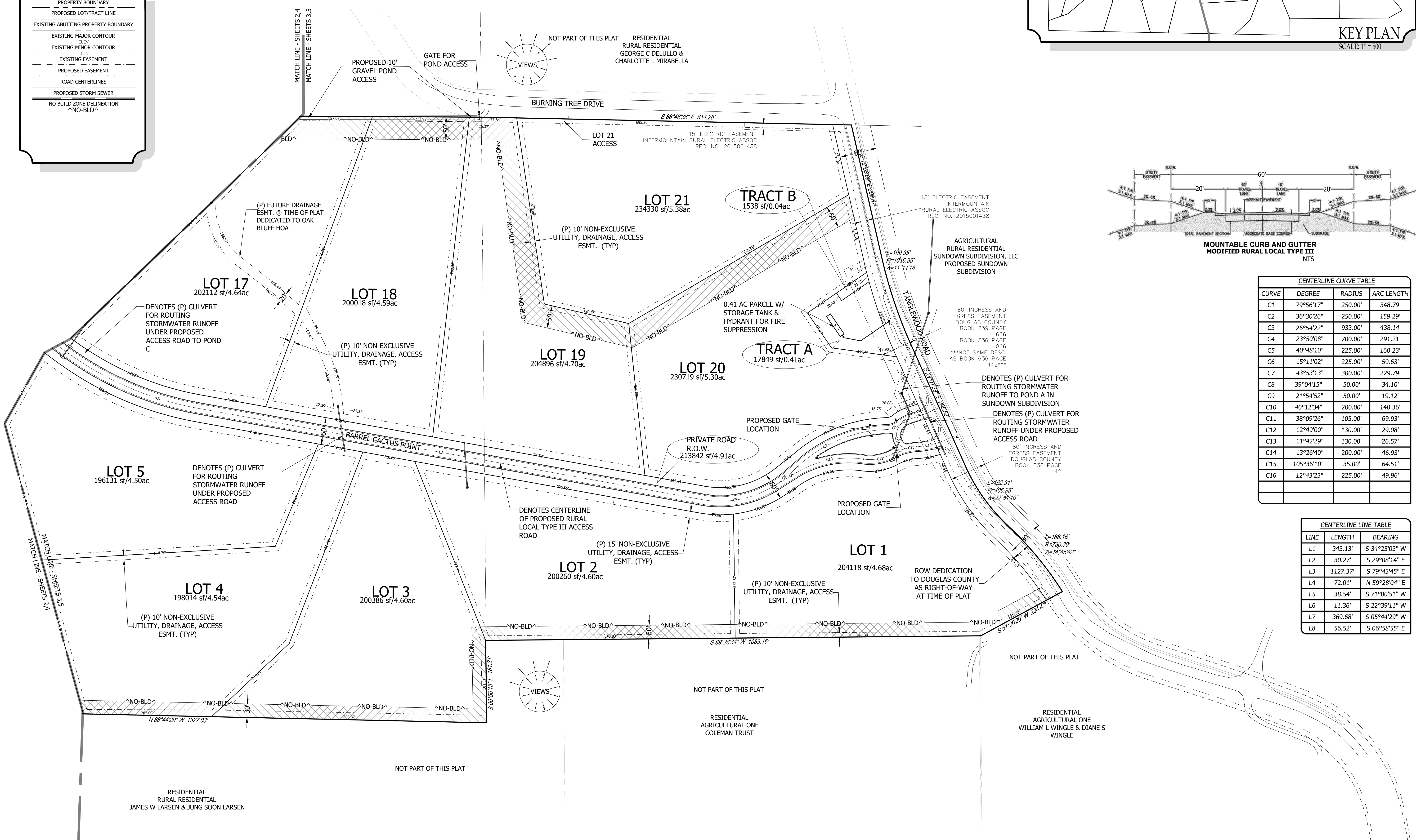
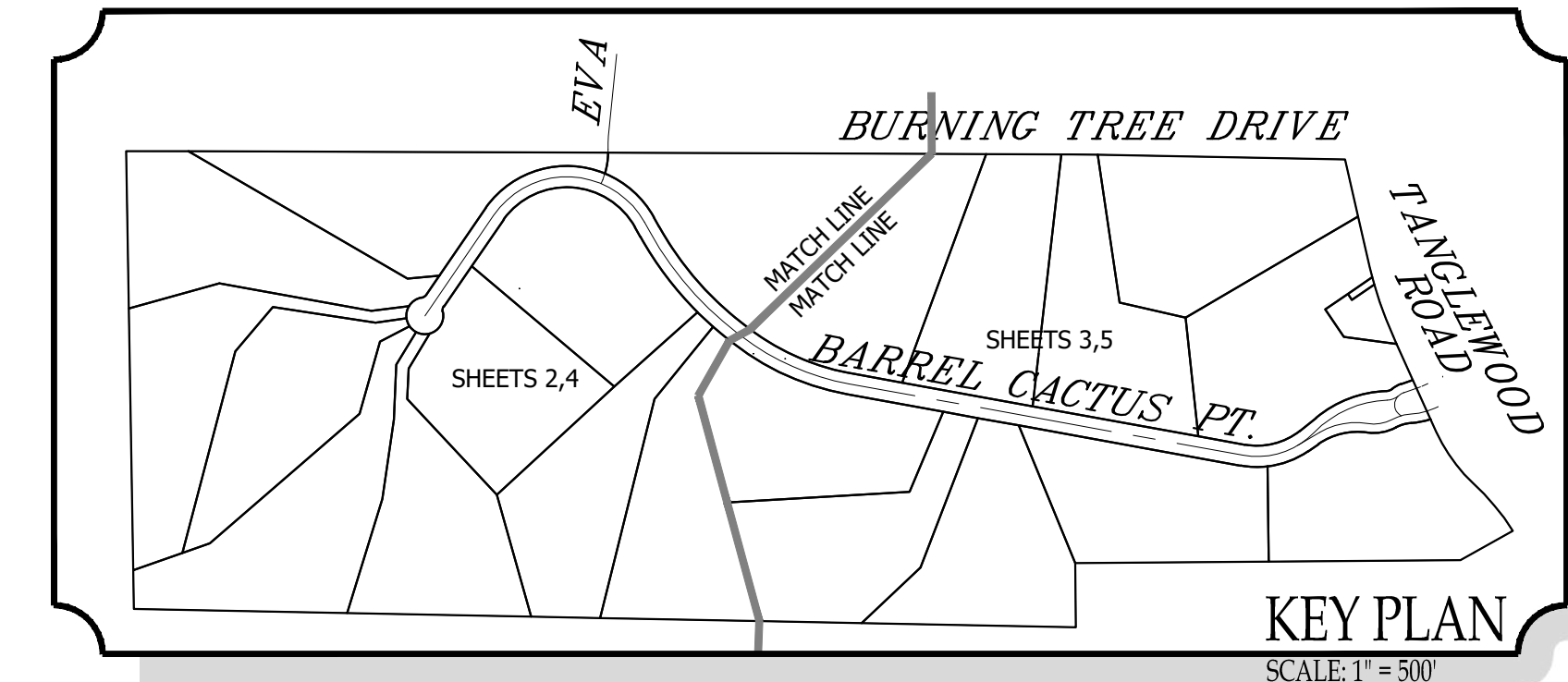
OAK BLUFF PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AND IN THE NORTHWEST
ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
106.00 ACRES +/- 21 RESIDENTIAL LOTS & 2 TRACTS
SB2019-038



SYMBOL & LINETYPE LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT/TRACT LINE
- EXISTING ABUTTING PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINES
- PROPOSED STORM SEWER
- NO BUILD ZONE DELINEATION
- NO-BLD



CENTERLINE CURVE TABLE

CURVE	DEGREE	RADIUS	ARC LENGTH
C1	79°56'17"	250.00'	348.79'
C2	36°30'26"	250.00'	159.29'
C3	26°54'22"	933.00'	438.14'
C4	23°50'08"	700.00'	291.21'
C5	40°48'10"	225.00'	160.23'
C6	15°11'02"	225.00'	59.63'
C7	43°53'13"	300.00'	229.79'
C8	39°04'15"	50.00'	34.10'
C9	21°54'52"	50.00'	19.12'
C10	40°12'34"	200.00'	140.36'
C11	38°09'26"	105.00'	69.93'
C12	12°49'00"	130.00'	29.08'
C13	11°42'29"	130.00'	26.57'
C14	13°26'40"	200.00'	46.93'
C15	105°36'10"	35.00'	64.51'
C16	12°43'23"	225.00'	49.96'

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	343.13'	S 34°25'03" W
L2	30.27'	S 29°08'14" E
L3	1127.37'	S 79°43'45" E
L4	72.01'	N 59°28'04" E
L5	38.54'	S 71°00'51" W
L6	11.36'	S 22°39'11" W
L7	369.68'	S 05°44'29" W
L8	56.52'	S 06°58'55" E

CANYON CREEK ENGINEERING
CIVIL PLANNING STRUCTURAL
cce@canyoncreekengineering.com
PO BOX 3072, PARKER, CO 80134 303.805.1803

PROJECT FOR:
OAK BLUFF SUBDIVISION, LLC
609 W. LITTLETON BLVD., SUITE 206
LITTLETON, CO 80120

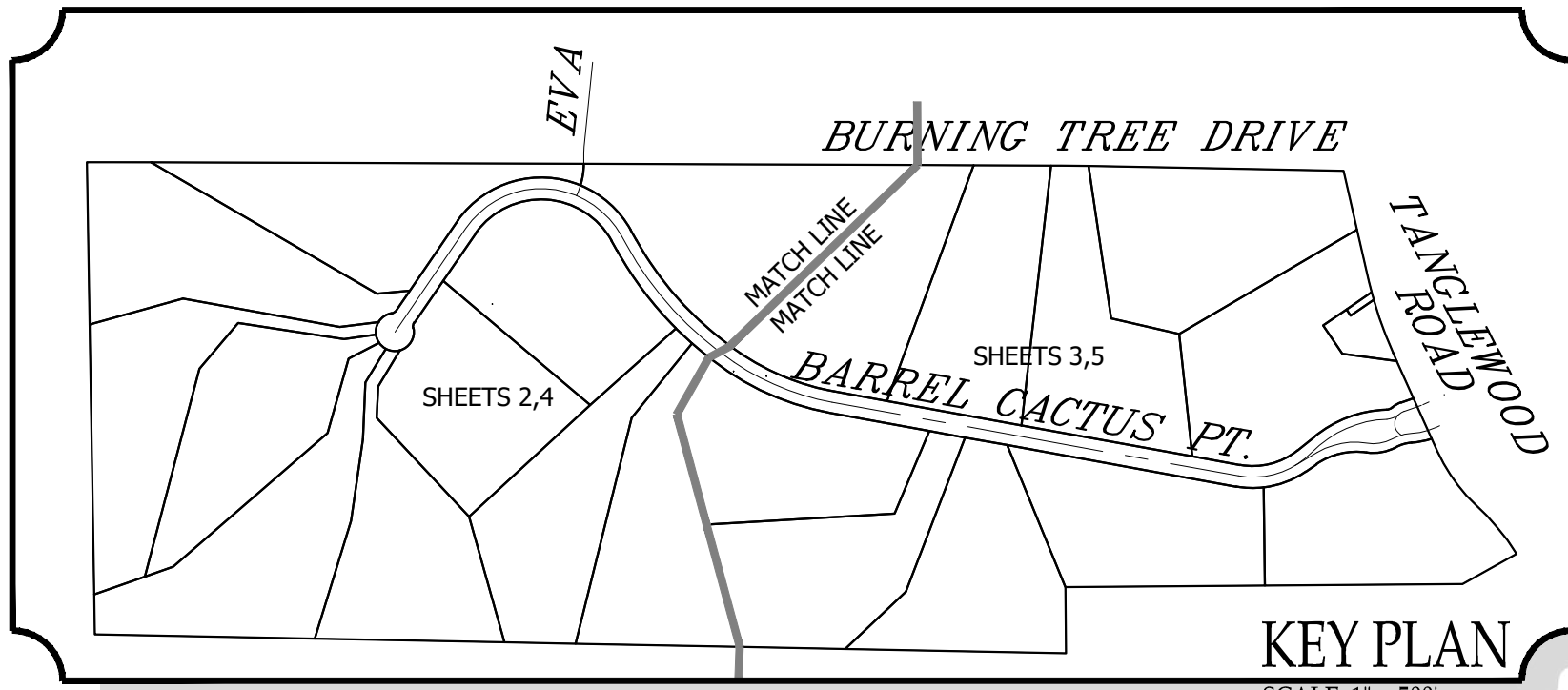
OAK BLUFF SUBDIVISION PRELIMINARY PLAN
106.00 ACRE SUBDIVISION - OAK BLUFF
BURNING TREE DR. & TANGLEWOOD RD.
DOUGLAS COUNTY, CO

#18-124 SB2019-038
DATE: V1.2 07-12-19
V2.0 11-15-21
V2.1 04-26-22
V2.2 03-17-23
3RD COUNTY REVIEW 6-7-23
4TH COUNTY REVIEW 8-17-23
5TH COUNTY REVIEW 9-14-23
6TH COUNTY REVIEW 11-03-23

2 OF 5

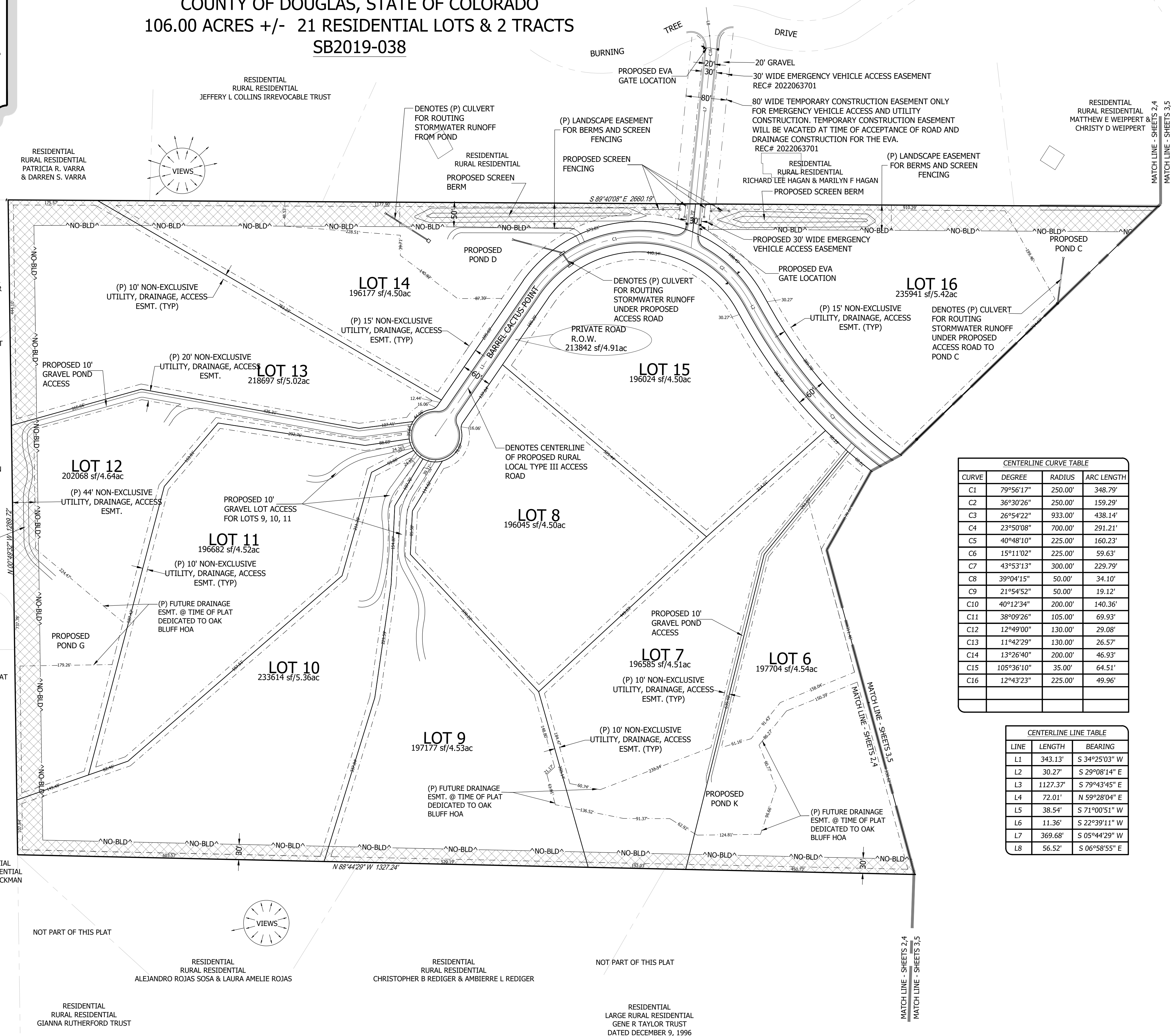
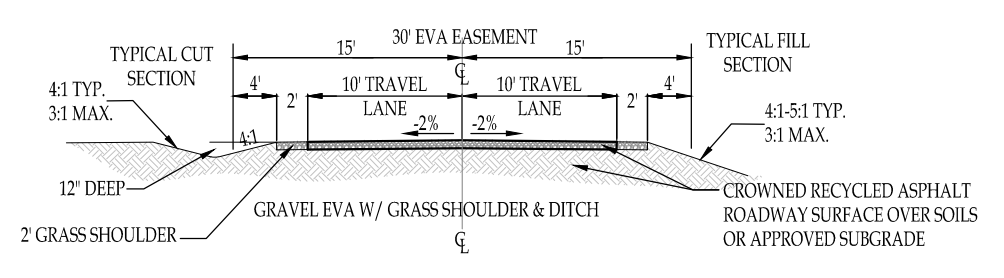
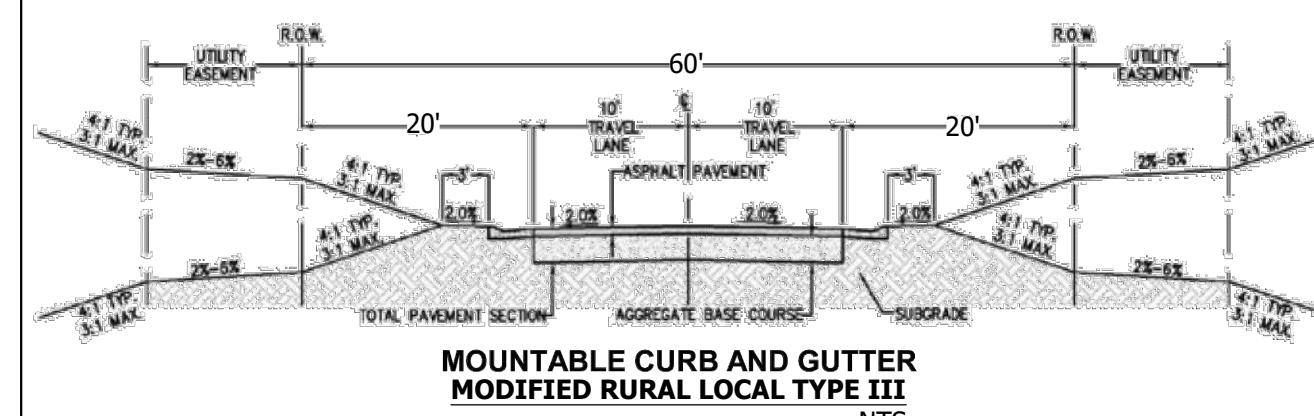
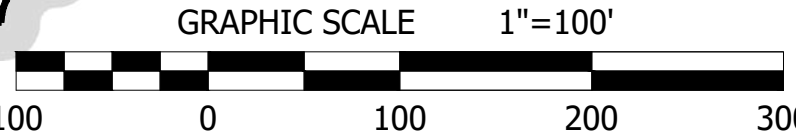
OAK BLUFF PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AND IN THE NORTHWEST
ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
106.00 ACRES +/- 21 RESIDENTIAL LOTS & 2 TRACTS
SB2019-038



SYMBOL & LINETYPE LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT/TRACT LINE
- EXISTING ABUTTING PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINES
- PROPOSED STORM SEWER
- NO BUILD ZONE DELINEATION
- NO-BLD



CENTERLINE CURVE TABLE

CURVE	DEGREE	RADIUS	ARC LENGTH
C1	79°56'17"	250.00'	348.79'
C2	36°30'26"	250.00'	159.29'
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C6	15°11'02"	225.00'	59.63'
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CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	343.13'	S 34°25'03" W
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L5	38.54'	S 71°00'51" W
L6	11.36'	S 22°39'11" W
L7	369.68'	S 05°44'29" W
L8	56.52'	S 06°58'55" E

CIVIL PLANNING STRUCTURAL
CANYON CREEK ENGINEERING
cce@canyoncreekengineering.com
PO BOX 3072, PARKER, CO 80134 303.805.1803

PROJECT FOR:
OAK BLUFF SUBDIVISION, LLC
609 W. LITTLETON BLVD., SUITE 206
LITTLETON, CO 80120

OAK BLUFF SUBDIVISION PRELIMINARY PLAN
106.00 ACRE SUBDIVISION - OAK BLUFF
BURNING TREE DR. & TANGLEWOOD RD.
DOUGLAS COUNTY, CO

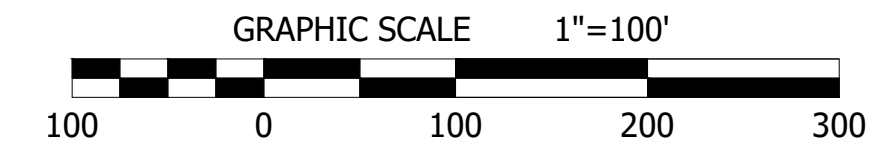
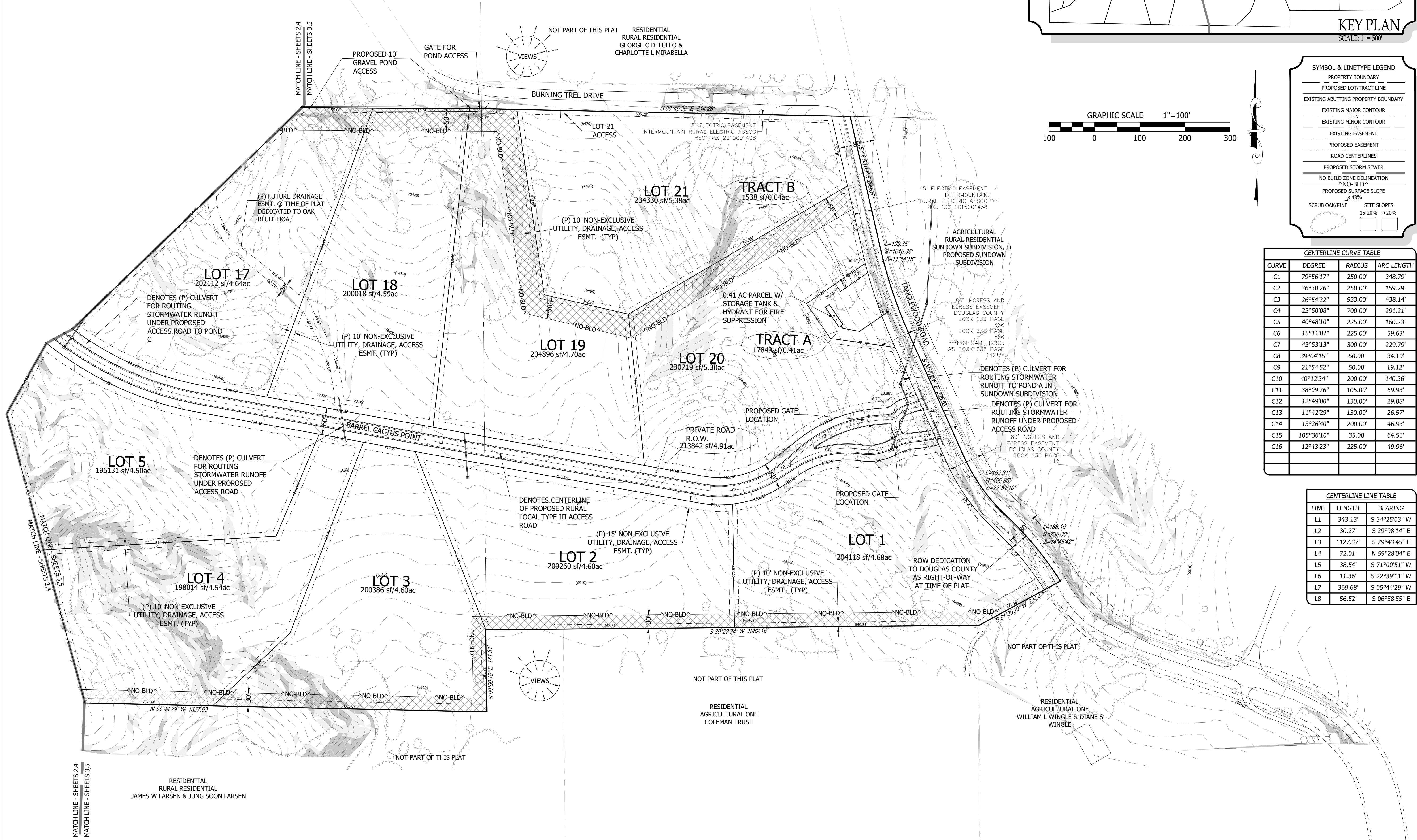
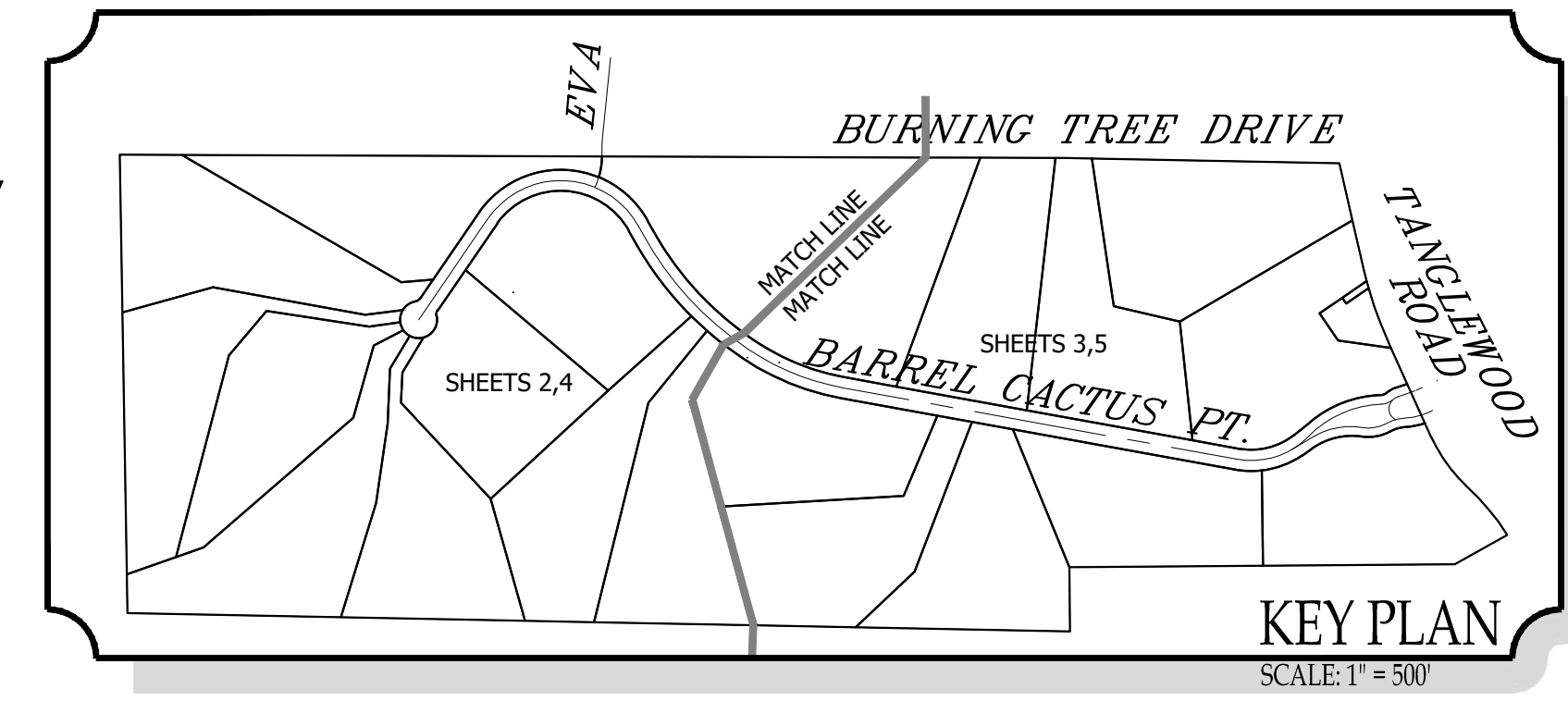
#18-124 SB2019-038

DATE:	V1.2 07-12-19
	V2.0 11-15-21
	V2.1 04-26-22
	V2.2 03-17-23
	3RD COUNTY REVIEW 6-7-23
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OAK BLUFF PRELIMINARY PLAN

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- PROPOSED EASEMENT
- ROAD CENTERLINES
- PROPOSED STORM SEWER
- NO BUILD ZONE DELINEATION
- NO-BLD
- PROPOSED SURFACE SLOPE
- 3.43%
- SCRUB OAK/PINE
- SITE SLOPES
- 15-20%
- >20%

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CIVIL
PLANNING
STRUCTURAL

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**OAK BLUFF SUBDIVISION
PRELIMINARY PLAN - EXISTING GRADES**

106.00 ACRE SUBDIVISION - OAK BLUFF
BURNING TREE DR. & TANGLEWOOD RD.
DOUGLAS COUNTY, CO

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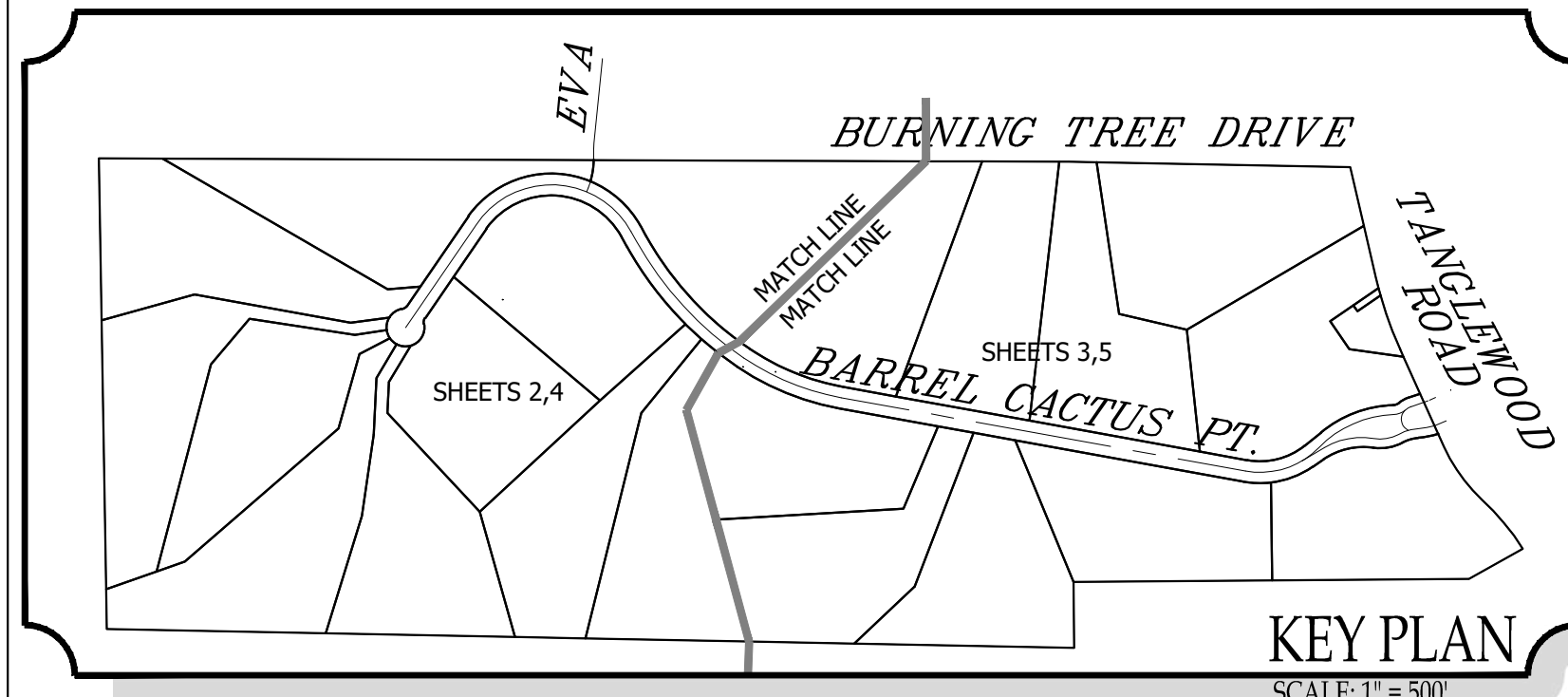
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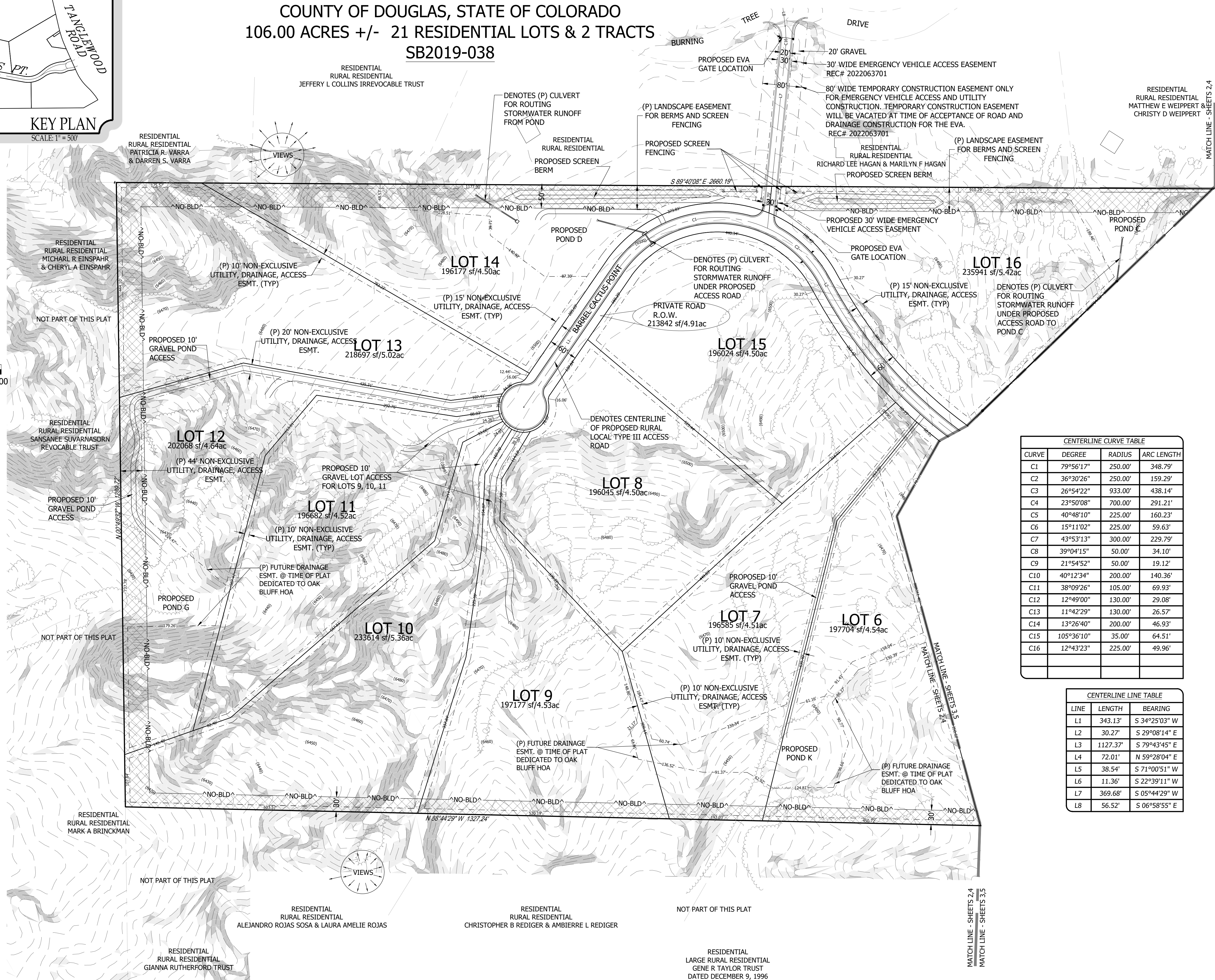
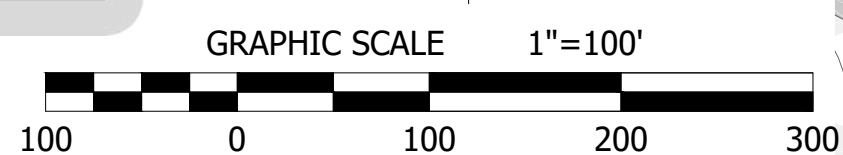
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