

Minor Development Staff Report

DATE: APRIL 10, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 

CC: CAROLYN WASHEE-FREELAND, AICP, SENIOR PLANNER
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

SUBJECT: CASTLEWOOD CANYON ESTATES – MINOR DEVELOPMENT FINAL PLAT

PROJECT FILE: SB2023-045

OWNER:
KEVIN WIKOFF
851 RUSSELLVILLE ROAD
FRANKTOWN, CO 80116

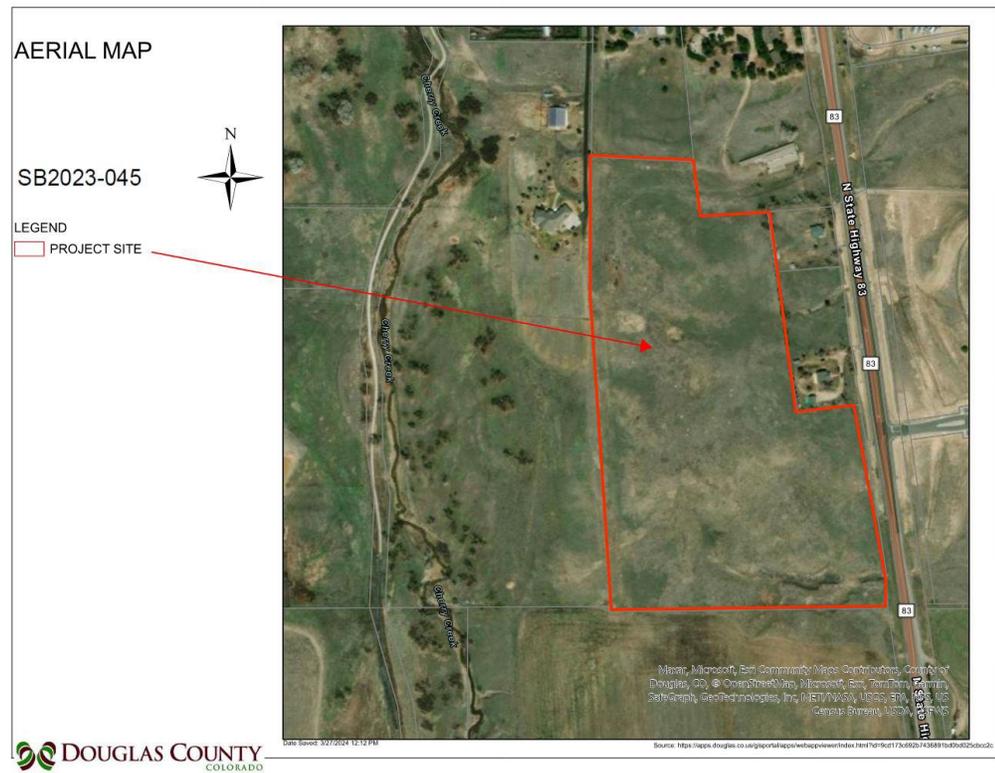
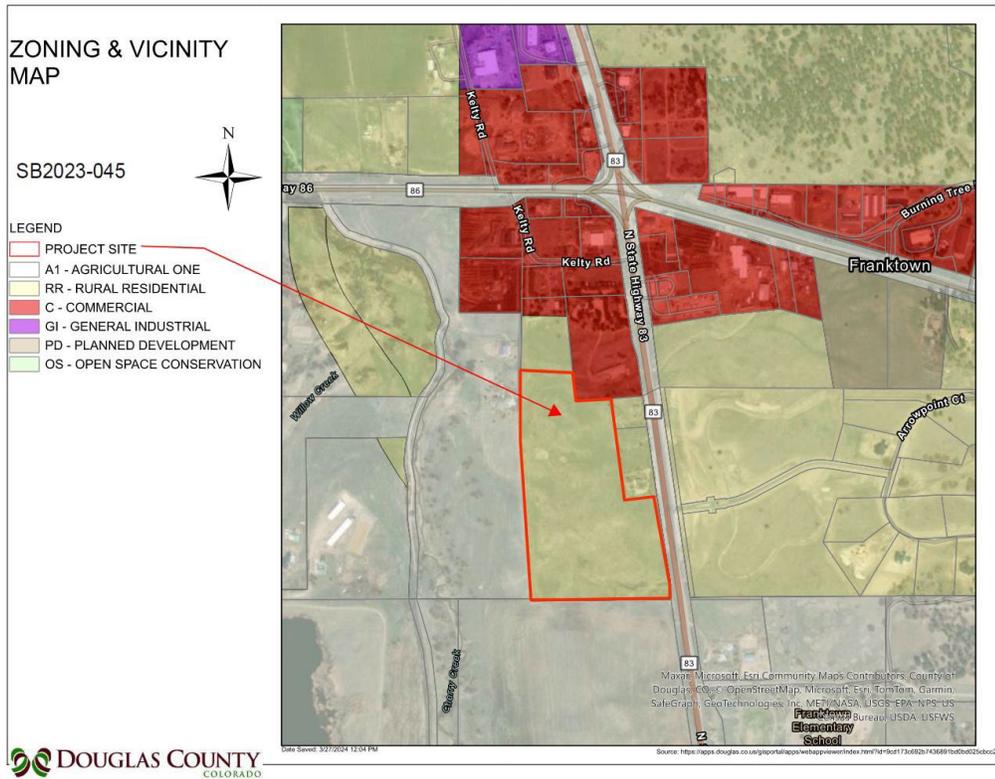
REPRESENTATIVE:
RYAN EICHELE, P.E.
2N CIVIL LLC
6 INVERNESS CT., E#125
ENGLEWOOD, CO 80112

PLANNING COMMISSION HEARING:	APRIL 15, 2024 @ 6:00 PM
BOARD OF COUNTY COMMISSIONERS HEARING:	APRIL 23, 2024 @ 2:30 PM

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a minor development final plat to subdivide a 21.90-acre, Rural Residential (RR)-zoned parcel into 4 single family residential lots. The property is generally located on the west side of State Highway 83, approximately a quarter of a mile south of State Highway 86. Lots will be served by individual well and septic systems and take access from a shared, private cul-de-sac. Lots will range in size between 4.5 and 6.4 acres in size. Additional right-of-way for future state highway widening is provided via the plat.

The Planning Commission will hear the request at its April 15, 2024, public hearing. Staff will provide an update to the Board at the April 23, 2024, Board hearing.



D. Project Description

The applicant is requesting a minor development final plat to subdivide a 20.90-acre parcel into 4 lots. The site is zoned Rural Residential (RR). The proposed single-family residential lots will range in size between 4.5-acres to 6.4-acres, with a gross density of 1 dwelling unit per 5 acres. A private cul-de-sac connecting to SH 83 will provide access to each lot within the proposed subdivision. An existing home is under construction on proposed Lot 1.

No-build zones are established over portions of the lots to preserve historic drainage patterns, steep slopes, and floodplain areas. General purpose utility easements will be dedicated to the County along with a 35-foot tract for future widening of SH 83. The County will convey the tract to CDOT upon request.

Project Details	
Zoning	Subject property is zoned Rural Residential (RR)
Gross Site Acreage	21.90-acres
Residential Lots	The request will subdivide the parcel into 4 single-family residential Lots: Lot 1 – 6.495-acres; Lot 2 – 5.191-acres; Lot 3 – 5.191-acres; and Lot 4 – 4.507-acres
Tracts	Tract A will be dedicated to Douglas County to reserve for future CDOT improvements to SH 83
Gross Density	1 Dwelling Unit per 5-acres consistent with the RR Zone District

III. PLANNING COMMISSION

The Planning Commission will hear the minor development request at its April 15, 2024, public hearing. Staff will provide an update to the Board at the April 23, 2024, Board hearing.

IV. CONTEXT

A. Background

The subject property was zoned Residential (R) with the inception of zoning in Douglas County in 1955. In 1982, the classification was changed to Rural Residential (RR) as part of the County-wide zoning effort. The property was vacant until 2023, when the applicant purchased the property and began construction of a single-family residence within the proposed Lot 1 of the subdivision.

B. Adjacent Land Uses and Zoning

Large lot single-family residential development abuts the site to the south, east, and west, and a portion of the north. Additionally commercial development is located to

the north of the property. East of the site, across SH 83, is the Arrowpoint subdivision, which is also zoned RR.

	Zoning	Land Use
North	One parcel is split-zoned as Commercial and Rural Residential; and a second parcel zoned Commercial	Single-family residential and commercial uses
South	Agricultural One	Single-family residential
East	Rural Residential	Single-family residential
West	Agricultural One	Single-family residential

V. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The topography of the site slopes east to west, with contour elevations that range between 6,120 to 6,140 feet. The site contains an existing drainage and earthen dam on the southwest side of the property. Vegetation found on the site consists of grassland and various native plants.

Cherry Creek is approximately 686-ft to the west of the property line. The Cherry Creek 100-year mapped floodplain encroaches onto the property in the southwest corner. A portion of the site is located within a flood hazard area as shown on the FEMA Map titled “Flood Insurance Rate Map, Douglas County, Colorado and Incorporated Areas, Panel 194 of 495, Number 08035C0194F, Dated September 30, 2005.” The limits of the Cherry Creek floodplain in this portion of the County are estimated by FEMA. In accordance with Engineering's requirements, the floodplain limits were further refined through a specific floodplain study, (which was completed by the applicant’s engineer). The floodplain study found that the actual floodplain limits fall outside of the subdivision boundary. The FEMA designated floodplain is shown on the plat and included in the defined no-build zones. The applicant or lot owners may choose to officially amend the boundary in the future if they wish to develop the portion of the lots currently located within the FEMA floodplain.

A noise study was completed for the property to study the current and future noise impacts from SH 83. The study provided the analysis to determine whether the noise threshold from SH 83 would exceed 65 decibels. The County’s noise consultant reviewed the report and did not have any recommendations for noise abatement for the proposed subdivision. The 65-decibel noise line is shown on the plat exhibit and is located within the proposed right-of-way tract and is not anticipated to impact any residential home site within the subdivision.

B. Access

The main access to the property is from SH 83. The applicant is planning to construct a private cul-de-sac that will meet Douglas County roadway standards for access to the 4 new lots. Tract A is dedicated to Douglas County for conveyance to CDOT to accommodate future improvements to SH 83. The cul-de-sac will also contain utility easements that will serve the subdivision. Each lot owner within the subdivision will own and maintain the cul-de-sac through a private maintenance agreement. The applicant submitted a traffic letter that was reviewed and accepted by County Engineering.

CDOT reviewed the application and determined that the applicant would need to apply for a State Highway Access Permit for the minor development. The applicant has applied for the access permit and anticipates that the permitting process will be complete prior to recordation of the plat. As a condition of approval, the State Highway Access Permit will need to be approved and issued to the applicant.

C. Soils and Geology

The Class 3 Geologic Hazards map as described within the Douglas County 2040 Comprehensive Master Plan (CMP) indicates that there are no known Class 3 geologic hazards on the property.

D. Drainage and Erosion

A Phase III Drainage Report, a Grading Erosion Sediment Control (GESC) Plan, and construction plans were reviewed and accepted by Douglas County Engineering Services. No-build zones are located on all the proposed lots to preserve the 100-year floodplain, historic drainage patterns, vegetation, and steep slopes. No structures will be permitted to be located within the no-build zones.

E. Floodplain

The FEMA mapped 100-year floodplain is shown on the final plat exhibit. The Cherry Creek floodplain encroaches onto the property in the southwest corner. A portion of the site is located within a flood hazard area as shown on the FEMA Map titled "Flood Insurance Rate Map, Douglas County, Colorado and Incorporated Areas, Panel 194 of 495, Number 08035C0194F, Dated September 30, 2005." The proposed no-build zones for each lot will contain these floodplain areas so as not to impact development of each lot.

As the FEMA-mapped floodplain limits in this area were based on an estimated methodology, Engineering required the applicant to further analyze the floodplain and refine its limits. The analysis demonstrated that the actual limits of the 100-year floodplain lie outside the bounds of the plat. The applicant or homeowners may pursue a formal floodplain map amendment process with FEMA in the future.

F. Geologic Hazards

The Colorado Geological Survey (CGS) provided a review and found that no geologic hazards are known or suspected to be present that would preclude approval of the minor development as proposed. The no-build zones for each proposed lot will satisfactorily avoid the Cherry Creek 100-year flood hazard limits. CGS had no objection to approval of the request.

G. Wildlife

The CMP Wildlife Resources map shows the site as moderate to high habitat value for wildlife. The site is not located within an overland connection, wildlife movement corridor, or wildlife crossing area. Colorado Parks and Wildlife provided a no objection to this subdivision request moving forward.

H. Historic Preservation

Douglas County Historic Preservation provided referral comments on the application. The County Curator reviewed the Class III Cultural Report for the project area and had no recommendations. If artifacts are discovered, the Curator recommended the completion of the appropriate Colorado Office of Archaeology and Historic Preservation Data Management and Historic and/or Prehistoric Component forms.

VI. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) reviewed the request, and it was determined that the amount of land required for school land dedication is not enough to serve as a school site or other school purposes; and cash-in-lieu of land dedication is required. The cash-in-lieu amount for residential minor developments is \$500 per each additional residential lot created. The applicant has agreed to pay the cash-in-lieu at the time of the plat recordation.

B. Fire Protection

The Franktown Fire Department (FFD) provides fire and emergency medical services to the site and reviewed the request and provided a “no-comment” response.

C. Sheriff Services

The Douglas County Sheriff’s Office (DCSO) provides emergency services to the site. No response was received from DCSO and DCSO E911. The Office of Emergency Management (OEM) was concerned that the southwest portion of the property was located within the Cherry Creek floodplain and that the proposed subdivision did not meet the required RR zone district density of 1 dwelling unit per 5 acres. The applicant has acknowledged OEM referral comments and provided floodplain mitigation measures through the no-build zones on each proposed lot. Additionally, the project meets the RR density requirement of 1 dwelling unit per 5 acres, as 4 lots have been

proposed for the 21.90-acre site, which is consistent with the surrounding residential developments in the Franktown area.

D. Water and Sanitation

Each proposed lot within the subdivision will be served by individual well and septic systems. The Denver Basin aquifer water beneath the property was decreed in Case No. 23CW3057, with the annual quantities totaling 30.03 acre-feet per year. The decree in 23CW3057 adjudicated an augmentation plan to allow the use of the non-tributary Upper Dawson aquifer water. According to the decree, 2.1 acre-feet/year of water is available in the Upper Dawson Aquifer for the proposed development, and 2.1 acre-feet/year of Laramie-Fox Hills aquifer water will be permanently reserved for the post-pumping augmentation requirements in the augmentation plan.

The presumptive water demand for each lot is 1.0 acre-foot/year, for a total water demand of 4.0 acre/feet/year. It is proposed that two of the lots will be served by the Upper Dawson aquifer wells, while the remaining two lots will be served by nontributary Lower Dawson aquifer wells, which do not require an augmentation plan to be permitted for the proposed development.

The water decree, Case No. 18CW3101, states that an existing well permit will need to be re-permitted per the water supply plan upon subdivision approval. This well permit is the same permit that applicant initially received with the construction of his home on the proposed Lot 1. The applicant has provided verification that this well has now been re-permitted.

The applicant will submit a Declaration of Restrictive Covenants to reserve all water rights on the site for the benefit of the future landowners within the subdivision. The application was also reviewed by the Colorado Division of Water Resources (CDWR), which determined that the water supply is adequate and can be legally provided without causing injury to decreed water rights. CDWR had no objections to the proposed request. In addition, the applicant will record private covenants which deed water to each lot for well permits in the Dawson aquifers and reserve all other water beneath each lot to the future lot owner.

Each lot within the subdivision will be served by an individual On-Site Wastewater Treatment Systems (OWTS). The Douglas County Health Department (DCHD) reviewed the application and supports the consideration of the OWTS as the proposed method of sewage disposal.

E. Utilities

Black Hills Energy and CORE Electric Cooperative are the respective natural gas and electrical service providers to the property. Phone and data services are provided by

CenturyLink and Comcast. CenturyLink provided a no objection to the proposal while Comcast and Black Hills Energy provided no response to the referral request.

CORE stated that there is an existing overhead powerline located within the subject property adjacent to SH 83, within the proposed Tract A. CORE has a prescriptive easement in this area and requested that the applicant provide a 30-foot utility easement adjacent to Tract A. The applicant has dedicated a 30-foot general utility easement via the minor development final plat. Other general purpose utility easements are proposed on the perimeter of all lots to serve the subdivision and have been provided on the plat.

The proposed Lot 1 has an existing CORE utility easement that was granted by separate instrument to the applicant during the construction of the home on the proposed Lot 1. This 15-foot utility easement extends around the proposed cul-de-sac.

F. Dedications

The applicant is proposing to dedicate Tract A to Douglas County and will be initially retained by the County; and will be transferred to CDOT upon request for future improvements to SH 83. No other County rights-of-way or other land dedications will be necessary with this request. General utility easements will be dedicated with the plat for public utility purposes. The utility easements will consist of 10-foot non-exclusive utility easements located along exterior lot lines, and all interior lot lines will be platted with a 5-foot utility easement.

G. Parks and Trails

The applicant will pay \$250 per new lot as a cash-in-lieu of land dedication for parks at the time of recordation and is noted as a condition of approval.

I. Subdivision Improvements

Per the *DCSR*, specific engineering reports, studies, and construction plans are required to be submitted and accepted or approved by Public Works Engineering with a minor development final plat application. Cost estimates for the public and private improvements are generated from the approved construction plans and incorporated into the subdivision improvements agreement (SIA) for the plat. Per Section 604.07, the SIA must be approved by the County Manager or Board prior to the Board hearing on the minor development final plat. The applicant's SIA is currently under review and will be approved prior to the Board hearing on the minor development final plat.

VII. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners. One comment was received from an abutting property owner in general opposition of the proposed subdivision, as the community member desired to preserve the rural character of Franktown. The

applicant has met with the opposing neighbor in person and continues to talk with him on a regular basis to provide more information on the request. Three public comments were received in support of the proposed subdivision.

The Franktown Citizens Coalition II, Inc. (HOA) responded to the request stating that the proposed subdivision does not appear to meet the requirements of the RR zone district density of 1 dwelling unit per 5 acres. The applicant acknowledged the HOAs comments and further explained that the proposed lot sizes comply with the required density of the RR zone district. The Kelty Farms and Village Pines Circle HOAs did not respond to the request.

All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided responses to referral comments within a separate letter included in the staff report appendix.

VIII. STAFF ANALYSIS

Per Article 603 of the *DCSR*, a minor development final plat may be approved upon the finding by the Board of County Commissioners that the minor development final plat:

603.01 Conforms with the goals, objectives, and policies of the Master Plan.

Staff Comment: The property is located within the Franktown Village Area of the Franktown Rural Community as identified in Section 4 of the CMP. The application is generally consistent with the CMP policies in 4-1K, 4-1Q, and 4-1R of the Community Estate Area. Residential uses are anticipated in the Community Estate Area of the Village at densities consistent with existing zoning. The minor development is consistent with the density and other provisions of the RR zone district. No-build zones limit site disturbance and protect environmentally sensitive areas adjacent to the Cherry Creek floodplain. A single access from State Highway 83 is proposed and additional right-of-way for future expansion of the highway is provided.

The applicant's narrative provides a thorough discussion of the Franktown Village Area policies within 4-1K, 4-1Q, and 4-1R of the Community Estate Area. The applicant indicates that the design of the proposed subdivision provides open space and protects scenic viewsheds from SH 83 and 86, through the incorporation of large residential lot design, at a low-intensity scale in the Franktown area.

603.02 Addresses the design elements established in Section 404 – Preliminary Plan, herein.

*Staff Comment: The minor development is in conformance with the design elements as established in the *DCSR* Section 404 Preliminary Plan. Each of the proposed lots will be accessible to the proposed cul-de-sac roadway and SH 83, providing opportunities for vehicular and pedestrian access. The proposed lots meet the minimum lot size and setbacks of the RR zoning district. Off-street parking requirements can be met. Geotechnical and individual building analysis will occur at building permit for proposed*

dwellings. The applicant will assure archaeological or historic resources are identified during construction. Drainage and grading plans are accepted by Douglas County Engineering. The applicant has provided no-build areas throughout the subdivision, of which preserve vegetation, floodplain, historic drainage patterns, and scenic viewsheds.

603.03 Conforms with Section 18A, Water Supply - Overlay District, of the Zoning Resolution.

Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A – Water Supply. The water underlying the property is adequate to serve the 4 lots and meets all other approval standards of Section 18A. In accordance with Section 18A, a Declaration of Restrictive Covenants will be recorded concurrent with the minor development final plat to reserve all water rights underlying the subdivision for future uses on the property. The CDWR and the County’s water consultant have reviewed the replat request and the required water documentation and have determined that the supply is adequate to serve the subdivision.

Below are the water supply approval standards used for evaluating land use applications.

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

Staff comment: The CDWR and the County water consultant have reviewed the minor development final plat request and the required water documentation and have determined that the supply is adequate to serve the subdivision without injuring water rights. Denver Basin Aquifer supplies will be used to serve residential uses on the lots.

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

Staff comment: No renewable water rights are proposed to serve the development.

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

Staff comment: The CDWR has determined that based on the water decree 2023CW3057, the Water Plan is adequate and feasible to ensure water supply shortages will not occur. Individual wells can be used to supply the lots.

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

Staff comment: Each lot has access to a supply which meets and exceeds the minimum demand standard of 1-acre foot per lot per year as set forth in Section 18A. Under the augmentation plan, 2.1 acre-feet/year of water is

available in the Upper Dawson, and 2.1 acre-feet of Laramie-Fox Hills aquifer water will be permanently reserved for the post-pumping augmentation requirements in the augmentation plan. A Declaration of Restrictive Covenants will be recorded to tie all Denver Basin groundwater rights to the property (proposed condition 1).

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

Staff Comment: Sanitation is provided through OWTS. The DCHD provided a supportive recommendation regarding the proposed method of sewage disposal.

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

Staff Comment: A geotechnical study was provided by the applicant and reviewed by CGS during referral review. Standard geotechnical exploration of individual building sites is required as part of the building permit process.

603.06 Provides adequate drainage improvements.

Staff Comment: A Phase III Drainage Report, a GESC plan and report, and construction plans have been accepted by Douglas County Engineering Services.

603.07 Provides adequate transportation improvements.

Staff Comment: The applicant's traffic analysis has been reviewed by Douglas County Engineering and found to be acceptable. Tract A is intended for future conveyance to CDOT for improvements to SH 83. The applicant is finalizing its CDOT access permit to obtain access from SH 83 (proposed condition 2).

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

Staff Comment: No unique site features or artifacts were identified within the applicant's cultural resource survey. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery.

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

Staff Comment: There are no known commercial mining deposits or significant mineral deposits on site per the Douglas County Mineral Extraction Plan.

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

Staff Comment: The subdivision will be served by Franktown Fire, the Douglas County Sheriff's Office, the Douglas County School District, Black Hills Energy, IREA, Comcast, and CenturyLink. Cash-in-lieu of required park and school land dedication shall be paid prior to plat recordation (proposed conditions 3 and 4).

IX. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6 of the *DCSR*. The MDP meets the gross density of 1 dwelling unit per 5-acres, per the RR zone district. The proposed subdivision design is consistent with the surrounding single-family residential development found throughout the Franktown area. Should the Board find that the approval standards are met, the following proposed conditions should be considered for inclusion into the motion:

1. Prior to recordation of the minor development final plat, the applicant shall provide a Declaration of Restrictive Covenants reserving the water beneath the property for the benefit of future landowners within the subdivision.
2. Prior to recordation of the minor development final plat, the applicant shall obtain final approval of the State Highway Access Permit for the subdivision.
3. Prior to recordation of the minor development final plat, the applicant shall pay \$750 to Douglas County for cash-in-lieu of park land dedication.
4. Prior to recordation of the minor development final plat, the applicant shall pay \$1,500 to the Douglas County School District for cash-in-lieu of school land dedication.
5. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery.
6. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
7. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS	PAGE
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LAND USE APPLICATION

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

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

OFFICE USE ONLY		PROJECT FILE #:
PROJECT NAME: <u>Castlewood Canyon Estates Minor Development Plat</u>	<u>SB2023-045</u>	
PROJECT TYPE: <u>Minor Subdivision</u>	PLANNING FEES: <u>2,600.00</u>	
MARKETING NAME: <u>Castlewood Canyon Estates</u>	ENGINEERING FEES: <u>5,800.00</u>	
SITE ADDRESS: <u>1887 N Hwy 83, Franktown CO 80116</u>	TOTAL FEES: <u>8,400.00</u>	
OWNER(S): Name(s): <u>Kevin Wikoff</u>	RELATED PROJECTS: <u>PS2018-103</u>	
Address: <u>851 Russellville Rd, Franktown, CO 80116</u>	<u>SB2019-007</u>	
Phone: <u>303-717-1848</u>	<u>PS2023-056</u>	
Email: <u>kevin.wikoff@gmail.com</u>	_____	
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i> Name: <u>Kevin Wikoff</u>	_____	
Address: <u>851 Russellville Rd, Franktown, CO 80116</u>	_____	
Phone: <u>303-717-1848</u>	_____	
Email: <u>kevin.wikoff@gmail.com</u>	_____	

LEGAL DESCRIPTION:

 Subdivision Name: TR IN NW1/4 2-8-66 21.92 AM/L 328-570 331-763 LSP 10005240

 Filing #: _____ Lot #: _____ Block #: _____ Section #: 2 Township: 8 Range: 66

 STATE PARCEL NUMBER(S): 2507-020-00-048
ZONING:

 Present Zoning: RR Proposed Zoning: RR Gross Acreage: 21.383

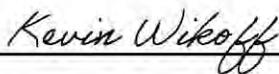
 Gross Site Density (DU per AC): 5.345 # of Lots or Units Proposed: 4
SERVICE PROVIDERS:

 Fire District: Franktown Fire Metro District: _____ Gas: Black Hills

 Water: Well Sewer: Septic Electric: CORE

 Roads: Public Private (please explain): Built to county standards

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



Applicant Signature

9/13/2023

Date



PROJECT NARRATIVE

for

CASTLEWOOD CANYON ESTATES FRANKTOWN, COLORADO

Douglas County Case No.
2N Civil Project No. 23007

Date: September 14, 2023
Revised: October 5, 2023
Revised: February 7, 2024
Revised: March 15, 2024

PREPARED FOR:

H&W Construction, LLC
851 Russellville Rd.
Franktown, CO 80116
(303) 717-1848
Contact: Kevin Wikoff

PREPARED BY:

2N CIVIL LLC
6 Inverness Ct. E # 125
Englewood, CO 80112
(303) 925-0544
Contact: Ryan Eichele, P.E.

Project Description

The objective for this project, Castlewood Canyon Estates, is to subdivide the 21.90-acre parcel into four lots. Each lot will have an area of no less than 4.5 acres. This subdivision is zoned Rural Residential (RR). The density of the project will be 1 Dwelling Unit per 5-Acres. Each lot will gain separate access from a proposed cul-de-sac connecting to N Hwy 83. A proposed access and utility easement will encompass the proposed roadway and cul-de-sac for the subdivision. This will serve as the access into the subdivision. This project conforms with the goals, objectives, and policies of the master plan. The project will have available all necessary services, including fire and police protection, nearby recreation facilities, and utility service facilities such as gas, electric, and communications to serve the proposed subdivision.

Project Location

The project site is located along N. Highway 83 in Franktown, Colorado. It lies in the west 1/2 of Section 2, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado. The site is bounded by vacant land to the south, N Highway 83 to the east, vacant land, Cherry Creek to the west and rural residential to the north.

Background

The subject property is 21.90 acres. The existing topography of the site slopes generally from east to west at an average slope of 8%. There is an existing drainage and earthen dam on the south side of the property. Vegetation consists of prairie grasses, cactus, wild flowers, mullein, sage, yucca and various native and non-native weeds. Per the study titled *Cultural Resources Inventory and Evaluation for the Franktown Development project at 1887 S. Highway 83*, by Ayuda, dated July 12, 2023, that was requested during the pre-submittal meeting, the existing earthen dam was deemed non-jurisdictional and has no historical importance.

The Cherry Creek 100-yr mapped floodplain encroaches onto the property in the southwest corner and the 500-yr floodplain encroaches both on the north and south ends of the property across the entirety of the property from east to west. A portion of the site is located within a flood hazard area as shown on the FEMA Map titled "Flood Insurance Rate Map, Douglas County, Colorado and Incorporated Areas, Panel 194 of 495, Number 08035C0194F, Dated September 30, 2005." A revised floodplain limits analysis was performed on Cherry Creek and reduced the boundaries of the floodplain to fall outside of the subject property. This will not be mapped with FEMA.

Each of the proposed four lots will be for single-family residential homes. The proposed residential density will meet the RR zoning and will be 1 DU/5-Acres. This is consistent with the surrounding residential developments. Each lot has been implemented with a No Build Zone to help preserve the view corridors and natural environment of Cherry Creek.

There is currently an active building permit on the site, permit #23-11098. The proposed home is being built in the north ¼ of the existing property, within proposed Lot 1 of the development. The proposed building is within the proposed building setbacks per the zoning requirements for a RR development. All well and septic setbacks are being met for the layout of the proposed development. Other active permits for the property are pool (#23-13429), well (#88528-F), and septic (#STS30848).

Public Services

Services available to this subdivision will include electricity, communications, gas, police, fire and emergency. The Douglas County School District Schools that serve this subdivision are Franktown

Elementary, Sagewood Middle School, and Ponderosa High School. The closest regional recreation facilities/areas include Castlewood Canyon State Park, Cherry Creek Trail, Ponderosa Forest, Gateway Mesa Open Space, and Hidden Mesa Open Space. Several local restaurants, shops, and gas stations are nearby in Franktown.

Existing and Proposed Facilities

There are no existing structures on the property.

An access cul-de-sac shall be constructed from Highway 83 for this four-lot subdivision. No central water or sanitary sewer services are available to the site. Well water shall supply water to each lot. Individual septic systems will provide sanitary services. CORE will provide electric services to the site and Black Hills Energy will provide gas. The project will have available all necessary services, including fire and police protection, nearby recreation and open spaces facilities, and utility service facilities, to serve the proposed subdivision.

The Restrictions, Covenants, and Maintenance Agreement will be a private agreement between homeowners of the four lots and shall outline the maintenance responsibilities of the proposed roadway easement, cul-de-sac, tracts, and utility easements. Maintenance may involve things such as snow removal, roadway surface repair, mowing, weed control, and debris removal.

Proposed Easements

Utility easements shall be provided for lots on-site. A minimum 50-foot roadway and utility easement shall be provided over the proposed cul-de-sac. A 15-foot utility easement outside of the roadway/cul-de-sac is an existing easement. A 10-foot utility easement outside of the roadway/cul-de-sac is proposed. A 30-foot utility easement will be proposed along the east property line adjacent to the Hwy. In addition to the proposed easements on site, a tract of land (Tract A) measuring 35 feet will be for R.O.W. dedication to the County. These easements will be maintained as outlined in the Restrictions, Covenants, and Maintenance Agreement described above. The tract will be owned and maintained by the County. Ownership of said easements will be the responsibility of the landowner who's property encompasses said easements.

A No Build Zone has been implemented across the rear portions of Lots 1, 2, 3 and 4. The building setbacks will apply to all lots per the zoning regulations for rural residential. Providing a No Build Zone allows for native areas to remain in their natural state. It also ensures that no structures will be built within the floodplain limits of Cherry Creek. A noise analysis was completed for the subdivision to determine if the threshold for residential land uses was acceptable due to the proximity to the Highway. A contour line was established where the noise levels were less than 66 decibels. The 100' building setback from the Highway will place the proposed home for Lot 4 well outside of the noise contour, therefore resulting in no adverse effects from the Highway noise.

Comprehensive Master Plan

This project resides in the Franktown Village *Community Estate District* of the Comprehensive Master Plan and specifically aligns with those goals and objectives as outlined below.

The design of the subdivision addresses the goal of providing open space and protecting viewsheds from State Highway 83 and 86. The layout of the lots was specifically thought out to be able to provide large residential lots while still preserving and protecting vast areas of open space. This allows growth to the area, but at a low-intensity scale.

4-1K: Protect Cherry Creek alluvium and groundwater quality

POLICY 4-1K.1 Support residential development consistent with existing zoning using conservation measures to protect Cherry Creek and wildlife habitat. – This project complies with existing RR zoning and protects Cherry Creek and wildlife habitat through establishing large open areas that are dedicated as no build zones. This will help to encourage native plant growth as well as ensuring a thriving habitat for wildlife to thrive within.

POLICY 4-1K.2 Support voluntary efforts of existing businesses within the Community Estate District to relocate to the Community Center planning areas designated east of State Highway 83, out of the Cherry Creek alluvium. – Does not pertain to this MDP as it is West of Highway 83

POLICY 4-1K.3 Support redevelopment of existing nonresidential uses only when the application fulfills groundwater protection goals, as established in this Plan. – Ground water protection goals are protected via the augmentation plan approved by the state of Colorado which preserves return flows to the upper dawson aquifer. The use of xeric landscaping in common areas and restricting the irrigated lawn allowed per well permit helps to protect the groundwater and return it to the aquifers that lie under the project parcel.

POLICY 4-1K.4 Encourage development of passive recreational opportunities adjacent to Cherry Creek. – In accordance with Policy 4-1K.4, our project actively promotes passive recreational opportunities by strategically designating large open areas as no-build zones. This intentional approach not only encourages wildlife habitat but also fosters the growth of native plants. These expansive open zones serve a dual purpose – not only ensuring a rural and native ambiance but also offering a scenic backdrop visible to DC residents recreating on the nearby Cherry Creek trail. Through this conscientious design, we contribute to the enhancement of passive recreational experiences and align with the policy's intent.

4-1Q: New development, and redevelopment of existing structures and site improvement plans should acknowledge and complement the natural landscape.

POLICY 4-1Q.1 Design development to do the following: • Preserve significant existing vegetation. • Use predominantly natural and historical materials and colors. • Require use of low-water-consuming, xeric vegetation to soften and screen development and to provide small animal habitat and forage. • Use enhanced plantings of native conifers to extend the nearby forest into easterly and higher portions of the Franktown Village Area to help create a unifying element and identity. • Use riparian plantings in the Cherry Creek corridor. • Discourage use of high-water-consuming turf. – This project aligns with Policy 4-1Q.1 by incorporating measures such as reducing the landscaping allotment in the state DWR-approved augmentation plan and implementing low-water-consuming landscaping in common areas. Additionally, we aim to preserve existing vegetation and utilize natural and historical materials and colors, promoting a cohesive and environmentally conscious development.

POLICY 4-1Q.2 Locate and design development to minimize visual impacts from views experienced from State Highway 83 (views toward Castle Rock), State Highway 86 (toward Franktown), rural arterials (Russellville Road and Bayou Gulch Road), and important public spaces such as parks and trails and landmarks. – This project demonstrates a commitment to aligning with Policy 4-1Q.2 by strategically focusing on the preservation of scenic views from State Highway 83, State Highway 86, and other significant areas. We've implemented expansive lot sizes and designated no-build zones, thereby fostering harmonious sightlines between residences and upholding the visual aesthetics of the valley. Our approach reflects a conscientious dedication to sustainable development, enhancing the overall community experience and contributing to the long-term vitality of the region.

POLICY 4-1Q.3 Use building envelopes for all new subdivisions visible from Franktown highways and roads listed in 4-1Q.2 to complement key view corridors. – This development project aligns with Policy 4-1Q.3 by choosing no-build zones, as a result of collaborative discussions with county staff. Tailored to the site's topography, this decision ensures construction in fitting locations on each lot, fostering a seamless integration with the landscape and effectively enhancing key view corridors from Franktown highways.

POLICY 4-1Q.4 Maintain natural foreground views around the riparian corridor in the Cherry Creek valley west of Franktown. – In alignment with Policy 4-1Q.4, our project is committed to preserving the natural foreground views surrounding the riparian corridor in the Cherry Creek valley west of Franktown. This commitment is realized through thoughtful lot design, layout, and sizing, coupled with the strategic implementation of no-build zones. These measures collectively safeguard expansive open spaces enriched with native vegetation, ensuring a cohesive integration with the surrounding environment and aligning with the outlined policy directives.

POLICY 4-1Q.5 Where opportunity exists, locate development behind topographical barriers and within or adjacent to vegetated areas. – This project aligns with Policy 4-1Q.5 by strategically positioning development behind topographical barriers and within or adjacent to vegetated areas where possible. Leveraging this approach, the project occurs discreetly behind multiple trees planted on adjacent lots. This not only fosters a visually appealing environment but also mitigates direct line of sight from Franktown highways and neighboring lot owners, aligning with the policy's intent. There is no proposed landscape plan as none of the proposed land is public. It is up to the individual property owner for each lot to landscape their property as they see fit.

POLICY 4-1Q.6 Locate houses, utilities, and other structures away from important ridgelines and skylines along the west and southern edges of the Franktown Rural Community. – This project does not have any ridgelines located on the parcel. The site build locations are located at lower elevations than the major highways and adjacent lots to the east. The lots are perched up above Cherry Creek, and will offer excellent views of the Creek corridor and surrounding rolling hills.

POLICY 4-1Q.7 Avoid development (including driveways) on slopes in excess of 20 percent. – All development will be within slopes less than 20 percent.

POLICY 4-1Q.8 Mitigate the visual and environmental impacts of driveways. – The proposed cul-de-sac is planned to be a gravel road to mitigate the environment impact and cost. Individual driveways will be designed in a way to best fit to the natural grade of the land therefore minimizing visual unpleasanties.

POLICY 4-1Q.9 Encourage wildlife-friendly fencing in Franktown. (Example: open-design, unpainted split-rail and wire fencing, 42 to 48 inches). – In alignment with Policy 4-1Q.9, our project actively supports the encouragement of wildlife-friendly fencing in Franktown. The existing fencing around the project location adheres to this policy with its open wire design. Moreover, as part of the Minor Development Plat (MDP), there will be a strong emphasis on discouraging the installation of fencing between lots. This proactive approach aims to preserve the open and rural ambiance of the community, fostering an environment conducive to wildlife and aligning seamlessly with the specified open-design, unpainted split-rail and wire fencing parameters outlined in the policy.

POLICY 4-1Q.10 Entry features to residential neighborhoods, if used, should be compatible with policies in this section. – As of the current Minor Development Plat (MDP) proposal, no entry features are

included. However, in consideration of Policy 4-1Q.10, should there be plans for future entry features, a commitment is made to ensure their design harmonizes with the existing communities and maintains the visual integrity of Franktown. This approach reflects our dedication to aligning with the policies in this section and contributing to the overall aesthetic cohesion of the area.

4-1R: Protect views of the night sky.

POLICY 4-1R.1 Support residential and nonresidential lighting that preserves a dark night sky for Franktown area residents. – No common area lighting is proposed with this MDP. Any future lighting installed in common areas will be night sky certified/approved exterior lighting to preserve the night sky, and will also comply with current Douglas County Zoning Resolution standards.

Per Douglas County standards, a Phase III drainage report shall be provided for this minor subdivision. A traffic letter was provided to the County outlining the future trip generation for this development. The total two-way trips at buildout are 38, thus having minimal impact on the traffic on N Highway 83. A study of noise analysis was conducted by LSC Transportation Consultants, Inc. and provided to the Douglas County Department of Community Development. The **Noise Impact Analysis** by LSC Transportation Consultants, Inc. provided analysis to determine that the noise threshold of said subdivision does not exceed 66 decibels. Due to traffic volume on Highway 83 anticipated for 2040, it was determined that no abatement would be required for any properties from the highway.

Should there be any questions, please feel free to call or email me at ryan@2ncivil.com.

Sincerely,



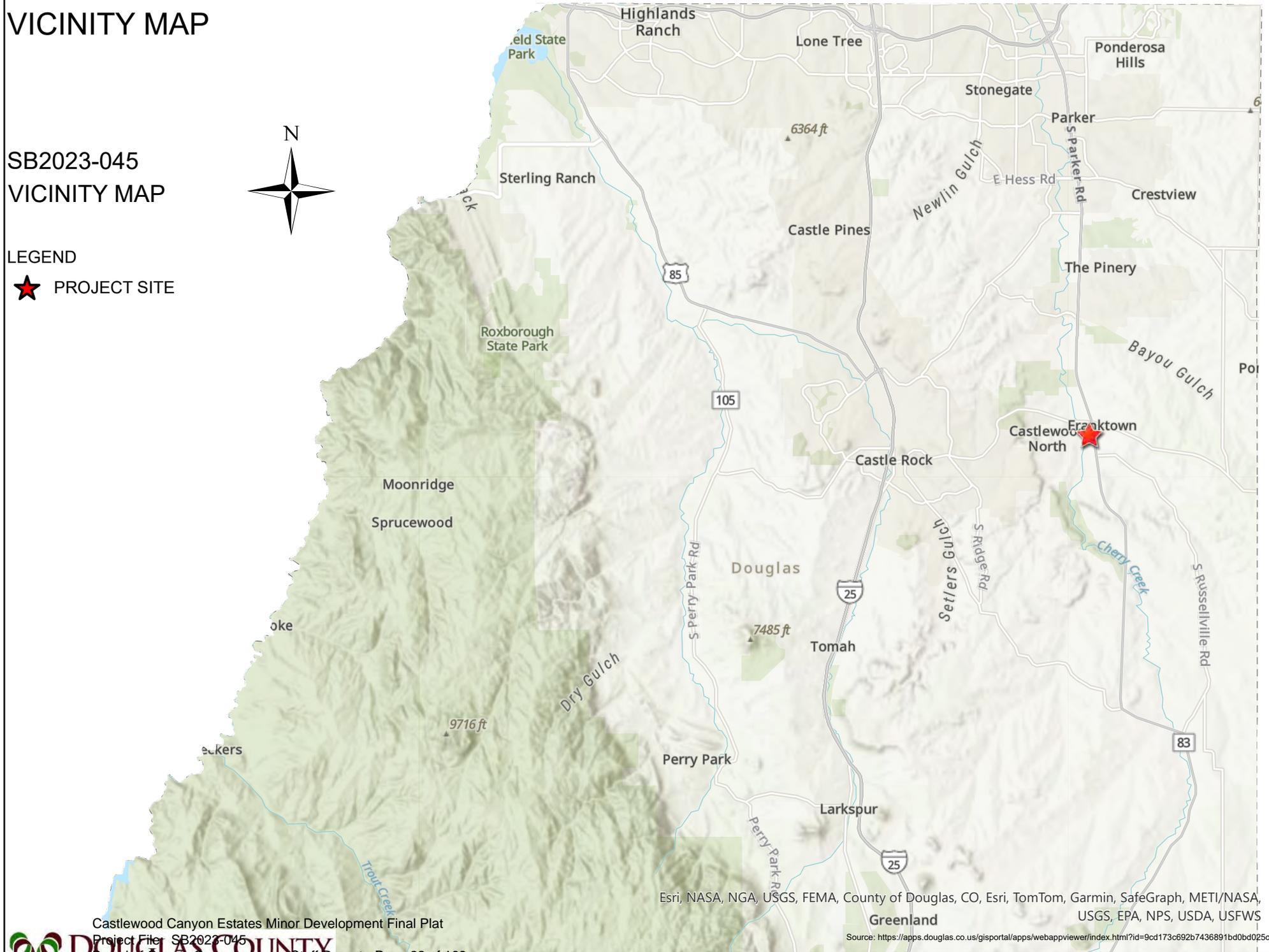
Ryan Eichele, P.E.
Project Manager

VICINITY MAP

SB2023-045 VICINITY MAP

LEGEND

 PROJECT SITE



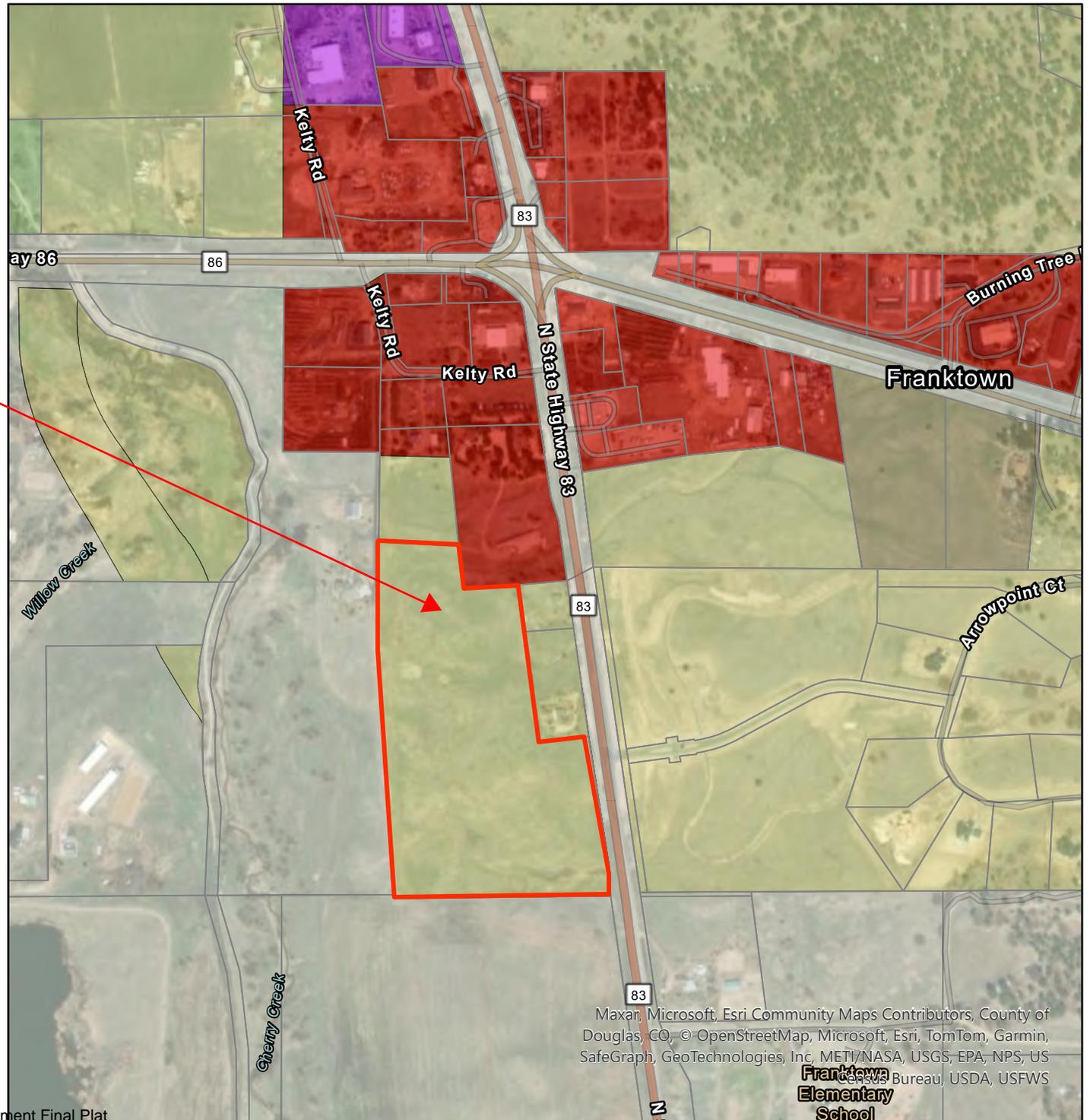
ZONING & VICINITY MAP

SB2023-045



LEGEND

- PROJECT SITE
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- C - COMMERCIAL
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION



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Franktown
Elementary
School

AERIAL MAP

SB2023-045



LEGEND

 PROJECT SITE



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Referral Agency Response Report

Project Name: Castlewood Canyon Estates

Project File #: SB2023-045

Date Sent: 11/07/2023

Date Due: 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/08/2023	<p>Received: The Dedication Statement reads "THE STREETS AND EASEMENTS SHOWN HERON...". Are there named streets proposed with this plat? The cul-de-sac appears to be an unnamed easement. Please revise the Dedication Statement to remove the reference to streets. Addresses are assigned following recordation of the Minor Development Plat. Contact: DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	<p>Applicant has resolved referral comments and has provided an acceptable street name that has been approved by DC Addressing.</p> <p>No further action necessary</p>
Assessor	11/09/2023	<p>Received: Please be aware of the following comments and concerns: If Tract A is to be dedicated to Douglas County please specify in the DEDICATION STATEMENT. The DEDICATION STATEMENT states the streets are dedicated to Douglas County but it appears all areas are covered by Lots or Tract A. Regards, Mark Rankin</p>	<p>Applicant has acknowledged referral comments and has addressed all Assessor comments on the final plat.</p> <p>No further action necessary</p>
AT&T Long Distance - ROW		No Response Received	No action necessary
Black Hills Energy		No Response Received	No action necessary
Building Services	12/01/2023	No Comment	No action necessary
Burning Tree Ranch HOA	12/04/2023	Received: BTRHOA has no issues with this referral.	No action necessary
CenturyLink	11/07/2023	<p>Received: Good afternoon. We have received your request for an Encroachment and have set up a CenturyLink project accordingly. Your project number is P858654 and it should be referenced in all emails sent in for review. Please do not reply to this email. Your project owner is Ryan Stiglets and they can be reached by email at Ryan.Stiglets@lumen.com with any questions that you may have regarding this project. Requests are addressed in the order received, CenturyLink will endeavor to respond within 30 days. Jasmine Patrick, Faulk & Foster 1811 Auburn Ave, Monroe, LA 71201 Jasmine.Patrick@lumen.com</p>	No action necessary

Referral Agency Response Report

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Date Due: 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	11/07/2023	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2023-045, Castlewood Canyon Estates Minor Development Plat Request have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	Applicant has coordinated with DC Engineering Services. No further action necessary.

Referral Agency Response Report

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Date Due: 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
Colorado Department of Transportation CDOT-Region # 1	12/01/2023	<p>Received:</p> <p>Drainage Comments: I have reviewed the attached drainage report, overall, there will be no negative drainage impact to both SH83 & SH86. I have one recommendation is the need to inspect the existing 84" RCP underneath SH83, and it need to be cleaned if needed Samer 11-28-2023</p> <p>Resident Engineer Comments: No comments at this time. It looks like there will be work on CDOT Right of Way that is still being developed. Please show this work on the future civil plans with Right of Way lines and all work needs to meet CDOT standards.</p> <p>Permits Comments: 11-29-23 CDOT has no objection to the Minor Development Plat to subdivide the parcel into 4 lots, as one access off SH 83 will be used to access each lot.</p> <p>State Highway Access Permit #123070 is specifically related to this residence/lot for a single-family home. A new State Highway Access Permit application is required to be processed with the approval of the Minor Development Plat, because of the increase in traffic volume associated with the subdivision. AE 11-29-23</p>	Applicant has coordinated with CDOT and has resolved referral comments. Applicant is in the process of acquiring the required access permits.

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Colorado Division of Water Resources	11/09/2023	<p>Summary: State Engineer's Office Opinion Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., this office has not received enough information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. In order to obtain a favorable opinion, the Applicant must provide the following information:</p> <ol style="list-style-type: none"> 1. Since the water supply will rely on water which is the subject of the proposed augmentation plan in case no. 23CW3057, the decree must be approved by the Water Court before the State Engineer's Office will provide favorable comment on the subdivision water supply plan. 2. The Applicant must clarify whether well nos. 195-WCB/50962 and 36953 wells are located on the property. If so, the Applicant must clarify whether these wells will be plugged and abandoned or covered by a court-approved augmentation plan upon subdivision approval. <p>Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions. Ioana Comaniciu, P.E. Water Resource Engineer Ec: Permit nos. 195-WCB/50962 and 36953 files</p>	Applicant acknowledged referral comments and has confirmed that the existing well permit is located on the property and was listed under a different permit number. Applicant has amended the water decree to reflect the correct permit number and the existing well has now been re-permitted.

Referral Agency Response Report

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Date Sent: 11/07/2023

Date Due: 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	12/05/2023	<p>Received: No geologic hazards are known or suspected to be present that would preclude approval of the four-lot residential subdivision as proposed. Building envelopes as delineated on the final plat (<i>Encompass, September 11, 2023</i>) satisfactorily avoid the Cherry Creek 100-year flood hazard limits. The characterization of subsurface conditions and preliminary geotechnical recommendations in Triax Engineering's "Preliminary Geotechnical Investigation, Barto-Franktown 4-Lot Subdivision, 1887 N State Hwy. 83, Douglas County, CO" (September 5, 2019) are valid. CGS therefore has no objection to approval of SB2023-045. --Jill Carlson, Engineering Geologist, Colorado Geological Survey, 303-384-2643 or carlson@mines.edu</p>	No action necessary

Referral Agency Response Report**Project Name:** Castlewood Canyon Estates**Project File #:** SB2023-045**Date Sent:** 11/07/2023**Date Due:** 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (East DC - Dist 549)	11/21/2023	<p>Received:</p> <p>Thank you for the opportunity to comment on the Castlewood Canyon Estates Minor Development Plat Request under Project #SB2023-045. 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. Upon review of the proposed referral request, Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned for approval. Due to the small acreage of the proposed project and limited disturbance to nearby habitat areas, impacts of the development can be characterized as minimal. This may not mean that the landscape has no value to wildlife or value to the community. It is important to remember that incremental and cumulative loss of natural areas and open spaces will, over time, significantly degrade the overall quality of wildlife habitat in the area. Please do not hesitate to contact me about ways to continue developing and managing your properties in order to maximize wildlife value while minimizing potential conflicts.</p> <p>Katie Doyle, District Wildlife Manager, Colorado Parks and Wildlife</p>	No action necessary
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	12/04/2023	<p>Received:</p> <p>CORE Electric Cooperative will require dedication language and additional note added to the plat. CORE has existing overhead powerline located within Tract A and is a prescriptive right 30-foot easement.</p>	Applicant has addressed all of CORE referral comments and provided easements as requested.
Douglas County Conservation District		No Response Received	No action necessary

Referral Agency Response Report

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Date Sent: 11/07/2023

Date Due: 12/05/2023

<p>Douglas County Health Department</p>	<p>11/27/2023</p>	<p>Received: Construction within the Cherry Creek Basin - Stormwater The Cherry Creek Basin Water Quality Authority (CCBWQA) is reviewing projects within the Cherry Creek Basin for stormwater quality. We recommend that the CCBWQA review the project, and that the developer incorporate stormwater quality features into the project, as recommended by the CCBWQA. A Clean Discharge Permit System (CDPS) permit will be required for construction from the Colorado Department of Public Health and Environment. The permit will require that erosion control measures be implemented during construction. The applicant should contact the Colorado Department of Public Health and Environment, Permits Unit, at 692-3590, regarding this permit. Wastewater and Water Provision It is DCHD's understanding that the subject property may not be within the boundaries of an existing water and sanitation district. DCHD supports the consideration of water and wastewater provision early in the land development process to ensure that the proposed land use can be adequately served. Domestic Well Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org. Well owners may also contact Elaine Hassinger, Water Quality Specialist, at (720) 200-1583 with water quality questions. The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be</p>	<p>Applicant acknowledged and addressed DCHD referral comments. No further action necessary.</p>
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Referral Agency Response Report

Project Name: Castlewood Canyon Estates

Project File #: SB2023-045

Date Sent: 11/07/2023

Date Due: 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
		<p>analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: https://www.colorado.gov/pacific/cdphe/water-testing.</p> <p>On-Site Wastewater Treatment System (OWTS) – New or Expanded Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD’s current OWTS Regulation. Based on the applicant’s description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact DCHD Environmental Health at EH@douglas.co.us or call 720-643-2400. More information is available at Septic Systems - Douglas County. Please feel free to contact me at 720-916-4027 or jdeitz@douglas.co.us if you have any questions about our comments. Sincerely, Jacob Deitz</p>	

Referral Agency Response Report

Project Name: Castlewood Canyon Estates

Project File #: SB2023-045

Date Sent: 11/07/2023

Date Due: 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
Douglas County Historic Preservation	12/04/2023	<p>Received: The letter provides comments regarding the request for approval of a Minor Development Plat (MDP) to subdivide the parcel into 4 lots each 4.5-acres in size. The property consists of 21.92-acres and is located at 1887 N. State Highway 83. Upon reviewing Ayuda's Class III cultural report on the project area, the Douglas County Curator has no recommendations at this time. Should buried artifacts and features be discovered during development, 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, Curator</p>	<p>The applicant has acknowledged the DC Historic Preservation Office comments. The applicant will notify the Historic Preservation Office if any cultural resources are found on the site.</p>
Douglas County Parks and Trails		No Response Received	<p>Applicant acknowledged the cash-in-lieu fee requirement and will pay the required cash-in-lieu of land dedication fees.</p>
Douglas County School District RE 1		No Response Received	<p>Applicant acknowledged the cash-in-lieu fee requirement and will pay the required cash-in-lieu of land dedication fees.</p>

Project Name: Castlewood Canyon Estates

Project File #: SB2023-045

Date Sent: 11/07/2023

Date Due: 12/05/2023

<p>Engineering Services</p>	<p>12/05/2023</p>	<p>Received: TECHNICAL DOCUMENTATION Project Narrative and Planning Exhibit <ul style="list-style-type: none"> • Please address comments in the redlined narrative, MDP exhibit and utility exhibit. Drainage Study <ul style="list-style-type: none"> • Please address comments in the redlined drainage study. Construction Documents (CDs) <ul style="list-style-type: none"> • Construction documents were not submitted for review. • Please provide construction documents for the cul-de-sac and any other site infrastructure. Grading Erosion and Sediment Control (GESC) Report and Plan <ul style="list-style-type: none"> • GESC report and plans were not submitted for review. • Please provide a GESC report and plans for the cul-de-sac and any other site infrastructure. Storm Drainage Operation & Maintenance (O & M) Manual <ul style="list-style-type: none"> • Permanent stormwater and water quality facilities will require a site-specific O & M Manual. • The manual will provide future owner-operators with a basis for regular inspection and maintenance. • Manual templates are at: https://www.douglas.co.us/public-works/development-review/ • Edit the template to make it relevant to the site and the stormwater improvements. ADMINISTRATIVE DOCUMENTATION <p>Documents described below are required for final approvals and/or to start construction.</p> Subdivision Improvements Agreement (SIA) <ul style="list-style-type: none"> • A SIA-Private is required with this development for the private cul-de-sac and other site infrastructure. County will provide the template agreement with instructions. This is required to ensure all of the shared improvements are completed before lots are sold. • Once CDs are finalized, please provide a copy of the draft agreement </p>	<p>Applicant addressed all referral comments to the satisfaction of DC Engineering Services. No further action necessary.</p>
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Project Name: Castlewood Canyon Estates

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		<p>with cost estimates for the sitework (Exhibit A - reviewed by Engineering) and landscaping (Exhibit B - reviewed by Planning) improvements. For questions regarding provision of corporate signatures and financial securities, contact Janet Peterson at JLPeterson@Douglas.co.us Please allow approximately 1 to 2 weeks for agreement approval.</p> <p>Temporary Construction Easement (TCE)</p> <ul style="list-style-type: none"> • A recorded TCE is required for work on private land outside the project boundary. • A TCE is an agreement between the project owner and an off-site landowner. The project owner is responsible to execute, record and provide Public Works with copies of necessary recorded easements. • County can provide a template easement upon request. <p>Drainage Easement</p> <ul style="list-style-type: none"> • This easement is required for stormwater facilities constructed with the project. • When the facility design is complete, prepare legal exhibits granting access to, around, and into each facility from the nearest public right-of-way. • Easement approval generally requires 1 to 2 weeks, and easements must be accepted by the Board of County Commissioners in a regular land use hearing. <p>GESC Permit</p> <ul style="list-style-type: none"> • When the GESC plan and report are approved, please have the selected grading contractor submit with a completed GESC permit application to Carol LeMaire. • Include the project DV number (found at the top of this letter) on the submittal. • Below are some contacts for approval of the GESC Permit: • Contact Carol LeMaire at CLemaire@douglas.co.us to submit the permit application and pay permit fees • Contact Janet Peterson at JLPeterson@Douglas.co.us to provide GESC security 	
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Project Name: Castlewood Canyon Estates

Project File #: SB2023-045

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		<p>Right-of-Way / Construction Permit</p> <ul style="list-style-type: none"> • Contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits <p>https://www.douglas.co.us/public-works/permits/</p> <p>POST-CONSTRUCTION DOCUMENTATION</p> <p>Please see requirements below to obtain a certificate of occupancy (CO).</p> <p>As-Built Plans</p> <ul style="list-style-type: none"> • Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey • Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching. • Have the engineer-of-record sign and stamp the as-builts and provide County with a copy. <p>Certification of Stormwater Detention and Water Quality Facilities</p> <ul style="list-style-type: none"> • Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended. <ul style="list-style-type: none"> o Include as-built drawings for each facility based on a post-construction survey. o Include re-analysis of expected facility performance based on the as-built geometry. o Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria. <p>DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES</p> <p>Many resources including criteria manuals, agreement forms, warranty and maintenance applications, templates for O & M manuals and other</p>	
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Referral Agency Response Report

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Date Due: 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
		<p>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. Kenneth M Murphy, P.E. Senior Development Review Engineer kmurphy@douglas.co.us</p> <p>See redlines attached to comment letter.</p> <p>The applicant will need to submit a new State Hwy Access Permit Application to the County. The current permit is for one single-family residence. The applicant will need a new permit to cover the additional lots.</p>	
Franktown Citizens Coalition II Inc	11/09/2023	<p>Received: This does not meet the requirements for RR 5 acres per lot. Diana Love, President FCC II, Inc</p>	Applicant acknowledged referral comments and submitted a written response to staff planner addressing HOA comments.
Franktown FD	11/29/2023	No Comment	No action necessary
Kelty Farms HOA		No Response Received	No action necessary
Mile High Flood District	12/05/2023	<p>No Comment: This project is outside of the District boundaries, so nothing would be maintenance eligible and we did not review it. However, if you have questions on anything we are happy to provide a courtesy review. Katie Kerstiens, P.E., CFM Staff Engineer (She, Her, Hers) MILE HIGH FLOOD DISTRICT 12575 W. Bayaud Ave. Lakewood, CO 80228 Office: 303-455-6277 Direct: 303-228-0148 www.udfcd.org</p>	No action necessary
Office of Emergency Management	11/07/2023	<p>Received: OEM has concerns that the SW lot in this project is within the Cherry Creek Flood plain. What, if any flood mitigation is planned for this lot? Also, this project does not seem to meet the 1 du/5 acre required in this area of Franktown.</p>	Applicant acknowledged referral comments and submitted a written response to staff planner addressing OEM comments.

Referral Agency Response Report

Project Name: Castlewood Canyon Estates

Project File #: SB2023-045

Date Sent: 11/07/2023

Date Due: 12/05/2023

Agency	Date Received	Agency Response	Response Resolution
Open Space and Natural Resources	12/07/2023	Received: Thank you for allowing Open Space and Natural Resources (OSNR) to review and comment on this project. This property is not within the riparian conservation zone or within a wildlife movement corridor. OSNR does not have any comments on this proposal. Respectfully, Dan Dertz Director Douglas County Open Space and Natural Resources Address 100 Third St., Castle Rock, CO 80104 Direct 303.814.4399 Main 303.660.7495 Email ddertz@douglas.co.us	No action necessary
Rural Water Authority of Douglas County		No Response Received	No action necessary
Sheriff's Office		No Response Received	No action necessary
Sheriff's Office E911		No Response Received	No action necessary
Town of Castle Rock	11/14/2023	Received: Thank you for the opportunity to review and respond to the proposed subdivision into four single family residential lots. The application was reviewed by various Town Departments with no concerns from the Town reviewers. Please keep us informed of any changes to the proposal.	No action necessary
Village Pines Circle HOA		No Response Received	No action necessary
Wildfire Mitigation		No Response Received	No action necessary
Xcel Energy-Right of Way & Permits	11/10/2023	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Castlewood Canyon Estates and has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Violeta Ciocanu (Chokanu) Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 - Email:violeta.ciocanu@xcelenergy.com	No action necessary



January 10, 2024

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Planning Services
Transmitted via email: cfreeland@douglas.co.us

Re: Castlewood Canyon Estates
Case No. SB2023-045
Part of the W ½ NW ¼ of Sec. 2, Twp. 8 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Subdivision File No. 31024 - 2nd Letter

Dear Carolyn Washee-Freeland:

We have reviewed the referral to subdivide 21.92 acres at 1887 N. State Hwy 83 into 4 residential lots and additional information provided on January 9, 2024. The proposed water supply is 2 individual on lot wells producing from the not-nontributary Upper Dawson aquifer operating pursuant to the augmentation plan granted in the Division 1 Water Court in case no. 23CW3057 and 2 individual on lot wells producing from the nontributary Lower Dawson aquifer operating pursuant to the decree granted in case no. 18CW3101. This letter supersedes the comments provided by this office on November 9, 2023.

Water Supply Demand

The proposed water uses and water demands are as follows:

- Well 1: In-house use in up to two single-family dwellings (0.6 acre-feet/year), irrigation of up to 10,000 square-feet (0.5 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), swimming pool and spa fill and refill (0.15 acre-feet/year), and fire protection. This well will have a total water demand of 1.35 acre-feet/year.
- Well 2: In-house use in one single-family dwelling (0.3 acre-feet/year), irrigation of up to 7,000 square-feet (0.35 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), and fire protection. This well will have a total water demand of 0.75 acre-feet/year.
- Well 3: In-house use in two single-family dwellings (0.6 acre-feet/year), irrigation of up to 7,000 square-feet (0.35 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), and fire protection. This well will have a total water demand of 1.05 acre-feet/year.
- Well 4: In-house use in one single-family dwelling (0.3 acre-feet/year), irrigation of up to 7,000 square-feet (0.35 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), and fire protection. This well will have a total water demand of 0.75 acre-feet/year.

Source of Water Supply

The proposed water supply for Wells 1 and 2 is individual on lot wells producing from the not-nontributary Upper Dawson aquifer operating pursuant to the augmentation plan granted in the Division 1 Water Court in case no. 23CW3057. The proposed water supply for Wells 3 and 4 is individual on lot wells producing from the nontributary Lower Dawson aquifer operating pursuant to the decree granted in case no. 18CW3101.



Wells 3 & 4: 18CW3101 Decree

The decree granted in case no. 18CW3101 quantified 219 acre-feet of water in the not-nontributary Upper Dawson aquifer and 197 acre-feet of water in the nontributary Lower Dawson aquifer underlying the subject property. The allowed uses are domestic, municipal, industrial, commercial, irrigation, livestock watering, fire protection, recreational, fish and wildlife, augmentation, replacement, and exchange.

A review of our records showed well permit nos. 195-WCB/50962, 36953, and 88528-F located on the subject property. According to the December 5, 2023 email from Eric K. Trout, well nos. 195-WCB/50962 and 36953 are not located on the subject property. Permit no. 88528-F was issued pursuant to section 37-90-137(4), C.R.S. and the decree granted in case no. 18CW3101 to withdraw 1.97 acre-feet/year from the Lower Dawson aquifer, which will be re-permitted according to this water supply plan upon subdivision approval.

Wells 1 & 2: 23CW3057 Augmentation Plan

The augmentation plan granted in case no. 23CW3057 allows the withdrawal of 2.1 acre-feet/year for 100 years from the non-nontributary Upper Dawson aquifer quantified in 18CW3101 for two wells for the following uses and amounts:

- Well 1: In-house use in up to two single-family dwellings (0.6 acre-feet/year), irrigation of up to 10,000 square-feet (0.5 acre- feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), swimming pool and spa fill and refill (0.15 acre-feet/year), and fire protection, for a total amount of 1.35 acre- feet/year.
- Well 2: In-house use in one single-family dwelling (0.3 acre-feet/year), irrigation of up to 7,000 square-feet (0.35 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), and fire protection, for a total amount of 0.75 acre-feet/year.

Allocation Approach

The proposed source of water for this subdivision is bedrock aquifers in the Denver Basin. The State **Engineer's Office does not have evidence regarding** the length of time for which the source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., **"Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years."** Based on this allocation approach, the annual amounts of water decreed in case no. 18CW3101 are equal to one percent of the total amount, or 2.19 acre-feet/year for the Upper Dawson aquifer and 1.97 acre-feet/year for the Lower Dawson aquifer, and as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. The plan for augmentation in case no. 23CW3057 allows for an average diversion of 2.1 acre-feet/year for 100 years. The proposed uses for the wells are allowed by the 18CW3101 decree and the 23CW3057 augmentation plan. Therefore, the 18CW3101 and 23CW3057 water may be withdrawn in the proposed annual amounts of 100 years.

Applications for on lot well permits, submitted by an entity other than the original water right holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

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

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

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

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

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

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Permit nos. 195-WCB/50962, 36953, and 88528-F files



November 9, 2023

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Planning Services
Transmitted via email: cfreeland@douglas.co.us

Re: Castlewood Canyon Estates
Case No. SB2023-045
Part of the W ½ NW ¼ of Sec. 2, Twp. 8 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Subdivision File No. 31024

Dear Carolyn Washee-Freeland:

We have reviewed the above-referenced referral to subdivide 21.92 acres at 1887 N. State Hwy 83 into 4 residential lots. The proposed water supply is 2 individual on lot wells producing from the not-nontributary Upper Dawson aquifer operating pursuant to the augmentation plan pending in the Division 1 Water Court in case no. 23CW3057 and 2 individual on lot wells producing from the nontributary Lower Dawson aquifer operating pursuant to the decree granted in case no. 18CW3101.

Water Supply Demand

The proposed water uses and water demands are as follows:

- Well 1: In-house use in up to two single-family dwellings (0.6 acre-feet/year), irrigation of up to 10,000 square-feet (0.5 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), swimming pool and spa fill and refill (0.15 acre-feet/year), and fire protection. This well will have a total water demand of 1.35 acre-feet/year.
- Well 2: In-house use in one single-family dwelling (0.3 acre-feet/year), irrigation of up to 7,000 square-feet (0.35 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), and fire protection. This well will have a total water demand of 0.75 acre-feet/year.
- Well 3: In-house use in two single-family dwellings (0.6 acre-feet/year), irrigation of up to 7,000 square-feet (0.35 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), and fire protection. This well will have a total water demand of 1.05 acre-feet/year.
- Well 4: In-house use in one single-family dwelling (0.3 acre-feet/year), irrigation of up to 7,000 square-feet (0.35 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), and fire protection. This well will have a total water demand of 0.75 acre-feet/year.

Source of Water Supply

The proposed water supply for Wells 1 and 2 is individual on lot wells producing from the not-nontributary Upper Dawson aquifer operating pursuant to the augmentation plan pending in the Division 1 Water Court in case no. 23CW3057. The proposed water supply for Wells 3 and 4 is individual on lot wells producing from the nontributary Lower Dawson aquifer operating pursuant to the decree granted in case no. 18CW3101.



Wells 3 & 4: 18CW3101 Decree

The decree granted in case no. 18CW3101 quantified 219 acre-feet of water in the not-nontributary Upper Dawson aquifer and 197 acre-feet of water in the nontributary Lower Dawson aquifer underlying the subject property. The allowed uses are domestic, municipal, industrial, commercial, irrigation, livestock watering, fire protection, recreational, fish and wildlife, augmentation, replacement, and exchange.

A review of our records shows that permit no. 88528-F was issued pursuant to section 37-90-137(4), C.R.S. and the decree granted in case no. 18CW3101 to withdraw 1.97 acre-feet/year from the Lower Dawson aquifer. The permit expiration date is September 7, 2024. In order for there to be two individual wells each withdrawing only a portion of the 18CW3101 Lower Dawson water, this permit must be canceled, and two new well permits must be issued.

Wells 1 & 2: 23CW3057 Augmentation Plan (Pending)

The augmentation plan applied for in case no. 23CW3057 would allow the withdrawal of 2.1 acre-feet/year for 100 years from the Upper Dawson aquifer quantified in 18CW3101 for two wells for the following uses and amounts:

- Well 1: In-house use in up to two single-family dwellings (0.6 acre-feet/year), irrigation of up to 10,000 square-feet (0.5 acre- feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), swimming pool and spa fill and refill (0.15 acre-feet/year), and fire protection, for a total amount of 1.35 acre- feet/year.
- Well 2: In-house use in one single-family dwelling (0.3 acre-feet/year), irrigation of up to 7,000 square-feet (0.35 acre-feet/year), livestock watering of up to 8 large domestic animals (0.1 acre-feet/year), and fire protection, for a total amount of 0.75 acre-feet/year.

Allocation Approach

The proposed source of water for this subdivision is bedrock aquifers in the Denver Basin. The State **Engineer's Office does not have evidence regarding** the length of time for which the source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., **"Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years."** Based on this allocation approach, the annual amounts of water decreed in case no. 18CW3101 are equal to one percent of the total amount, or 2.19 acre-feet/year for the Upper Dawson aquifer and 1.97 acre-feet/year for the Lower Dawson aquifer, and as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. The plan for augmentation pending in case no. 23CW3057 allows for an average diversion of 2.1 acre-feet/year for 100 years. The proposed uses for the wells are allowed by the 18CW3101 decree and the pending 23CW3057 augmentation plan. Therefore, the 18CW3101 water may be withdrawn in the proposed annual amounts for Wells 3 and 4 for a maximum of 100 years. At the time of this review, the decree for the 23CW3057 augmentation plan has not been signed, therefore, the amount allowed to be withdrawn pursuant to the augmentation plan is not final.

Applications for on lot well permits, submitted by an entity other than the original water right holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

The amounts of water in the Denver Basin aquifer as identified in this letter are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the

100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Existing Wells

The referral states that permit no. 36045-A is located on the property and will be re-permitted pursuant to the 23CW3057 augmentation plan; however our records show this permit is located in Elbert County.

A review of our records shows well permit nos. 195-WCB/50962 and 36953 may be located on the subject property:

- Permit no. 195-WCB/50962 was issued for a well constructed in 1957 located in the SW ¼ NW ¼ of Sec. 2 and used for domestic, fire protection, and livestock watering.
- Permit no. 36953 was issued on March 10, 1969 for a well located in the SW ¼ NW ¼ of Sec. 2 for domestic use.

Based on the well depths, well nos. 195-WCB/50962 and 36953 produce from the not-nontributary Upper Dawson aquifer. The Applicant must clarify whether these wells are located on the property. If so, the Applicant must clarify whether these wells will be plugged and abandoned or covered by a court-approved augmentation plan upon subdivision approval.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., this office has not received enough information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. In order to obtain a favorable opinion, the Applicant must provide the following information:

1. Since the water supply will rely on water which is the subject of the proposed augmentation plan in case no. 23CW3057, the decree must be approved by the Water Court **before the State Engineer's** Office will provide favorable comment on the subdivision water supply plan.
2. The Applicant must clarify whether well nos. 195-WCB/50962 and 36953 wells are located on the property. If so, the Applicant must clarify whether these wells will be plugged and abandoned or covered by a court-approved augmentation plan upon subdivision approval.

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

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Permit nos. 195-WCB/50962 and 36953 files



ORIGINAL PERMIT APPLICANT(S)

KEVIN WIKOFF

APPROVED WELL LOCATION

Water Division: 1 Water District: 8
 Designated Basin: N/A
 Management District: N/A
 County: DOUGLAS
 Parcel Name: N/A
 Physical Address: 1887 SOUTH STATE HIGHWAY 83
 FRANKTOWN, CO 80116
 SW 1/4 NW 1/4 Section 2 Township 8.0 S Range 66.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 521186.0 Northing: 4359730.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the decree granted in case no. 2018CW3101 Division 1 Water Court. The operation of this well is subject to the terms and conditions of said decree.
- 4) The use of groundwater from this well is limited to ordinary household purposes inside one (1) single family dwelling, the irrigation of up to one (1) acre of home lawns and gardens and the watering of domestic animals.
- 5) Production from this well is restricted to the Lower Dawson aquifer, which corresponds to the interval between 340 feet and 560 feet below the ground surface.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The average annual amount of groundwater to be withdrawn shall not exceed 1.97 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 197 acre-feet.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 12) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 13) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

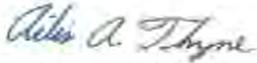
NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

WELL PERMIT NUMBER 88528-F

RECEIPT NUMBER 10031228

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

NOTE: This well will be completed in a Type 1 aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).



Date Issued: 9/7/2023

Expiration Date: 9/7/2024

Issued By AILIS THYNE

Received
 Aug 22 2023
 WATER RESOURCES
 STATE ENGINEER
 COLO

RESIDENTIAL Note: Also use this form to apply for livestock watering

Water Well Permit Application

Review form instructions prior to completing form.
 Hand completed forms must be completed in black or blue ink or typed.

1. Applicant Information

Name(s)
 KEVIN WIKOFF

Mailing address
 1887 S STATE HIGHWAY 83

City State Zip code
 FRANKTOWN CO 80116

Telephone (w/area code) E-mail
 303-717-1848 kevin.wikoff@gmail.com

2. Type Of Application (check applicable boxes)

Construct new well Change source (aquifer)
 Replace existing well Reapplication (expired permit)
 Use existing well Rooftop precip. collection
 Change or increase use Other: _____

3. Refer To (if applicable)

Well permit # Water Court case #
 _____ 2018CW3101

Designated Basin Determination # Well name or #
 _____ _____

4. Location Of Proposed Well (Important! See Instructions)

County
 DOUGLAS SW 1/4 of the NW 1/4

Section Township N or S Range E or W Principal Meridian
 2 8 66 6th

Distance of well from section lines (section lines are typically not property lines)
 Ft. from N S Ft. from E W

For replacement wells only – distance and direction from old well to new well
 feet Direction

Well location address (Include City, State, Zip) Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:
 Format must be UTM
 Zone 12 or Zone 13
 Units must be Meters
 Datum must be NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES

Easting: 521186
 Northing: 4359730
 Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located (You must attach a current deed for the subject parcel)

A. You must check and complete *one* of the following:
 Subdivision: Name _____
 Lot _____ Block _____ Filing/Unit _____
 County exemption (attach copy of county approval & survey)
 Name/# _____ Lot # _____
 Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
 Mining claim (attach copy of deed or survey) Name/#: _____
 Square 40 acre parcel as described in Item 4
 Parcel of 35 or more acres (attach metes & bounds description or survey)
 Other: (attach metes & bounds description or survey)

B. # of acres in parcel C. Are you the owner of this parcel?
 21.92 YES NO

D. Will this be the only well on this parcel? YES NO (if no – list other wells)

E. State Parcel ID# (optional): 2507-020-00-048

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

A. Ordinary household use in one single-family dwelling (no outside use)

B. Ordinary household use in 1 to 3 single-family dwellings:
 Number of dwellings: 1
 Home garden/lawn irrigation, not to exceed one acre:
 area irrigated 1 _____ sq. ft. acre
 Domestic animal watering – (non-commercial)

C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate	gpm	Annual amount to be withdrawn	acre-feet
15		1.97	
Total depth	feet	Aquifer	
500		LOWER DAWSON	

8. Water Supplier

Is this parcel within boundaries of a water service area? YES NO
 If yes, provide name of supplier: _____

9. Type Of Sewage System

Septic tank / absorption leach field
 Central system: District name: _____
 Vault: Location sewage to be hauled to: _____
 Other (explain) _____

10. Proposed Well Driller License #(optional): 8

11. Sign or Enter Name of Applicant(s) or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application Date (mm/dd/yyyy)
 KEVIN WIKOFF 08/22/2023

If signing print name and title

Office Use Only

USGS map name	DWR map no.	Surface elev.
Receipt area only		
10031228		
AQUAMAP		
WE		
WR		
CWCB		
TOPO		
MYLAR		
SB5	DIV _____	WD _____ BA _____ MD _____

STATEMENT OF OWNERSHIP OF AN AMOUNT OF A GROUNDWATER RIGHT WITHIN A DENVER BASIN BEDROCK AQUIFER OR A NONTRIBUTARY AQUIFER

This statement is to be submitted with all applications for well permits to withdraw an amount of groundwater quantified:

- 1) In a decree issued by the Court in a court case outside of a Designated Groundwater Basin; OR
- 2) In a well permit issued by the State Engineer pursuant to section 37-90-137(4), C.R.S., outside of a Designated Groundwater Basin; OR
- 3) In a Determination of Water Right issued by the Ground Water Commission pursuant to section 37-90-107(7), C.R.S., within a Designated Groundwater Basin; OR
- 4) In a well permit previously issued by the Ground Water Commission pursuant to Designated Basin Rule 5.4., within a Designated Groundwater Basin.

Review the instructions on the reverse of this form. This form must be completed, signed, dated and submitted along with the well permit application. Form submittal instructions can be found on our website Colorado.gov/water. Type or print in black ink.

1. APPLICANT INFORMATION			
Name of Applicant KEVIN WIKOFF			
Mailing Address 1887 S STATE HIGHWAY 83	City FRANKTOWN	State CO	Zip Code 80116
Telephone Number (include area code) 303-717-1848	Email kevin.wicoff@gmail.com		
2. COURT CASE (DECREE), WELL PERMIT, OR DETERMINATION NO. 2018CW3101		3. AQUIFER LOWER DAWSON	
4. STATEMENT OF OWNERSHIP – I hereby state that I am the owner of the following amount of the water right quantified in the decree, well permit, or Determination of Water Right identified above. - A volume of _____ acre-feet. OR - An average annual amount of withdrawal of <u>1.97</u> acre-feet per year (based on a 100-year aquifer life). OR - An average annual amount of withdrawal of _____ acre-feet per year (based on a period of _____ years). NOTE: The amount must be specified as a volume if the decree, well permit or Determination of Water Right included terms and conditions requiring that any action taken that is intended to convey, transfer, and/or sell the subject water right explicitly identify the total amount (i.e. volume) of the right that is conveyed.			
5. EVIDENCE OF OWNERSHIP – If the applicant is not the same party to whom the decree, well permit, or Determination of Water Right was originally issued, a copy of a deed that has been recorded with the county must be provided showing that the applicant owns the amount of the water right claimed herein.			
6. WELL FIELD – Is this well proposed to operate as a well field with any other wells? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes: Provide a complete list of all wells, and their permit numbers, that will operate as a well field.			
7. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to section. 24-4-104(13)(a), C.R.S. I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature: <u>Kevin Wicoff</u> Date: 08/22/2023 Print name and title: KEVIN WIKOFF, owner			

Ref #2023019719, Date: 5/10/2023 11:07 AM, Pages: 1 of 2 ,RECORDING \$18.00 Doc Fee \$80.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder



State Documentary Fee
Date: May 05, 2023
\$80.00

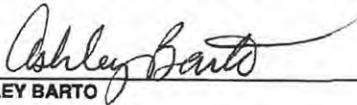
Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

This Deed, effective as of **May 5th, 2023**, signed on the date(s) acknowledged below, by Grantor(s), **ASHLEY BARTO**, whose street address is **1887 NORTH STATE HIGHWAY 83 (VACANT LAND), FRANKTOWN, CO 80116**, City or Town of **FRANKTOWN**, County of **Douglas** and State of **Colorado**, for the consideration of **(\$800,000.00) ***Eight Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **KEVIN WIKOFF**, whose street address is **45380 THUNDERBOLT CIRCLE, Parker, CO 80138**, City or Town of **Parker**, County of **Douglas** and State of **Colorado**, the following real property in the County of **Douglas** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **1887 NORTH STATE HIGHWAY 83 (VACANT LAND), FRANKTOWN, CO 80116**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.



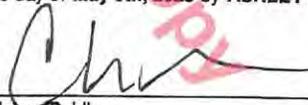
ASHLEY BARTO

State of Colorado)
)
City and County of Denver)

The foregoing instrument was acknowledged before me on this day of **May 5th, 2023** by **ASHLEY BARTO**

Witness my hand and official seal

My Commission expires: 12/11/2023



Notary Public

CHRISTINA JIRON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154047731
My Commission Expires December 11, 2023

When recorded return to: **KEVIN WIKOFF**
45380 THUNDERBOLT CIRCLE, Parker, CO 80138



Ref # 2023019719, Pages: 2 of 2

Exhibit A

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N 89°51'19" E, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 2 (BASIS OF BEARINGS IS THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83 BETWEEN EXISTING CONCRETE MONUMENTS STAMPED 11+00 AND 25+00 ASSIGNED S 8°15'00" E, BY THE COLORADO STATE HIGHWAY DEPARTMENT), A DISTANCE OF 931.58 FEET; THENCE S 8°15'00" E, A DISTANCE OF 484.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STATE HIGHWAY NO. 83; THENCE S 87°02'24" W, A DISTANCE OF 367.20 FEET; THENCE S 6°23'32" E, A DISTANCE OF 196.79 FEET; THENCE S 5°36'05" E, A DISTANCE OF 110.05 FEET; THENCE S 5°42'44" E, A DISTANCE OF 369.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 87°08'29" W, A DISTANCE OF 320.01 FEET; THENCE S 0°24'00" W, A DISTANCE OF 432.34 FEET; THENCE S 3°55'00" E, A DISTANCE OF 974.46 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 2; THENCE CONTINUING S 3°55'00" E, A DISTANCE OF 21.19 FEET; THENCE N 89°19'15" E, A DISTANCE OF 860.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE N 7°36'45" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, A DISTANCE OF 16.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 2; THENCE CONTINUING N 7°36'45" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, A DISTANCE OF 0.47 FEET TO A CONCRETE RIGHT OF WAY MONUMENT STAMPED 26+00; THENCE N 2°45'45" W, A DISTANCE OF 100.16 FEET TO A CONCRETE RIGHT OF WAY MONUMENT STAMPED 25+00; THENCE N 8°15'00" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, A DISTANCE OF 530.83 FEET; THENCE S 81°45'00" W, A DISTANCE OF 200.01 FEET; THENCE N 8°12'39" W, A DISTANCE OF 447.07 FEET; THENCE N 8°15'00" W, A DISTANCE OF 200.01 FEET; THENCE S 84°55'00" W, A DISTANCE OF 214.41 FEET; THENCE N 6°24'54" W, A DISTANCE OF 165.86 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

Ref #2023019721, Date: 5/10/2023 11:07 AM, Pages: 1 of 2 ,RECORDING \$18.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

**Bargain and Sale Deed
(Water Rights)**

THIS DEED, made on May 5th, 2023 by ASHLEY BARTO Grantor(s), of the County of Jefferson and State of Colorado for the consideration of ""Ten Dollars and Other Good and Valuable Consideration"" dollars in hand paid, hereby sells and conveys to KEVIN WIKOFF Grantee(s), Individual whose street address is 45380 THUNDERBOLT CIRCLE, Parker, CO 80138 County of Douglas, State of Colorado, the following described water rights:

All rights decreed on January 9, 2019, in Case No.18CW3101: Adjudicated Water Rights of approx. 30 acre-feet. Upper Dawson, Lower Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers. The right to withdraw all of the legally available groundwater from the not non tributary and non tributary sources underlying the subject parcel at rates of flow necessary to withdraw the entire amount permitted under this decree.

Appurtenant to:

See attached "Exhibit A"

also known by street and number as 1887 NORTH STATE HIGHWAY 83 (VACANT LAND), FRANKTOWN, CO 80116

Ashley Barto
ASHLEY BARTO

State of Colorado)
County of Denver)ss.
)

The foregoing instrument was acknowledged before me on this day of May 5th, 2023 by ASHLEY BARTO

Witness my hand and official seal

My Commission expires: 12/11/2023 Chr
Notary Public

**CHRISTINA JIRON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154047731
My Commission Expires December 11, 2023**



When recorded return to: **KEVIN WIKOFF
45380 THUNDERBOLT CIRCLE, Parker, CO 80138**

Form 103 closing/deeds/bsd_water.html

70801591
(100336847)



Ref # 2023019721, Pages: 2 of 2

Exhibit A

Escrow No. 70801591

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N 89°51'19" E, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 2 (BASIS OF BEARINGS IS THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83 BETWEEN EXISTING CONCRETE MONUMENTS STAMPED 11+00 AND 25+00 ASSIGNED S 8°15'00" E, BY THE COLORADO STATE HIGHWAY DEPARTMENT), A DISTANCE OF 931.58 FEET; THENCE S 8°15'00" E, A DISTANCE OF 484.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STATE HIGHWAY NO. 83; THENCE S 87°02'24" W, A DISTANCE OF 367.20 FEET; THENCE S 6°23'32" E, A DISTANCE OF 196.79 FEET; THENCE S 5°36'05" E, A DISTANCE OF 110.05 FEET; THENCE S 5°42'44" E, A DISTANCE OF 369.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 87°08'29" W, A DISTANCE OF 320.01 FEET; THENCE S 0°24'00" W, A DISTANCE OF 432.34 FEET; THENCE S 3°55'00" E, A DISTANCE OF 974.46 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 2; THENCE CONTINUING S 3°55'00" E, A DISTANCE OF 21.19 FEET; THENCE N 89°19'15" E, A DISTANCE OF 860.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE N 7°36'45" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, A DISTANCE OF 16.24 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 2; THENCE CONTINUING N 7°36'45" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, A DISTANCE OF 0.47 FEET TO A CONCRETE RIGHT OF WAY MONUMENT STAMPED 26+00; THENCE N 2°45'45" W, A DISTANCE OF 100.16 FEET TO A CONCRETE RIGHT OF WAY MONUMENT STAMPED 25+00; THENCE N 8°15'00" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, A DISTANCE OF 530.83 FEET; THENCE S 81°45'00" W, A DISTANCE OF 200.01 FEET; THENCE N 8°12'39" W, A DISTANCE OF 447.07 FEET; THENCE N 8°15'00" W, A DISTANCE OF 200.01 FEET; THENCE S 84°55'00" W, A DISTANCE OF 214.41 FEET; THENCE N 6°24'54" W, A DISTANCE OF 165.86 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.



STATE OF COLORADO

DWR - DNR, Permitonline <dnr_dwrpermitonline@state.co.us>

Wicoff Application

1 message

Bruce Hier <bhhier@msn.com>

Tue, Aug 22, 2023 at 2:13 PM

To: Water Resources <dwrpermitonline@state.co.us>

Please contact me with any questions. Thank You

Bruce Hier
303-688-3012

3 attachments

-  **wicoff- 1887 n hwy 83- GWS-79.pdf**
402K
-  **wicoff- 1887 n hwy 83.pdf**
135K
-  **wicoff- 1887 n hwy 83-deeds_1.pdf**
1656K

08 1969

STATE OF COLORADO
DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER

Ernst me

MAY 8 1969
GROUND WATER SECT.
COLORADO
STATE ENGINEER

Index No. 2695
IDWD 1-8
Use _____
Registered _____

MAP AND STATEMENT FOR WATER WELL FILING

PERMIT NUMBER 36953

STATE OF COLORADO)
COUNTY OF _____)

WELL LOCATION
Douglas 18 County

Know all men by these presents: That the undersigned

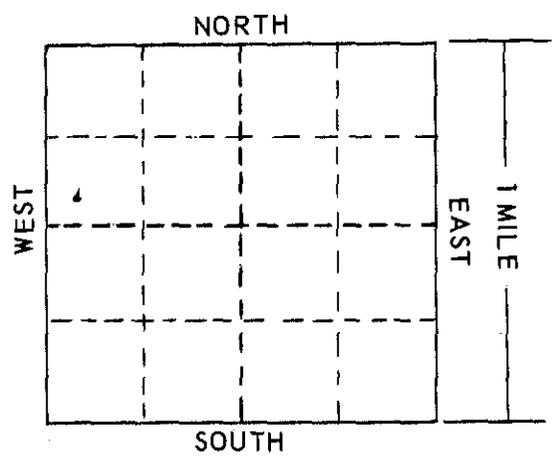
David W. Ayres
claimant(s), whose address is _____

S-W 1/4 of N-W 1/4, sec. 2
T. 8-S R. 66W, 6th P.M.

City Franktown, Colo., states: _____

INDICATE WELL LOCATION ON DIAGRAM

Claimant(s) is (are) the owner(s) of the well described hereon;
the total number of acres of land to be irrigated from this well
is _____; work was commenced on this well by actual con-
struction 14 day of March, 1969;
the yield to be used from said well is 13 (gpm), for
which claim is hereby made for domestic purposes;
that the average annual amount of water to be diverted is
_____ acre-feet; and that the aforementioned
statements are made and this map and statement are filed in
compliance with the law.



WELL SHALL BE LOCATED WITH REFERENCE
TO GOVERNMENT SURVEY CORNERS OR MON-
UMENTS, OR SECTION LINES BY DISTANCE
AND BEARING.

X
Claimant(s)
Subscribed before me on this _____ day of
_____, 19____.

_____ ft. from _____ section line.
(North or South)
_____ ft. from _____ section line.
(East or West)

My commission expires _____

Ground Water Basin _____

Notary Public

WELL DATA

Water Management
District _____

Date Completed March 14, 1969
Static Water Level 42
Total Depth 93

Domestic wells may be located by the following:

LOT _____, BLOCK _____
SUBDIVISION _____
FILING # _____

ACCEPTED FOR FILING IN THE OFFICE OF THE STATE ENGINEER OF COLORADO ON THIS
_____ DAY OF _____, 19____.

State Engineer

WELL LOG

From	To	Type of Material	Water Loc.
0	3	top soil	
3	86	Sand gravel & Clay layers	
86	93	Shale	

Use additional paper if necessary to complete log.

WELL A

Type Drilling Rotary

HOLE DIAMETER:
7 in. from 0 ft. to 93 ft.
 _____ in. from _____ ft. to _____ ft.
 _____ in. from _____ ft. to _____ ft.

CASING RECORD

Cemented from _____

Plain Casing

Size 5, kind P from 0 ft. to 53 ft.
 Size _____, kind _____ from _____ ft. to _____ ft.
 Size _____, kind _____ from _____ ft. to _____ ft.

Perforated Casing

Size 5, kind P from 53 ft. to 93 ft.
 Size _____, kind _____ from _____ ft. to _____ ft.
 Size _____, kind _____ from _____ ft. to _____ ft.

TEST DATA

Date Tested March 69
 Type of Pump Sub.
 Length of Test 2
 Constant Yield 13
 Drawdown 23

WELL DRILLERS STATEMENT

J. R. Hamacher
 being duly sworn, deposes and says:

he is the driller of the well hereon described; he has read the statement made hereon; knows the content thereof, and the same is true of his own knowledge.

J. R. Hamacher

License No. 71

State of Colorado, County of Elbert) ss

Subscribed and sworn to before me this 25 day of April

My Commission Expires Dec 6, 1970 Benice DeLeon
 Notary Public



RECEIVED
MAR 10 1969
GROUND WATER SECTION
COLORADO
STATE ENGINEER

APPLICATION FOR: A PERMIT TO USE GROUND WATER
 A PERMIT TO CONSTRUCT A WELL
 REPLACEMENT FOR NO. _____
 A PERMIT TO INSTALL A PUMP
 OTHER

PRINT OR TYPE

LOCATION OF WELL

APPLICANT DAVID W. AYERS
Street Address _____
City & State FRANKTOWN, COLO.
Use of ground water DOMESTIC
Owner of land on which well
is located SAME
Number of acres
to be irrigated _____
Legal description of
irrigated land _____
Other water rights on
this land _____
Owner of irrigated
land _____
Aquifer(s) ground water is to be obtained
from _____
Storage capacity _____ AF

COUNTY Douglas
S-W 1/4, N-W 1/4, sec. 2
T. 8-S, R. 66-W, ETW P.M.
Street or
Lot & Block _____
City or
Subdivision _____
Ground Water Basin _____
Water Management
District _____

LOCATE WELL ON THE BACK OF THIS SHEET

Driller I. R. Hamacher No. 71
Driller's
Address SIMLA, Colo.
David W. Ayers
Signature of Applicant

CONDITIONS OF APPROVAL

THE FOLLOWING TWO FIGURES ARE MAXIMUMS AND
CANNOT BE EXCEEDED IN FINAL USE.
MAXIMUM PUMPING RATE 15 GPM
AVERAGE ANNUAL AMOUNT OF GROUND WATER TO
BE APPROPRIATED _____ Acre-Feet

ESTIMATED WELL DATA

Anticipated start of drilling MAR. 1969
Anticipated start of use MAY. 1969

Hole Diameter:
7 in. from 0 ft. to 70 ft.
_____ in. from _____ ft. to _____ ft.

Casing:
Plain 5 in. from 0 ft. to 50 ft.
_____ in. from _____ ft. to _____ ft.

Perf. 5 in. from 50 ft. to 70 ft.
_____ in. from _____ ft. to _____ ft.

ESTIMATED PUMP DATA

Type subm. HP 3/4 Outlet
Size 1"

APPLICATION APPROVED:
VALID FOR ONE (1) YEAR AFTER DATE ISSUED
UNLESS EXTENDED FOR GOOD CAUSE SHOWN TO
THE ISSUING AGENCY
PERMIT NO. 36953 CONDITIONAL
DATE ISSUED MAR 10 1969
E. J. Guiper
STATE ENGINEER or CHAIRMAN GROUND
WATER COMMISSION
By Harlan W. Esher

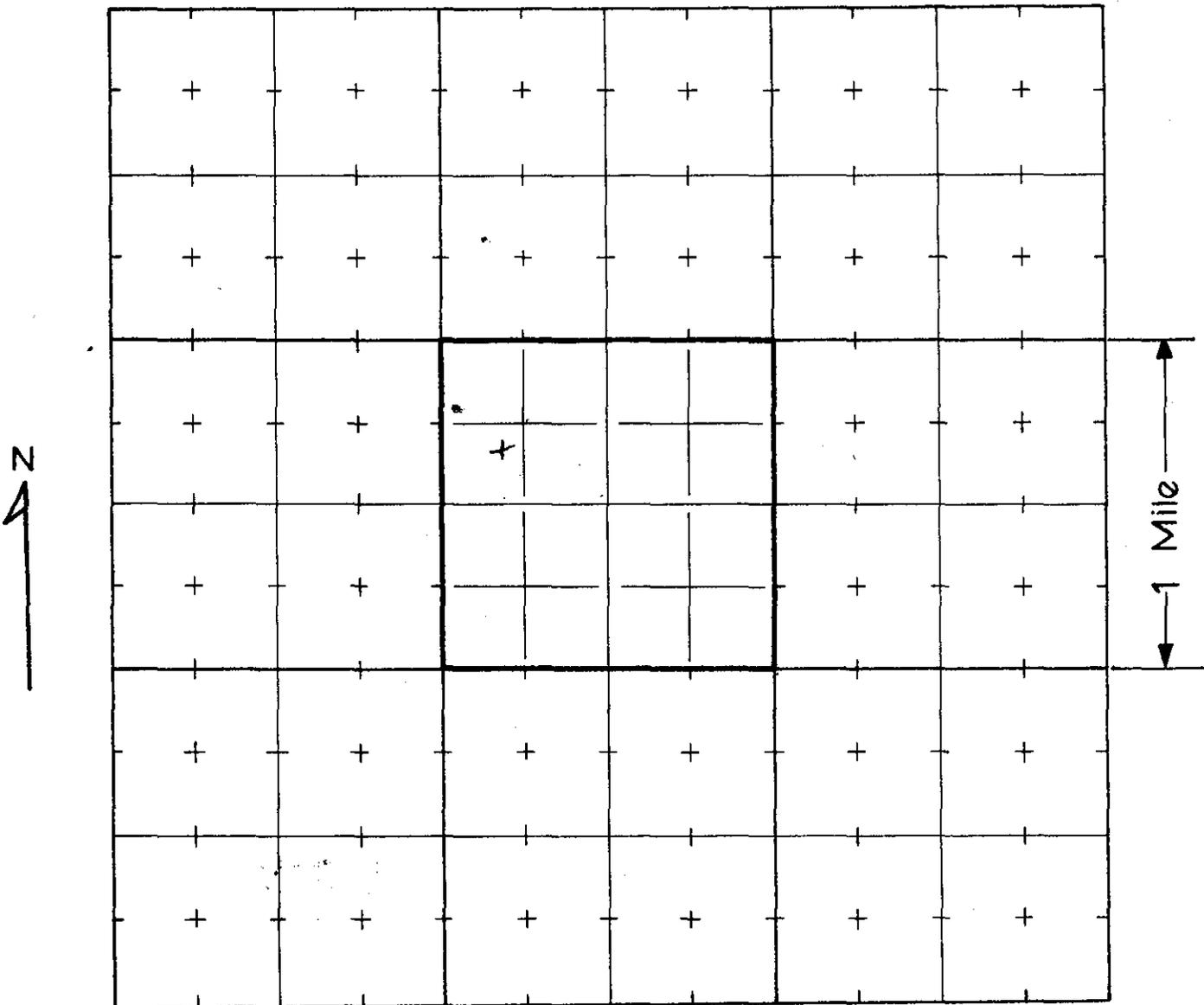
APPLICATION MUST BE COMPLETED SATISFACTORILY BEFORE ACCEPTANCE

THE LOCATION OF THE PROPOSED WELL SHALL BE SHOWN ON THE DIAGRAM BELOW WITH REFERENCE TO SECTION LINES OR GOVERNMENT SURVEY CORNERS OR MONUMENTS.

_____ feet from _____ (North or South) section line
_____ feet from _____ (East or West) section line

IF WELL IS FOR IRRIGATION, THE AREA TO BE IRRIGATED MUST BE SHADED OR CROSS-HATCHED.

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

COLORADO R WELL AND PUMP INSTALLATION CONTRACTORS
PUMP INSTALLATION REPORT

WELL PERMIT NO.	36953
-----------------	-------

OWNER'S NAME <i>David M. Ayers</i>		DATE <i>Mar. 19</i>	
OWNER'S ADDRESS <i>Franktown, Co.</i>			
PUMP MAKE <i>Yanagi 754B</i>	TYPE <i>Submers.</i>	POWERED BY <i>Elec.</i>	HP <i>3/4</i>
PHASE <i>single</i>	VOLTAGE <i>230</i>	DEPTH SET	PIPE SIZE <i>1"</i>
WIRE SIZE <i>12-3C</i>	SHAFT SIZE	IMPELLER SIZE	NUMBER OF BOWLS <i>14</i>
G.P.M. DELIVERED AT OPEN DISCHARGE	TANK SIZE <i>42</i>	DRAWDOWN	
PUMP INSTALLER'S SIGNATURE <i>D. P. Hamaker</i>	LICENSE NUMBER <i>71</i>		
REMARKS:			

COLORADO WATER CONSERVATION BOARD
LOG AND HISTORY

195

Location: Sec. 2 T. 8 R. 66 P.M. $\frac{1}{4}$ Sec. 11-11 County Douglas

or Street Address..... City.....

Owned by Lee P. Orr Address Frank Towner, Colo.

Tenant..... Address.....

Drilled by J. P. Harnacher Address Sioux Falls, Colo.

Water Well Driller's License No. 71 Name or No. of Well.....

Type of Well: Domestic , Municipal , Stock , Irrigation ,

Industrial , Drainage , Other.....

Cased: 0 ft. to 64 ft. Type galv. Size 6 Wt. of Casing: Lbs./Ft. 20/50

Cased:ft. to.....ft. Type..... Size..... Wt. of Casing: Lbs./Ft.....

Cased:ft. to.....ft. Type..... Size..... Wt. of Casing: Lbs./Ft.....

Perforated or Screened: Ft. 64 to Ft. 100 Ft. to Ft.

Type of Screen or Perforation Wire

Date Started 1-27-57 Date Completed 2-27-57

Static Water Level 70 Ft.

or

Shut in Pressure.....lbs./sq. in. Date 1-27-57

Pumping Water Level 75 Ft. at 8 G P M yield.

How Tested: Well Bucket Length of Test 3 Hours.

Put Formation Log on Reverse Side

REMARKS: (Gravel Packing, Cementing, Packers, Type of Shut-off, Depth of Shut-off, Method Drilling, etc.)

RECEIVED
MAY 20 1957

TO BE MADE IN TRIPLICATE: White copy to owner, Blue copy to Colorado Water Conservation Board, and other copy to driller.

LOG OF WELL
 DESCRIPTION OF MATERIAL DRILLED

METHOD OF DRILLING

Rotary

Feet

00 to 1

Top Soil

1 to 70

Sandstone

70 to 115

Bank of Desert with some

115 to 100

Shale

to _____

to _____

COLORADO WATER CONSERVATION BOARD
NOTIFICATION OF INTENTION TO DRILL REDRILL
RECASE OR DEEPEN A WATER WELL.

District No. 2 Name or Number of Well.....

Name of Driller J. R. Hancock Phone No. 66

Address Simla, Colo.

Well Driller's License No. 71 Date Start of Work 2-25-57

Land Owner's Name Lee A. Orr

Address.....

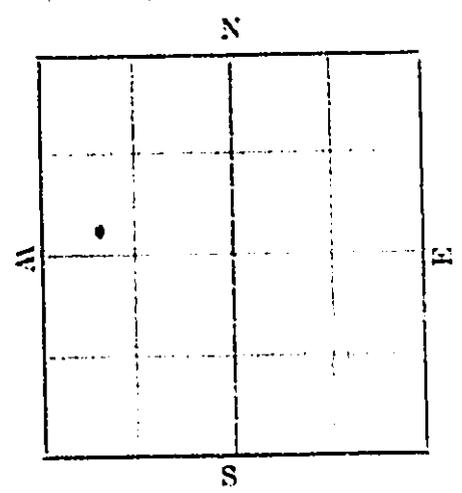
Estimated Depth of Well 100 Ft. Location of Well

Diameter of Well 8 In. Section No. 2 County Douglas

Diameter of Casing 6 In. Twp. 8 Range 56 P.M.

Weight of Casing 209 ~~100~~ Ft. Please mark well location to nearest 40 acres (small square) below.

- Type of Well: Domestic
- Irrigation
- Municipal
- Stock
- Other.....



Method to be used in drilling: Rotary

If above location is unknown, complete the following:

Estimated Depth of Bottom and Top

County.....

of Shutoff.....

City..... subdivision.....

Type of Shutoff.....

Street Address of Well Location.....

RECEIVED
MAY 20 1957
CONSERVATION

STATE OF COLORADO
DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER

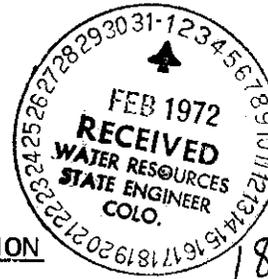
Index No.	3712
IDWD	1-8
Completion	Use 3
Yield	
Checked By	

ent

MAP AND STATEMENT FOR WATER WELL FILING

PERMIT NUMBER 50962

Late Reg



STATE OF COLORADO) SS

CLAIMANT (s) Lee R. Orr

WELL LOCATION

Douglas County

SW 1/4 of NW 1/4, sec. 2

T. 8 S R. 66 W 6 P.M.

being duly sworn upon oath deposes and says that he (they) is (are) the owner (s) of the well described hereon; the total number of acres

of land irrigated from this well is _____; work was commenced on this well by actual construction on the

27th day of Feb. 1957;

the sustained yield from said well is 18 gpm, for which claim is hereby made for Domestic and Fire protection Stock purpose (s);

the average annual amount to be diverted is _____ acre-feet; this map and statement is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) own knowledge.

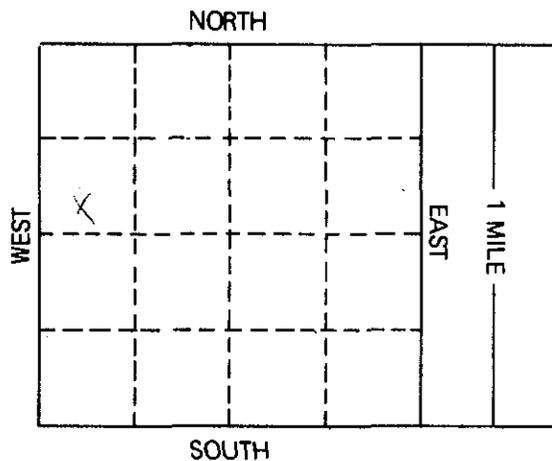
Signature (s) Lee R. Orr

Address: Pt. 1st Box 701
Frankston, Colorado, 80116

Subscribed and sworn to before me on this 21st day of January, 1972

My Commission expires: 7-19-75
(Seal) [Signature]
Notary Public

INDICATE WELL LOCATION ON DIAGRAM



WELL SHALL BE LOCATED WITH REFERENCE TO GOVERNMENT SURVEY CORNERS OR MONUMENTS, OR SECTION LINES BY DISTANCE AND BEARING.

120.8 ft. from north section line.
(North or South)

57' ft. from west section line.
(East or West)

Ground Water Basin _____

Water Management District _____

Domestic wells may be located by the following:

LOT _____, BLOCK _____

SUBDIVISION _____

FILING # _____

WELL DATA

Date Completed Feb. 27, 1957

Static Water Level 60 ft.

Total Depth of Well 106 ft.

ACCEPTED FOR FILING IN THE OFFICE OF THE STATE ENGINEER OF COLORADO ON THIS

OF Feb., 1972

[Signature]
STATE ENGINEER
No. GW 15443

WELL LOG

From	To	Type & Color of Material	Water Loc.
0 ft.	3 ft.	Top soil	
3 ft.	70 ft.	Sand fine	
70 ft.	100 ft.	Sand & Gravel course to fine	
100 ft.	106 ft.	Shale	

Use additional paper if necessary to complete log.

WELL DATA

Type Drilling Rotary

HOLE DIAMETER:

8 in. from 0 ft. to 106 ft.
 _____ in. from _____ ft. to _____ ft.
 _____ in. from _____ ft. to _____ ft.

CASING RECORD

Plain Casing

Size 6", kind Galv. from 0 ft. to 64 ft.
 Size _____, kind _____ from _____ ft. to _____ ft.
 Size _____, kind _____ from _____ ft. to _____ ft.

Perforated Casing

Size 6", kind Galv. from 64 ft. to 106 ft.
 Size _____, kind _____ from _____ ft. to _____ ft.
 Size _____, kind _____ from _____ ft. to _____ ft.

GROUTING RECORD

Material Cement
 Intervals 0 ft. to 10 ft.
 Placement Method _____

GRAVEL PACK RECORD

Size Pea Interval 10' To 106'

TEST DATA

Date Tested _____
 Type of Pump _____
 Length of Test _____
 Sustained Yield (Metered) _____
 Drawdown _____

WELL DRILLERS STATEMENT

The undersigned, being duly sworn, deposes and says: he is the driller of the well hereon described; he has read the statement made hereon; knows the content thereof, and the same is true of his own knowledge.

X _____

License No. 71

State of Colorado, County of _____) ss

Subscribed and sworn to before me this _____ day of _____, 19 _____

My Commission Expires _____, 19 _____

Notary Public

REFERRAL RESPONSE REQUEST
Date sent November 7, 2023
Comments due by December 5, 2023
Project Name: Castlewood Canyon Estates – Minor Development Plat
Project File #: SB2023-045
Project Summary:

The applicant requests approval of a Minor Development Plat (MDP) to subdivide the parcel into 4 lots each 4.5-acres in size. The property consists of 21.92-acres and is located at 1887 N. State Highway 83, SPN: 2507-020-00-048, near the intersection of State Highway 83 and E. State Highway 86, in Franktown, CO. The applicant also has an active building permit on file for a single-family home to be located on the proposed lot 1. The subject property is zoned Rural Residential (RR), with a proposed density of 1 du/5.48 acre. Each lot within the subdivision will gain separate access from a proposed cul-de-sac connecting to N Hwy 83.

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

<input type="checkbox"/>	No Comment		
<input type="checkbox"/>	Please be advised of the following concerns: _____		
<input checked="" type="checkbox"/>	See letter attached for detail.		
Agency:	Douglas County Public Works	Phone #:	303-660-7490
Your Name:	Ken Murphy, P.E.	Your Signature:	
	(please print)	Date:	05 DEC 2023

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,

Carolyn Washee-Freeland

 Carolyn Washee-Freeland, AICP
 Senior Planner, Planning Services
 303-660-7460
cfreeland@douglas.co.us

December 5, 2023
Ryan Eichele, P.E.
2N Civil
6 Inverness Ct East Suite 125
Englewood, CO 80112

DV2023-383

RE: Castlewood Canyon Estates Minor Development Plat (4 lots)
Rev1 PWE Comments

Mr. Eichele,

Douglas County Public Works Engineering has reviewed your submittal. Our comments are below.

TECHNICAL DOCUMENTATION

Project Narrative and Planning Exhibit

- Please address comments in the redlined narrative, MDP exhibit and utility exhibit.

Drainage Study

- Please address comments in the redlined drainage study.

Construction Documents (CDs)

- Construction documents were not submitted for review.
- Please provide construction documents for the cul-de-sac and any other site infrastructure.

Grading Erosion and Sediment Control (GESC) Report and Plan

- GESC report and plans were not submitted for review.
- Please provide a GESC report and plans for the cul-de-sac and any other site infrastructure.

Storm Drainage Operation & Maintenance (O & M) Manual

- Permanent stormwater and water quality facilities will require a site-specific O & M Manual.
- The manual will provide future owner-operators with a basis for regular inspection and maintenance.
- Manual templates are at: <https://www.douglas.co.us/public-works/development-review/>
- Edit the template to make it relevant to the site and the stormwater improvements.

ADMINISTRATIVE DOCUMENTATION

Documents described below are required for final approvals and/or to start construction.

Subdivision Improvements Agreement (SIA)

- A SIA-Private is required with this development for the private cul-de-sac and other site infrastructure. County will provide the template agreement with instructions. This is required to ensure all of the shared improvements are completed before lots are sold.
- Once CDs are finalized, please provide a copy of the draft agreement with cost estimates for the sitework (Exhibit A - reviewed by Engineering) and landscaping (Exhibit B - reviewed by Planning) improvements.

- For questions regarding provision of corporate signatures and financial securities, contact Janet Peterson at JLPeterson@Douglas.co.us
- Please allow approximately 1 to 2 weeks for agreement approval.

Temporary Construction Easement (TCE)

- A recorded TCE is required for work on private land outside the project boundary.
- A TCE is an agreement between the project owner and off-site landowner. The project owner is responsible to execute, record and provide Public Works with copies of necessary recorded easements.
- County can provide a template easement upon request.

Drainage Easement

- This easement is required for stormwater facilities constructed with the project.
- When the facility design is complete, prepare legal exhibits granting access to, around, and into each facility from the nearest public right-of-way.
- Easement approval generally requires 1 to 2 weeks, and easements must be accepted by the Board of County Commissioners in a regular land use hearing.

GESC Permit

- When the GESC plan and report are approved, please have the selected grading contractor submit with a completed GESC permit application to Carol LeMaire.
- Include the project DV number (found at the top of this letter) on the submittal.
- Below are some contacts for approval of the GESC Permit:
- Contact Carol LeMaire at CLemaire@douglas.co.us to submit the permit application and pay permit fees
- Contact Janet Peterson at JLPeterson@Douglas.co.us to provide GESC security

Right-of-Way / Construction Permit

- Contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits
- <https://www.douglas.co.us/public-works/permits/>

POST-CONSTRUCTION DOCUMENTATION

Please see requirements below to obtain a certificate of occupancy (CO).

As-Built Plans

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.

Certification of Stormwater Detention and Water Quality Facilities

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
 - Include as-built drawings for each facility based on a post-construction survey.
 - Include re-analysis of expected facility performance based on the as-built geometry.
 - Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.

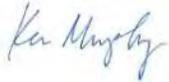
DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES

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

cc: DV File



PROJECT NARRATIVE

for

CASTLEWOOD CANYON ESTATES FRANKTOWN, COLORADO

Douglas County Case No.
2N Civil Project No. 23007

Date: September 14, 2023
Revised: October 5, 2023

PREPARED FOR:

H&W Construction, LLC
851 Russellville Rd.
Franktown, CO 80116
(303) 717-1848
Contact: Kevin Wikoff

PREPARED BY:

2N CIVIL LLC
6 Inverness Ct. E # 125
Englewood, CO 80112
(303) 925-0544
Contact: Ryan Eichele, P.E.

Project Description

The objective for this project, Castlewood Canyon Estates, is to subdivide the current lot at 1887 N Hwy 83 into **four lots**. Each lot will have an area of no less than 4.5 acres. This subdivision is zoned Rural Residential (RR). The density of the project will be 1 du/5.48 acres. **Each lot will gain separate access from a proposed cul-de-sac connecting to N Hwy 83.** This will serve as the access into the subdivision. This project conforms with the goals, objectives, and policies of the master plan. The project will have available all necessary services, including fire and police protection, recreation facilities, utility service facilities, and streets to serve the proposed subdivision.

Project Location

The project site is located along N. Highway 83 in Franktown, Colorado. It lies in the west 1/2 of Section 2, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado. The site is bounded by vacant land to the south, N Highway 83 to the east, vacant land, Cherry Creek to the west and rural residential to the north. The current zoning for this property is RR-5, Rural Residential.

Background

The subject property is 21.90 acres. There is an existing drainage and earthen dam on the south side of the property.

Per the study titled *Cultural Resources Inventory and Evaluation for the Franktown Development project at 1887 S. Highway 83*, by Ayuda, dated July 12, 2023, that was requested during the pre-submittal meeting, the existing earthen dam was deemed non-jurisdictional and has no historical importance.

The Cherry Creek 100-yr floodplain encroaches onto the property in the southwest corner. The existing property is currently vacant. A portion of the site is located within a flood hazard area as shown on the FEMA Map titled "Flood Insurance Rate Map, Douglas County, Colorado and Incorporated Areas, Panel 194 of 495, Number 08035C0194F, Dated September 30, 2005."

Each of the proposed four lots will be for single-family residential homes. The proposed residential density will meet the RR zoning and will be 1 du/5.48 acres.

There is currently an active building permit on the site, permit #23-11098. The proposed home is being built in the north ¼ of the existing property, within proposed Lot 1 of the development. The proposed building is within the proposed building envelope as outlined on the proposed Castlewood Canyon Estates Final Plat. All well and septic setbacks are being met for the layout of the proposed development. Other active permits for the property are pool (#23-13429), well (#88528-F), and septic (#STS30848).

Existing and Proposed Facilities

There are no existing structures on the property.

An access roadway shall be constructed from Highway 83 for this four-lot subdivision. No water or wastewater infrastructure is located within the site or near the site. Well water shall supply water to each lot. Individual septic systems will provide sanitary services. CORE will provide electric services to the site and Black Hills Energy will provide gas.

The HOA shall take maintenance responsibility of the proposed roadway easement, cul-de-sac, tracts, and utility easements. Maintenance may involve things such as snow removal, roadway surface repair, mowing, weed control, and debris removal.

Please show the swales in the drainage map and discuss in the drainage report.

Rather than tract out the Hwy 83 dedication, please dedicate the ROW to the County with this plat. County will convey the land to CDOT when needed for the roadway widening.

Proposed Easements

Drainage easements shall be provided for all swales constructed on-site. A minimum 50-foot roadway, utility and drainage easement shall be provided over the proposed cul-de-sac. A 15-foot utility easement outside of the roadway/cul-de-sac is an existing easement. A 30-foot utility easement will be proposed along the east property line adjacent to the Hwy. In addition to the proposed easements on site, a tract of land (Tract A) measuring 35 feet shall be incorporated in the Final Plat and will be for R.O.W. dedication to the County. These easements and tract will be maintained by the HOA. Ownership of said easements and tracts will be the responsibility of the landowner who's property encompasses said easements and tract.

Additional Information and Studies

Land dedication for parks and schools will be cash in lieu as follows: \$250/lot for parks and \$500/lot for schools.

Ideally the cul-de-sac would be in an HOA-owned tract, however the MDP does not appear to show this. Please revise or clarify as needed.

There will be no public open space, but each lot will have a set building envelope area leaving portions of the lot open and unbuildable.

Douglas County Sherrif's will provide police services to the community. Franktown Fire Protection will provide fire services.

This proposal will meet the intent of Objective 4-1K and Policy 4-1k.1 by providing a large area of the lots adjacent to Cherry Creek as non-buildable. This will allow for native vegetation and wildlife to flourish.

Per Douglas County standards, a Phase III drainage report shall be provided for this minor subdivision. A traffic letter shall be provided describing construction of the roadway, access requirements, and addressing concerns with connections to a CDOT maintained highway. A study of noise analysis was conducted by LSC Transportation Consultants, Inc. and provided to the Douglas County Department of Community Development. The **Noise Impact Analysis** by LSC Transportation Consultants, Inc. provided analysis to determine that the noise threshold of said subdivision does not exceed 66 decibels. Due to traffic volume on Highway 83 anticipated for 2040, it was determined that no abatement would be required for any properties from the highway.

Should there be any questions, please feel free to call or email me at ryan@2ncivil.com.

Sincerely,

Ryan Eichele, P.E.
Project Manager

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 21.92 ACRES 4 RESIDENTIAL LOTS SB2023-045

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CASTLEWOOD CANYON ESTATES".

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ~~THE STREETS AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO. IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.~~

TRACT A AND UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED...

OWNER CERTIFICATE

OWNER: KEVIN WIKOFF

 (OWNER NAME)

STATE OF _____)
) SS

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20__ BY

 (NAME)

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE _____ DISTRICT.

BY: _____

TITLE: _____

STATE OF _____)
) SS

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20__ BY

 (NAME)

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

LEGAL DESCRIPTION

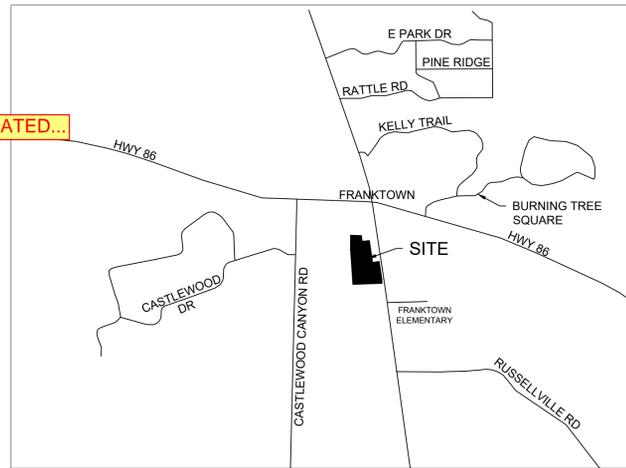
A PARCEL OF PROPERTY LOCATED IN THE W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2, AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST TO BEAR S 89°39'02" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S 89°39'02" W, ALONG SAID SOUTH LINE A DISTANCE OF 1344.78 FEET TO THE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT OF WAY N 2°48'43" W, A DISTANCE OF 100.79 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY N 8°14'52" W, A DISTANCE OF 530.83 FEET; THENCE S 81°44'10" W, A DISTANCE OF 199.99 FEET; THENCE N 8°11'49" W, A DISTANCE OF 446.76 FEET; THENCE N 8°15'37" W, A DISTANCE OF 199.97 FEET; THENCE S 84°55'30" W, A DISTANCE OF 214.60 FEET; THENCE N 6°27'08" W, A DISTANCE OF 165.88 FEET; THENCE N 87°10'29" W, A DISTANCE OF 319.68 FEET; THENCE S 0°22'50" W, A DISTANCE OF 432.15 FEET; THENCE S 3°56'10" E, A DISTANCE OF 974.44 FEET; THENCE S 4°06'16" E, A DISTANCE OF 21.17 FEET; THENCE N 89°17'15" E, A DISTANCE OF 859.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE N 7°29'49" W, ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 15.88 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING A TOTAL OF 954,045 SQUARE FEET (21.90 ACRES) OF LAND, MORE OR LESS.



VICINITY MAP
 SCALE: 1" = 2500'

SHEET 1 - COVER SHEET

SHEET 2 - BOUNDARY

SHEET 3 - BOUNDARY

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY, ACCESSORIES, OR LEGAL LAND-BOUND MONUMENT COMMITS O CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON APRIL 24, 2023.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON TITLE COMMITMENT NO. K70801591-2, WITH AN EFFECTIVE DATE OF APRIL 11, 2023 AT 5:00 P.M. AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08041 C0194 F WITH ON EFFECTIVE DATE OF SEPTEMBER 20, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (ON AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE (X) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON HEREON).
- ALL DENVER BASIN AQUIFER WATER BENEATH THE PROPERTY HAS BEEN RESERVED FOR FUTURE USES ON THE PROPERTY THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED AT RECEPTION NUMBER _____.
- TRACT A AS SHOWN HEREON IS RESERVED AS FUTURE RIGHT-OF-WAY FOR STATE HIGHWAY 83.
- ALL EASEMENTS SHOWN HEREON ARE TO BE DEDICATED BY SUBJECT PLAT UNLESS STATED OTHERWISE.

DEDICATED

10. TRACT A SHALL BE MAINTAINED BY THE [INSERT LEGAL NAME OF HOA OR DISTRICT] UNTIL SUCH TIME AS DOUGLAS COUNTY CONVEYS THE TRACT TO CDOT FOR THE WIDENING OF COLORADO STATE HIGHWAY 83.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE ____ DAY OF _____, 20__, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

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

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

 CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYORS CERTIFICATE:

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2023.

 ELIJAH FRANE, COLORADO PLS 38376
 FOR AND ON BEHALF OF
 ENCOMPASS SERVICES, LLC

TITLE VERIFICATION

WE FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

LAND TITLE GUARANTEE COMPANY

BY: _____
 NAME: _____ DATE _____

TITLE: _____

STATE OF _____)
) SS

COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20__ BY _____
 (NAME)

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

PLANNING COMMISSION

THIS MINOR DEVELOPMENT FINAL PLAT (SB2023-045) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

 PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE _____

CLERK AND RECORDER CERTIFICATE

STATE OF _____)
) SS

COUNTY OF _____)

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

 DOUGLAS COUNTY CLERK AND RECORDER

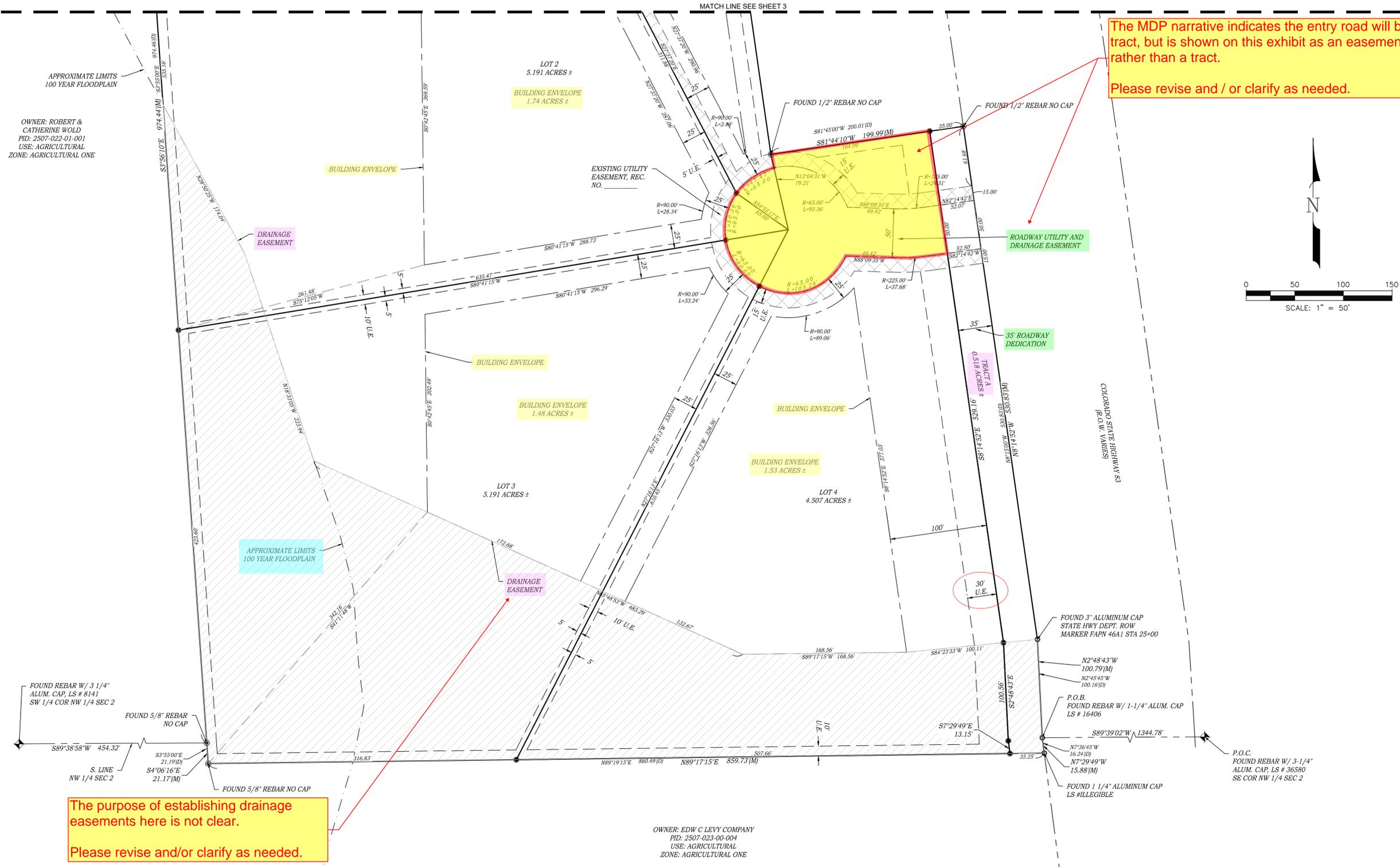
CLIENT: KEVIN WIKOFF	
ENGINEER: 28 CIVIL 6 INVERNESS CT, E SUITE 125 ENGLEWOOD, CO 80112	
REVISIONS:	
NO.	DATE DESCRIPTION
1	8/23/2023 UPDATE LOT DESIGN
2	9/11/2023 ADD CORE EASEMENT
3	9/29/2023 COUNTY COMMENTS
DRAWN BY: MB PROJECT NO. 64744	
CHECKED BY: BF DATE: 6/16/2023	SCALE:
FIELD WORK COMPLETED: 4/24/2023	SHEET 1 OF 3



2750 S. WADSWORTH BLVD, SUITE C-202
 DENVER, COLORADO 80227
 303-955-6080
 WWW.ENCOMPASSSERVICES.COM

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 21.92 ACRES 4 RESIDENTIAL LOTS SB2023-045

The MDP narrative indicates the entry road will be in a tract, but is shown on this exhibit as an easement rather than a tract.
 Please revise and / or clarify as needed.



The purpose of establishing drainage easements here is not clear.
 Please revise and/or clarify as needed.

LEGEND:

	SUBJECT PROPERTY LINE		FOUND REBAR
	ADJOINER PROPERTY LINE		SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
	EASEMENT LINE		SECTION CORNER
	EXISTING EASEMENT LINE		P.O.B. POINT OF BEGINNING
	ROAD RIGHT OF WAY		P.O.C. POINT OF COMMENCEMENT
	DRAINAGE EASEMENT		
	BUILDING ENVELOPE LINE		
	DRAINAGE EASEMENT AREA		

BASIS OF BEARINGS:
 CONSIDERING THE NORTH LINE OF NW 1/4 TO HAVE AN ASSUMED BEARING OF N89°51'19"E AND MONUMENTED AS SHOWN HEREON.
 UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.

CLIENT: KEVIN WIKOFF

ENGINEER: 2N CIVIL, 6 INVERNESS CT, E SUITE 125, ENGLEWOOD, CO 80112

NO.	DATE	DESCRIPTION
1	8/23/2023	UPDATE LOT DESIGN
2	9/11/2023	ADD CORE EASEMENT
3	9/29/2023	COUNTY COMMENTS

encompass
 Providing Solutions

2750 S. WADSWORTH BLVD, SUITE C-202
 DENVER, COLORADO 80227
 303-955-6080
 WWW.ENCOMPASSSERVICES.COM

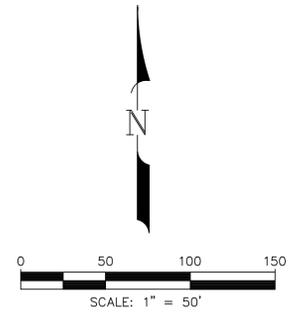
HORIZONTAL SCALE IN FEET

0 50 100 150

SCALE: 1" = 50'

DRAWN BY: MB PROJECT NO: 6474
 CHECKED BY: BF DATE: 6/10/2023 SCALE: 1" = 50'
 FIELD WORK COMPLETED: 4/24/2023 SHEET 2 OF 3

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 21.92 ACRES 4 RESIDENTIAL LOTS SB2023-045



LEGEND:

—	SUBJECT PROPERTY LINE	●	FOUND REBAR
- - -	ADJOINER PROPERTY LINE	●	SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
- - -	EASEMENT LINE	◆	SECTION CORNER
- - -	EXISTING EASEMENT LINE	◆	P.O.B. POINT OF BEGINNING
- - -	ROAD RIGHT OF WAY	◆	P.O.C. POINT OF COMMENCEMENT
- - -	DRAINAGE EASEMENT		
- - -	BUILDING ENVELOPE LINE		

BASIS OF BEARINGS:
 CONSIDERING THE NORTH LINE OF NW 1/4 TO HAVE AN ASSUMED BEARING OF N89°51'19"E AND MONUMENTED AS SHOWN HEREON.
 UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.

CLIENT: KEVIN WIKOFF

ENGINEER: 2N CIVIL, 6 INVERNESS CT. E SUITE 125, ENGLEWOOD, CO 80112

NO.	DATE	DESCRIPTION
1	8/23/2023	UPDATE LOT DESIGN
2	9/11/2023	ADD CORE EASEMENT
3	9/29/2023	COUNTY COMMENTS

encompass
 Providing Solutions

2750 S. WADSWORTH BLVD, SUITE C-202
 DENVER, COLORADO 80227
 303-955-6080
 WWW.ENCOMPASSSERVICES.COM

50' 0 50' 100'

HORIZONTAL SCALE IN FEET

DRAWN BY: MB PROJECT NO. 64744
 CHECKED BY: BF DATE: 6/10/2023 SCALE: 1" = 50'
 FIELD WORK COMPLETED: 4/24/2023 SHEET 3 OF 3



FINAL PHASE III DRAINAGE REPORT

for

CASTLEWOOD CANYON ESTATES FRANKTOWN, COLORADO

Douglas County Case No.
2N Civil Project No. 23007

Date: September 13, 2023

PREPARED FOR:

**H&W Construction, LLC
851 Russellville Rd.
Franktown, CO 80116
(303) 717-1848
Contact: Kevin Wikoff**

PREPARED BY:

**2N CIVIL LLC
6 Inverness Ct. E # 125
Englewood, CO 80112
(303) 925-0544
Contact: Ryan Eichele, P.E.**

Engineer’s Certification

“This report and plan for the Phase III drainage design of Castlewood Canyon Estates was prepared by me (or under my direct supervision) in accordance with the provisions of Douglas County Drainage Design and Technical Criteria for the owners thereof. I understand that Douglas County does not and will not assume liability for drainage facilities designed by others.”

SIGNATURE: _____
Ryan Eichele, P.E.
Registered Professional Engineer
State of Colorado No. 45336
(Affix Seal)

H&W Construction, LLC hereby certifies that the drainage facilities for Castlewood Canyon Estates shall be constructed according to the design presented in this report. I understand that Douglas County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that Douglas County reviews drainage plans pursuant to Colorado Revised Statutes, Title 30, Article 28; but cannot, on behalf of Castlewood Canyon Estates, guarantee that final drainage design review will absolve H&W Construction, LLC and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat does not imply approval of my engineer’s drainage design.

Kevin Wikoff

Authorized Signature

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Existing Basin Map	
Conceptual Drainage Plan	

INTRODUCTION

This Drainage Report presents at a final level the feasibility and design characteristics for the proposed site known as Castlewood Canyon Estates located at 1887 N Hwy 83 in Douglas County, Colorado. This report was prepared in accordance with the provisions of the Douglas County Drainage Design and Technical Criteria and the Urban Storm Drainage Criteria Manual.

I. GENERAL LOCATION AND DESCRIPTION

A. Location

The project site is located along N. Highway 83 in Franktown, Colorado. It lies in the west 1/2 of Section 2, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado. The site is bounded by vacant land to the south, N Highway 83 to the east, vacant land, and Cherry Creek to the west and rural residential to the north. A Vicinity Map is included in Appendix A.

B. Description of Property

The subject property is 21.90 acres. The existing terrain of the Castlewood Canyon Estates lot generally slopes to the west. The average grade is approximately 11 percent across the site. The terrain is composed of native grasses. There is an existing drainage and earthen dam on the south side of the property. The Cherry Creek 100-yr floodplain encroaches onto the property in the southwest corner. The major drainage ways are Cherry Creek located approximately 615 feet west of the property. The majority of runoff from the site overland flows to Cherry Creek. An existing 84” culvert underneath Highway 83 conveys approximately 217 cfs from the upstream basin. This water is contained within the existing drainage as mentioned earlier and flows to Cherry Creek. The existing property is currently vacant. The soil types present on site are 99.7 percent Bresser-Truckton sandy loams, and 0.3 percent Truckton sandy loam as designated by the Natural Resources Conservation Services (see Appendix A). All the Bresser-Truckton sandy loams soils are included in the Hydrologic Group B while Truckton sandy loam is included in the Hydrologic Group A. A portion of the site is located within a flood hazard area as shown on the FEMA Map titled “Flood Insurance Rate Map, Douglas County, Colorado and Incorporated Areas, Panel 194 of 495, Number 08035C0194F, Dated September 30, 2005.” (See Appendix A).

C. Proposed Site Improvements

The site will be developed into a proposed four lot subdivision. A short 24’ wide roadway with a cul-de-sac will serve the four lots with access off N State Highway 83. That is the only major improvement to the project site. Each lot will eventually have a single-family home built. Some grading modifications will be made to the existing earthen dam and drainage located on the south side of the property. The earthen dam will be removed to create more usable area for Lot 3. With the removal of the earthen dam, the drainage will

be regraded to direct flow toward Cherry Creek, instead of ponding behind the existing earthen dam. A modeling analysis was not performed on the drainage itself, but calculations were made to ensure that the new drainage section will accommodate the existing flows from offsite. The new drainage section will be lined with a turf reinforcement mat to help prevent erosion.

Due to the low increase in impervious area and the proposed grass lined swales and ditches, we are not anticipating having to provide detention or water quality for this site.

II. DRAINAGE BASINS

A. Existing Conditions

The existing 21.90-acre lot is broken into three basins, Basins EX-1, EX-2 and EX-3. There are two off-site basins that contribute flows onto the property, Basins OS-1 and OS-2. Basin EX-1 is 11.62 acres and has a percent imperviousness of 2.0 percent and generates 1.79 cfs and 18.15 cfs during the 10 year and 100-year storms, respectively. Basin EX-2 is 7.55 acres and has a percent imperviousness of 2.0 percent and generates 2.03 cfs and 20.63 cfs during the 10 year and 100-year storms, respectively. Basin EX-3 is 2.72 acres and has a percent imperviousness of 2.0 percent and generates 0.48 cfs and 4.86 cfs during the 10 year and 100-year storms, respectively. Basin OS-1 is 17.32 acres and has a percent imperviousness of 12.0 percent and generates 4.41 cfs and 23.56 cfs during the 10 year and 100-year storms, respectively. Basin OS-2 is 0.95 acres and has a percent imperviousness of 40.2 percent and generates 1.67 cfs and 4.58 cfs during the 10 year and 100-year storms, respectively. The runoff follows the historic drainage patterns on the site from the east property line to the west through overland flow and existing drainageways.

B. Proposed Design

Based on the anticipated design, the basin delineations will be very similar to the existing conditions. With the removal of the earthen dam there will only be two proposed basins, PR-1 and PR-2. Off-site basin OS-1 will remain as is in the existing condition. Off-site basin OS-2 will remain at 0.95 acres but will change ever so slightly with the addition of a small asphalt apron. Basin OS-2 will have an increased impervious value of 42.2 percent. Basin OS-2 will generate 1.74 cfs and 4.65 cfs during the 10 year and 100-year storms, respectively. Basin PR-1 will consist of the majority of Lots 1 and 2. Basin PR-1 is 11.62 acres and will have a composite percent imperviousness of 6.5 percent. Basin PR-1 will generate 2.92 cfs and 20.79 cfs during the 10 year and 100-year storms, respectively. Basin PR-2 will consist of the majority of Lots 3 and 4. Basin PR-2 is 10.27 acres and will have a composite percent imperviousness of 7.3 percent. Basin PR-2 will generate 3.23 cfs and 21.88 cfs during the 10 year and 100-year storms, respectively.

Please discuss the drainage easements shown in the MDP exhibit on the south portion of the property, i.e. why is the easement necessary and to whom would the easement be granted.

III. DRAINAGE FACILITY DESIGN

A. Design

No drainage facility is planned.

Please discuss impacts and mitigation of the impervious area added by constructing the shared entrance driveway.

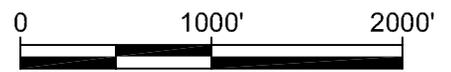
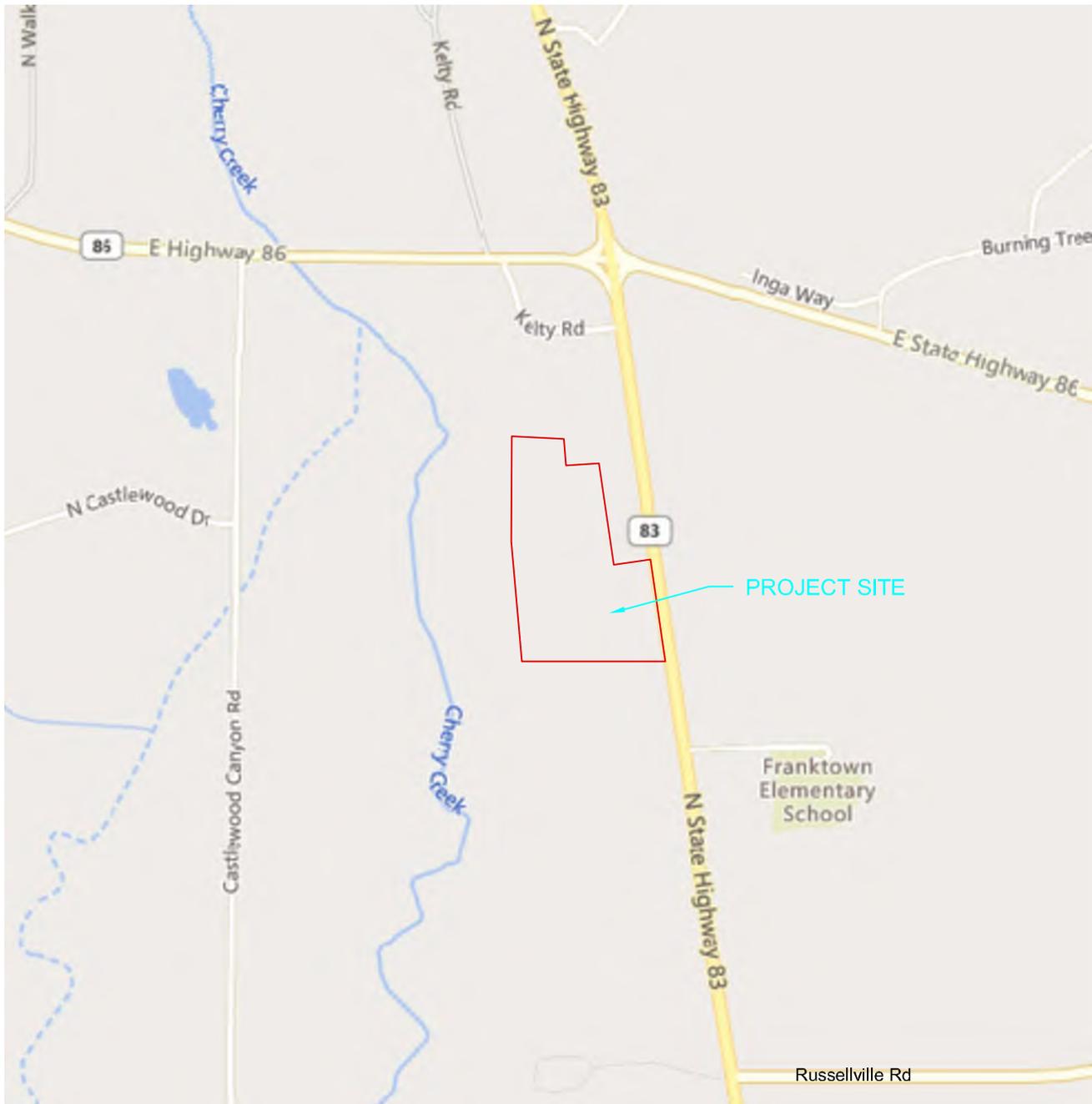
REFERENCES

1. *Flood Insurance Rate Map, Community Panel Number 08035C0194F, Douglas County, Colorado.* Federal Emergency Management Agency September 30, 2005.
2. *Storm Drainage Design and Technical Criteria Manual.* Douglas County, 2008.
3. *Urban Storm Drainage Criteria Manual.* Mile High Flood District (MHFD); September 1969. Revised January 2016.
4. *Web Soil Survey.* United States Department of Agriculture, Natural Resources Conservation Service, September 2022.
5. *Phase III, 1st Revision, Drainage Report for Arrowpoint Subdivision.* Canyon Creek Engineering, January 2022.

APPENDIX A

Vicinity Map
Soils Map
FEMA Map

VICINITY MAP



SCALE: 1" = 1000'

Project Number: 23007

VICINITY MAP

2N Civil, LLC

6 Inverness Ct. E., Suite 125
Englewood, CO 80112

Phone 303-925-0544 Fax 303-925-0547
2515 S. Wadsworth Canyon Rd. Suite 340 Englewood, CO 80110
www.2ncivil.com Project No. 23-045

H&W CONSTRUCTION, LLC

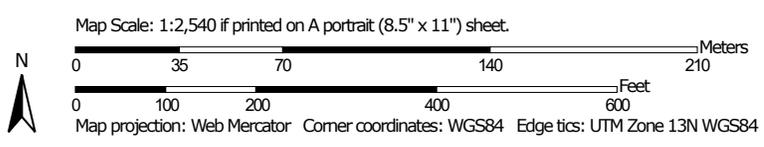
Drawn By: RCE
Checked By:
Development Plat



Hydrologic Soil Group—Castle Rock Area, Colorado
(1887 N HWY 83)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

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.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	B	22.5	99.7%
TrD	Truckton sandy loam, 3 to 9 percent slopes	A	0.1	0.3%
Totals for Area of Interest			22.5	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. This community map regularly should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **footprints** have been determined, users are encouraged to consult the Flood Profiles and Footprint Data and/or Summary of Damaged Elevations Tables contained within the Flood Insurance Study (FIS) report that accompanies this FIS. Users should be aware that BFEs shown on the FIS represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or footprint management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic computations with regard to requirements of the National Flood Insurance Program. Footprint within and other pertinent footprint data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **bead control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Colorado State Plane Central Zone (FIPSZONE 502). The horizontal datum was NAD 83. GRS80 ellipsoid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIS.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD 88). These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. An average offset between NAVD 88 and the National Geodetic Vertical Datum of 1929 (NGVD 29) has been computed for each Douglas County flooding source. This offset was then applied to the NGVD 29 flood elevations that were not revised during the creation of this community FIS. The offsets for each flooding source shown on this FIS are shown in the Douglas County Vertical Datum Offset Table below. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring, Maryland
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-2191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-2042 or visit its website at <http://www.ngs.noaa.gov>. For information about additional control points maintained by Douglas County, please visit <http://www.publicworks.douglas.co.us/website/control/Viewer.htm>.

Base map information shown on this FIS was provided by the Douglas County GIS Department and the Town of Castle Rock GIS Department. Additional input was provided by the City of Lone Tree and Town of Parker. These data are current as of 2003.

This map reflects more detailed and up-to-date stream channel configurations and **footprint delineations** than those shown for the previous FIS for this jurisdiction. As a result, the Flood Profiles and Footprint Statistics in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel dimensions that differ from what is shown on this map. Also, the road to footprint relationships for unimproved streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or disincorporations may have occurred after the map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map-registry addresses, and a listing of Communities with National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

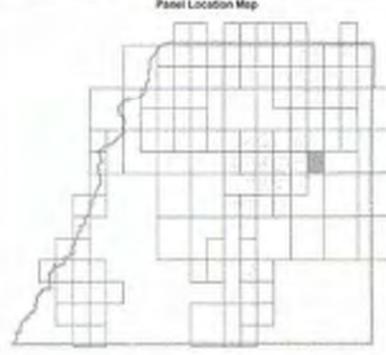
Contact the **FEMA Map Service Center** at 1-800-358-5618 for information on available products associated with this FIS. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The Map Service Center may also be reached by Fax at 1-800-358-5620 and its website at <http://www.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

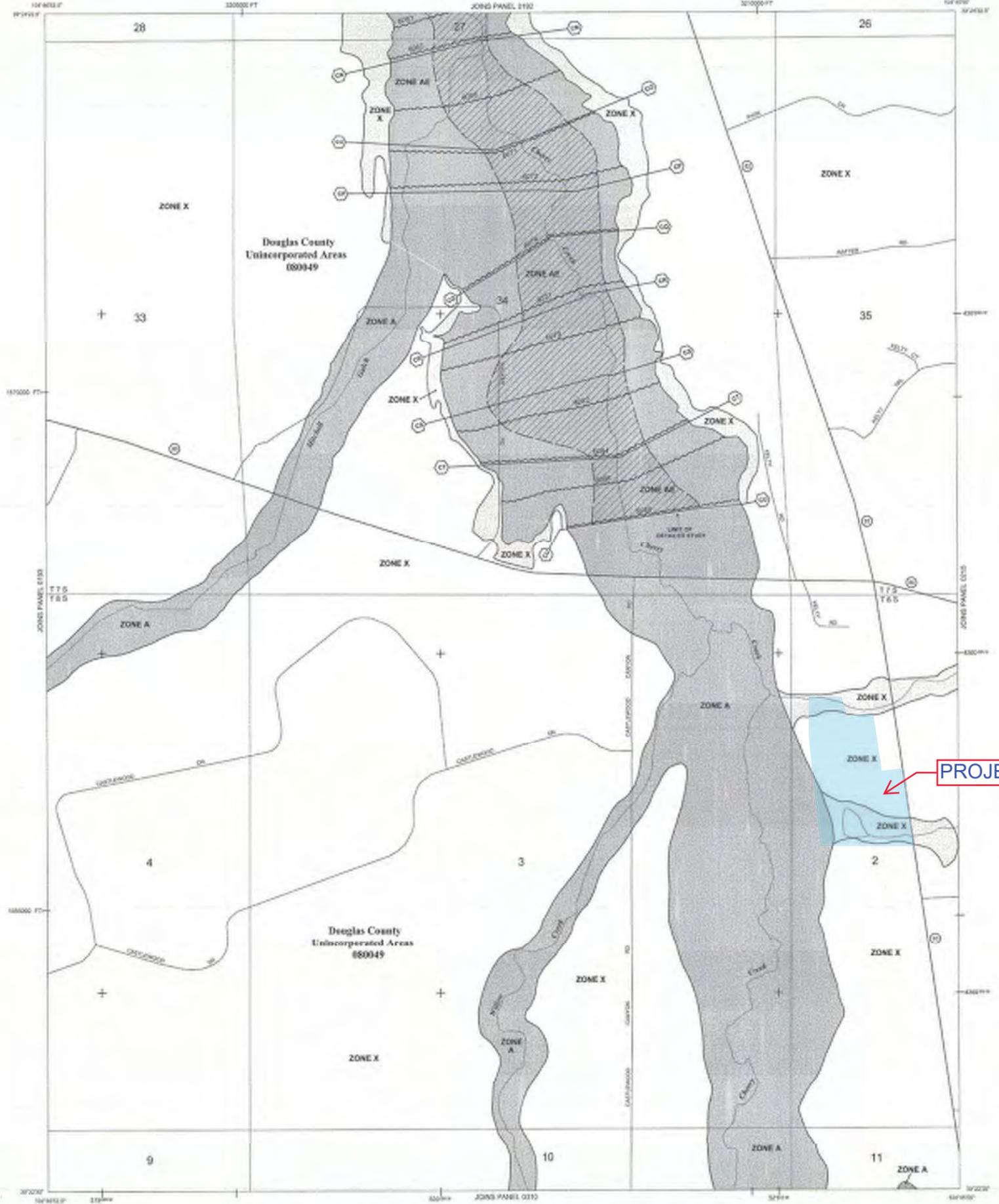
Douglas County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)	Flooding Source	Vertical Datum Offset (ft)
Baldwin Gulch	1.10	Reynolds Gulch	1.14
Beecher Gulch	1.42	Rock-Creek, Cross Section A to D	1.12
Big Dry Creek Tributary G	1.14	Savage Dr Tributary	1.42
Cedar Creek	1.10	Savage Gulch	1.42
Cedar Creek, Cross Section B to C	1.10	Savage Gulch, Unimproved Tributary	1.28
East Plum Creek, Cross Section A to B	1.26	Savage Gulch	1.12
East Plum Creek, Cross Section A2 to B2	1.40	Talbot Gulch	1.12
East Plum Creek, Cross Section C to D	1.21	West Plum Creek, Cross Section W to MM 3.88	1.12
Green Gulch	1.10		
Hayden Canyon Creek	1.12		

Example: To convert Baldwin Gulch elevations to NAVD 88, 1.10 feet were added to the NGVD 29 elevations.



This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Federal Emergency Management Agency (FEMA). The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have implemented a long-term approach of footprint management to reduce the costs associated with flooding. As part of this effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in Cooperating Technical Partner agreements with FEMA to produce this digital FIS.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 7 SOUTH, RANGE 66 WEST AND TOWNSHIP 8 SOUTH, RANGE 66 WEST

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

- ZONE A** - Areas of 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Zone A is shown in light gray. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE AE** - Areas of 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Zone AE is shown in dark gray. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE AH** - Areas of 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Zone AH is shown in medium gray. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE AO** - Areas of 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Zone AO is shown in light gray. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE AR** - Areas of 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Zone AR is shown in dark gray. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE AV** - Areas of 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Zone AV is shown in medium gray. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream and any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE B - Areas of 0.2% annual chance flood, also known as the 50-year flood, is the flood that has a 1% chance of being equaled or exceeded in any 50-year period. Zone B is shown in light gray. The Base Flood Elevation is the water surface elevation of the 0.2% annual chance flood.

OTHER AREAS
ZONE C - Areas of 0.2% annual chance flood, also known as the 50-year flood, is the flood that has a 1% chance of being equaled or exceeded in any 50-year period. Zone C is shown in light gray. The Base Flood Elevation is the water surface elevation of the 0.2% annual chance flood.

- Floodway boundary** - Dashed line
- Footprint boundary** - Solid line
- Zone 2 boundary** - Dotted line
- Boundary showing Special Flood Hazard Areas and Floodway Areas** - Solid line with hatching
- Base Flood Elevation (BFE) and water elevation (WLE)** - Dashed line with 'x' markers
- Base Flood Elevation (BFE) and water elevation (WLE) at a specific location** - Dashed line with 'x' markers and a circle

Map Scale
1 inch = 500 feet
1:500

Geographic coordinates - Refer to the North American Datum of 1983 (NAD 83) datum. Horizontal coordinates are in UTM (Universal Transverse Mercator) zone 12N, datum 83. Vertical coordinates are in feet. Colorado State Plane coordinates system, central zone (FIPSZONE 502), Lambert Conformal Conic projection.

Map Repository
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
SEPTEMBER 30, 2005

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map register history prior to community mapping, refer to the Community Map History table located in 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 1-800-638-6022.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0194F

FIRM
FLOOD INSURANCE RATE MAP
DOUGLAS COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 194 OF 495
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTRACT NUMBER: 09035C0194F

DATE: 09/30/05

MAP NUMBER
09035C0194F

EFFECTIVE DATE:
SEPTEMBER 30, 2005

Federal Emergency Management Agency

APPENDIX B

Hydrologic Computations
Hydraulic Computations

EX Area TOTAL: 21.89 ac

These look like the NOAA Atlas 14 P1 values. Please provide the source in the report. .

Calculation of Peak Runoff using Rational Method

Designer: RYAN EICHELE, P.E.
 Company: 2N CIVIL, LLC
 Date: 7/31/2023
 Project: CASTLEWOOD CANYON ESTATES
 Location: 1887 N HWY 83

Version 2.00 released May 2017

Cells of this color are for required user-input
 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

$$t_t = \frac{0.395(1.1 - C_s)\sqrt{L_t}}{S^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

Computed $t_c = t_t + t_r$

Regional $t_c = (26 - 17t) + \frac{L_t}{60(14t + 9)\sqrt{S_t}}$

$t_{\text{minimum}} = 5$ (urban)
 $t_{\text{minimum}} = 10$ (non-urban)

Selected $t_c = \max(t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c))$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the dropdown list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) =

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.83	1.11	1.36	1.72	2.01	2.32	3.10

Rainfall Intensity Equation Coefficients =

a	b	c
28.50	10.00	0.786

$I(\text{in/hr}) = \frac{a + P_1}{(b + t_c)^c}$

Q(cfs) = CIA

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time				Channelized (Travel) Flow Time				Time of Concentration			Rainfall Intensity, I (in/hr)						Peak Flow, Q (cfs)											
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L _t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S _t (ft/ft)	Overland Flow Time t _t (min)	Channelized Flow Length L _t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S _t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V _t (ft/sec)	Channelized Flow Time t _t (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
EX-1	11.62	B	2.0	0.01	0.01	0.07	0.26	0.34	0.44	0.54	500.00			0.050	25.82	502.00			0.032	7	1.24	6.72	32.55	30.73	30.73	1.29	1.72	2.10	2.66	3.11	3.59	4.80	0.13	0.24	1.79	8.09	12.25	18.15	30.27
EX-2	7.55	B	2.0	0.01	0.01	0.07	0.26	0.34	0.44	0.54	0.01			0.001	0.42	751.50			0.036	15	2.83	4.43	4.85	32.81	10.00	2.25	3.00	3.68	4.65	5.44	6.28	8.39	0.15	0.28	2.03	9.19	13.92	20.63	34.40
EX-3	2.72	B	2.0	0.01	0.01	0.07	0.26	0.34	0.44	0.54	499.50			0.060	24.30	0.00			0.000	7	0.07	0.00	24.30	25.66	24.30	1.47	1.97	2.41	3.05	3.56	4.11	5.49	0.03	0.06	0.48	2.17	3.28	4.86	8.11
OS-1	17.32	B	12.0	0.07	0.09	0.15	0.32	0.39	0.48	0.58	500.00			0.056	23.20	2669.00			0.038	7	1.37	32.51	55.71	45.27	45.27	1.01	1.35	1.65	2.09	2.45	2.82	3.77	1.23	2.00	4.41	11.76	16.73	23.56	37.89
OS-2	0.95	B	40.2	0.29	0.32	0.38	0.50	0.55	0.61	0.68	60.50			0.159	4.41	4.28	0.00		0.000	20	0.20	0.00	4.41	19.17	5.00	2.82	3.76	4.61	5.83	6.82	7.87	10.51	0.77	1.14	1.67	2.78	3.58	4.58	6.82
OS/EX-1 ROUTE	28.94	B	8.0	0.04	0.05	0.12	0.30	0.37	0.46	0.57	500.00			0.056	23.90	3311.00			0.038	7	1.36	40.44	64.34	52.62	52.62	0.92	1.22	1.50	1.90	2.22	2.56	3.42	1.15	1.94	5.27	16.42	23.90	34.30	55.93
PR-1	11.62	B	6.5	0.03	0.04	0.11	0.29	0.36	0.46	0.56	500.00			0.050	25.07	502.00			0.320	7	3.96	2.11	27.18	26.39	26.39	1.41	1.88	2.30	2.91	3.40	3.92	5.24	0.56	0.95	2.92	9.79	14.38	20.79	34.08
PR-2	10.27	B	7.3	0.04	0.05	0.12	0.29	0.37	0.46	0.56	141.00			0.039	14.37	954.00			0.044	15	3.15	5.05	19.43	32.33	19.43	1.66	2.22	2.72	3.44	4.01	4.63	6.19	0.67	1.13	3.23	10.40	15.20	21.88	35.78
OS-1	17.32	B	12.0	0.07	0.09	0.15	0.32	0.39	0.48	0.58	500.00			0.056	23.20	2669.00			0.038	7	1.36	32.60	55.80	45.33	45.33	1.01	1.35	1.65	2.09	2.44	2.82	3.77	1.23	1.99	4.41	11.75	16.72	23.54	37.86
OS-2	0.95	B	42.2	0.30	0.34	0.40	0.51	0.56	0.62	0.69	0.95			0.159	0.54	0.00			0.000	20	0.20	0.00	0.54	18.83	5.00	2.82	3.76	4.61	5.83	6.82	7.87	10.51	0.82	1.20	1.74	2.83	3.65	4.65	6.90

PR Area TOTAL: 21.89 ac

Please check these inputs. It appears that:

- the total flow length in PR1 is about 600 LF
- the total flow length in PR2 is about 850 LF.
- the slope in PR2 should be about 5%

Please check these inputs. It appears that:

- the total flow length in EX1 is about 600 LF
- the overland flow should all be in EX2 and channelized flow in EX3
- the total flow length in EX2/EX3 is about 800 LF.
- the slope in EX3 should be about 8%

EX 100-yr Runoff TOTAL: 43.64 cfs
 PR 100-yr Runoff TOTAL: 42.67 cfs
 Please check all analysis inputs. It isn't clear how the 100-yr runoff decreased for the developed case.

Castlewood Canyon Estates - Stormwater Calculations

Existing Conditions - Composite % Impervious Value

21-Jun-23



Basin EX-1

Land Use	Area	% I
Historic	11.62	2%
Sum Area =	11.62	
Composite % =		2.00%

Basin EX-2

Land Use	Area	% I
Historic	7.55	2%
Sum Area =	7.55	
Composite % =		2.00%

Basin EX-3

Land Use	Area	% I
Historic	2.72	2%
Sum Area =	2.72	
Composite % =		2.00%

Basin OS-1

Land Use	Area	% I
Historic	17.32	12%
Sum Area =	17.32	
Composite % =		12.00%

Basin OS-2

Land Use	Area	% I
Historic	0.58	2%
Asphalt	0.37	100%
Sum Area =	0.95	
Composite % =		40.17%

Castlewood Canyon Estates - Stormwater Calculations

Existing Conditions - Summary Runoff Table

21-Jun-23



Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	11.62	1.79	18.15	Flows to Cherry Creek
2	EX-3	7.55	2.03	20.63	Flows to Cherry Creek
3	EX-3	2.72	0.48	4.86	Flows to Cherry Creek
O1	OS-1	17.32	4.41	23.56	Flows to Cherry Creek
O2	OS-2	0.95	1.67	4.58	Flows to Cherry Creek

Castlewood Canyon Estates - Stormwater Calculations

Proposed Conditions - Composite % Impervious Value

16-Jun-23



Basin PR-1

Land Use	Area	% I
Single Family (2.5 ac or greater)	11.62	6.5%
Sum Area =	11.62	
Composite % =		6.50%

Basin PR-2

Land Use	Area	% I
Gravel (packed)	0.24	40%
Single Family (2.5 ac or greater)	10.03	6.5%
Sum Area =	10.27	
Composite % =		7.28%

Basin OS-1

Land Use	Area	% I
Historic	17.32	12%
Sum Area =	17.32	
Composite % =		12.00%

Basin OS-2

Land Use	Area	% I
Historic	0.56	2%
Asphalt	0.39	100%
Sum Area =	0.95	
Composite % =		42.23%

Please revise these as MHFD recommends using I=12% for this land use.

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75

Castlewood Canyon Estates - Stormwater Calculations

Proposed Conditions - Summary Runoff Table

21-Jun-23



Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	PR-1	11.62	2.92	20.79	Flows to Cherry Creek
2	PR-2	10.27	3.23	21.88	Flows to Cherry Creek
O1	OS-1	17.32	4.41	23.54	Flows to Cherry Creek
O2	OS-2	0.95	1.74	4.65	Flows to Cherry Creek

APPENDIX C

Tables, Graphs, and Other Supporting Documentation

EXISTING DRAINAGE PLAN

CASTLEWOOD CANYON ESTATES

LOCATED IN THE W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



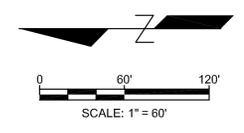
TOTAL: 43.64 cfs

Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	11.62	1.79	18.15	Flows to Cherry Creek
2	EX-3	7.55	2.03	20.63	Flows to Cherry Creek
3	EX-3	2.72	0.48	4.86	Flows to Cherry Creek
O1	OS-1	17.32	4.41	23.56	Flows to Cherry Creek
O2	OS-2	0.95	1.67	4.58	Flows to Cherry Creek

LEGEND

- 6550 EXISTING MAJOR CONTOUR
- 6551 EXISTING MINOR CONTOUR
- EXISTING FLOW DIRECTION
- EXISTING DRAINAGE BASIN LINES
- BASIN NAME
- 10 YR RUNOFF COEFFICIENT
- 100 YR RUNOFF COEFFICIENT
- BASIN DESIGN POINT



PREPARED FOR:
H&W CONSTRUCTION, LLC

EXISTING DRAINAGE PLAN
CASTLEWOOD CANYON ESTATES
DOUGLAS COUNTY, COLORADO

BY: DATE:

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER: 23007

ISSUED DATE: 7/6/2023

DESIGNED BY: RCE

REVIEWED BY: RCE

EXISTING DRAINAGE PLAN

Project: 23007/Existing Drainage/Es-Basin Map.dwg 7/6/2023
Castlewood Canyon Estates Minor Development Final Plan
Project File: SB2023-045
Board of County Commissioners Staff Report - Page 96 of 162

PROPOSED DRAINAGE PLAN

CASTLEWOOD CANYON ESTATES

LOCATED IN THE W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

Please include grassed swales or other control measures to treat runoff from the cul-de-sac. These could be incorporated into downstream roadside ditches with the planned driveways for the lots or ditches along the property lines or downstream edges of the building envelopes.

See Section 14.3.1.1(c) in the Douglas County Drainage Manual for requirements in the Cherry Creek Basin.

A possible solution for this site might be grassed swales. See CD Drainage Manual Section 14.5.5 and MHFD Fact Sheet T-2 for grassed swale details.

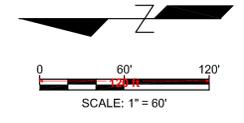
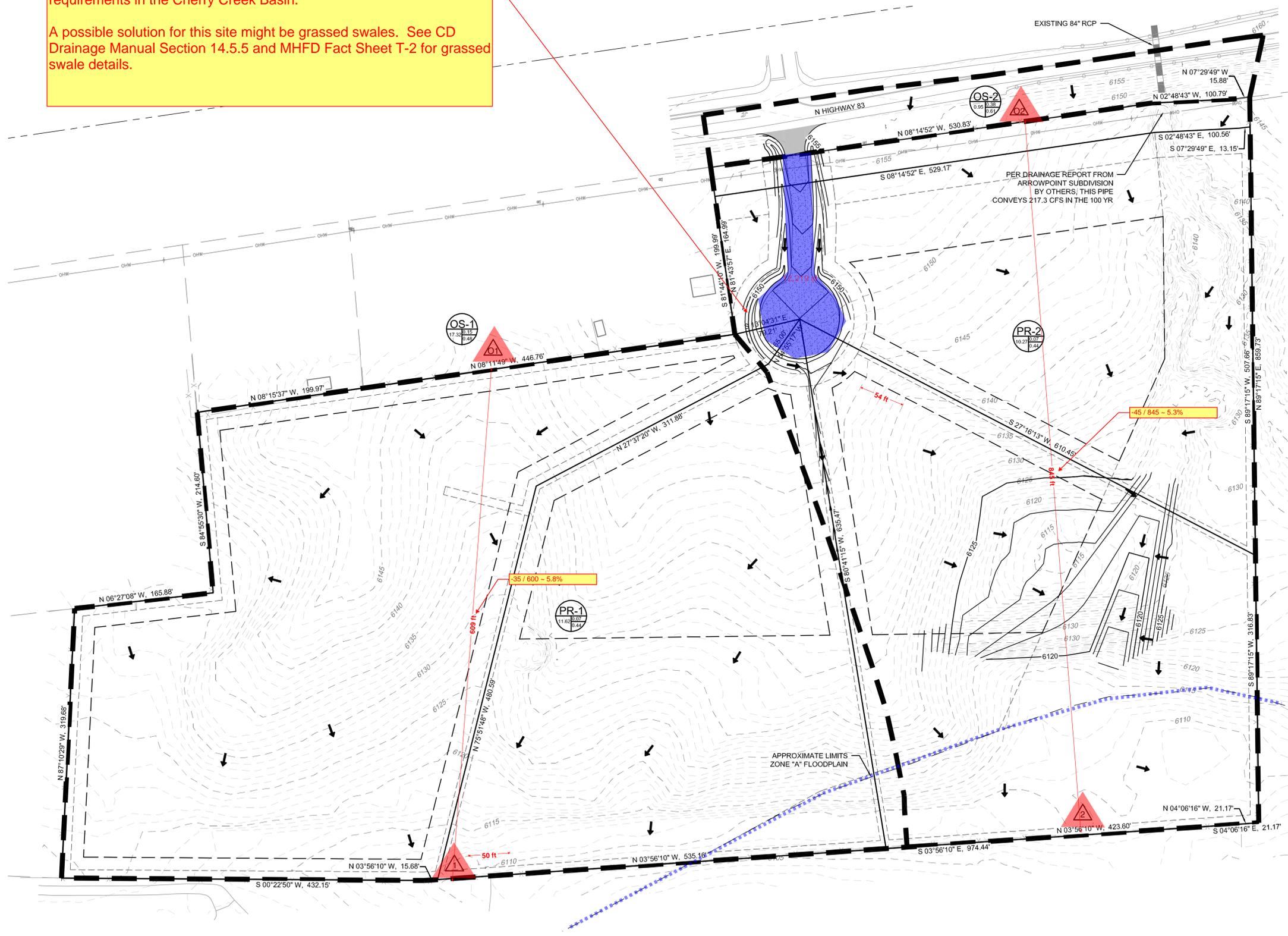
TOTAL: 42.67 cfs

Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	PR-1	11.62	2.92	20.79	Flows to Cherry Creek
2	PR-2	10.27	3.23	21.88	Flows to Cherry Creek
O1	OS-1	17.32	4.41	23.54	Flows to Cherry Creek
O2	OS-2	0.95	1.74	4.65	Flows to Cherry Creek

LEGEND

- - - 6550 - - - EXISTING MAJOR CONTOUR
 - - - 6551 - - - EXISTING MINOR CONTOUR
 - 6550 — PROPOSED MAJOR CONTOUR
 - 6551 — PROPOSED MINOR CONTOUR
 - PROPOSED FLOW DIRECTION
 - — — PROPOSED DRAINAGE BASIN LINES
-
- PR-1 BASIN NAME
 - 6.91 0.00 0.20 BASIN AREA
 - 10 YR RUNOFF COEFFICIENT
 - 100 YR RUNOFF COEFFICIENT
 - △ BASIN DESIGN POINT



PREPARED FOR:
H&W CONSTRUCTION, LLC

PROPOSED DRAINAGE PLAN
CASTLEWOOD CANYON ESTATES
DOUGLAS COUNTY, COLORADO

REVISIONS:
1. 23007
2. 9/11/2023
3. RCE
4. RCE

PROJECT NUMBER: 23007
ISSUED DATE: 9/11/2023
DESIGNED BY: RCE
REVIEWED BY: RCE

PROPOSED DRAINAGE PLAN

Project: 23007/09/11/2023/09/11/2023/09/11/2023
Castlewood Canyon Estates Minor Development Final Plan
Project File: SB2023-045
Board of County Commissioners Staff Report - Page 97 of 162

EXHIBIT "A"

This is labeled utility easement but appears to depict the roadway dedication area. Please revise as needed.

Note that the roadway dedication can be done with the plat and does not require a separate exhibit.

LEGAL DESCRIPTION:

A UTILITY EASEMENT, LOCATED IN THE WEST HALF OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 W OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2, AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST TO BEAR S89°39'02"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°39'02"W, ALONG SAID SOUTH LINE A DISTANCE OF 1344.78 FEET TO THE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 83 AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT OF WAY N02°48'43"W, A DISTANCE OF 100.79 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE N08°14'52"W, A DISTANCE OF 530.83 FEET; THENCE S81°44'10"W, A DISTANCE OF 35.00 FEET; THENCE S08°14'52"E, DISTANCE OF 529.16 FEET; THENCE S02°48'43"E, A DISTANCE OF 100.56 FEET; THENCE S07°29'49"E, A DISTANCE OF 13.15 FEET; THENCE N89°17'15"E, A DISTANCE OF 35.25 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE N07°29'49"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.88 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 2 AND THE POINT OF BEGINNING,

SAID PARCEL CONTAINING 22,581 SQUARE FEET OR 0.518 ACRES MORE OR LESS, COUNTY OF DOUGLAS, STATE OF COLORADO

SURVEYOR'S STATEMENT:

I, ELIJAH FRANE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION AND ACCOMPANYING EXHIBIT WERE PREPARED UNDER MY SUPERVISION AND THAT THE PARCEL LOCATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.



ELIJAH FRANE, CO PS #38376
FOR AND ON BEHALF OF ENCOMPASS ENERGY SERVICES, LLC

NOTES:

1. THIS EXHIBIT AND LEGAL DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE ENCOMPASS ENERGY SERVICES HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
2. THIS EXHIBIT AND LEGAL DESCRIPTION ARE NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT.
3. SEE ATTACHED LEGAL DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.
4. THIS EXHIBIT IS FOR A PROPOSED LOCATION AND IS NOT INTENDED TO REPRESENT AN EXISTING EASEMENT LOCATION.
5. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Project Number: 23007

J:\Projects\23\23007\dwg\Easement Exhibits\35 foot Utility Easement.dwg

2N Civil, LLC

6 Inverness Ct. E., Suite 125
Englewood, CO 80112

Phone 303-925-0545 Fax 303-925-0547
www.2ncivil.com

Project File: SB2023-045

UTILITY EASEMENT

Drawn By: DLC
Checked By: ERF
Development Final Plat
10-05-23

Page 1 of 3

2N
CIVIL

EXHIBIT "A"



This is labeled utility easement but appears to depict the roadway dedication area. Please revise as needed.

Note that the roadway dedication can be done with the plat and does not require a separate exhibit.

REC. NO. 2023019719

COLORADO STATE HIGHWAY 83
(R.O.W. VARIES)

UTILITY
EASEMENT
22,581 S.F.
0.518 AC. ±

KEY MAP

SCALE: 1" = 200'

NOTES:

1. THIS EXHIBIT AND LEGAL DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE ENCOMPASS ENERGY SERVICES HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
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Englewood, CO 80112

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Project No. SB2023-045

UTILITY EASEMENT

Drawn By: DLC
Checked By: ERF
Development Final Plat
10-05-23

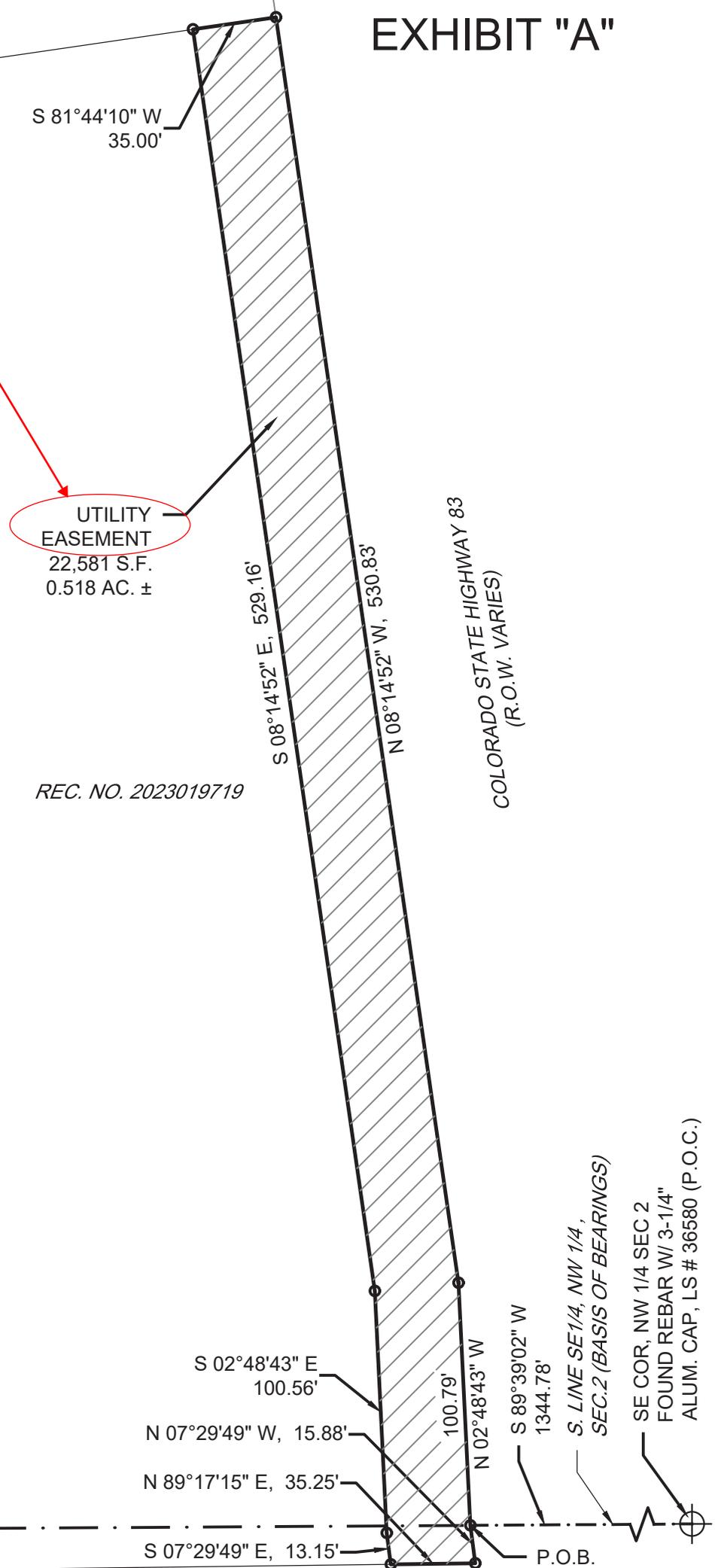
Page 2 of 3



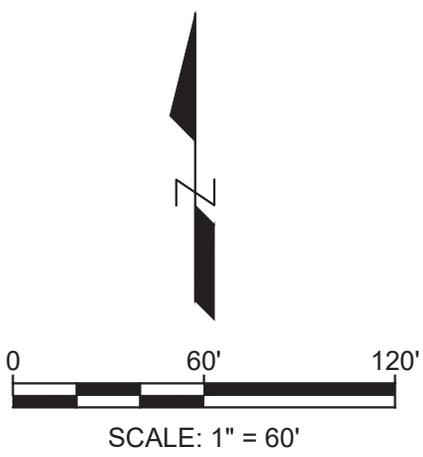
EXHIBIT "A"

This is labeled utility easement but appears to depict the roadway dedication area. Please revise as needed.

Note that the roadway dedication can be done with the plat and does not require a separate exhibit.



REC. NO. 2023019719



- NOTES:
1. THIS EXHIBIT AND LEGAL DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE ENCOMPASS ENERGY SERVICES HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
 2. THIS EXHIBIT AND LEGAL DESCRIPTION ARE NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT.
 3. SEE ATTACHED LEGAL DESCRIPTION WHICH BY THIS REFERENCE IS MADE PART HEREOF.
 4. THIS EXHIBIT IS FOR A PROPOSED LOCATION AND IS NOT INTENDED TO REPRESENT AN EXISTING EASEMENT LOCATION.
 5. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Project Number: 23007
J:\Projects\23\23007\dwg\Easement Exhibits\35 foot Utility Easement.dwg

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UTILITY EASEMENT

Drawn By: DLC
 Checked By: ERF
 Development Final Plat
 10-05-23

Page 3 of 4

CORE Electric Cooperative Referral Comments

CASTLEWOOD CANYON ESTATES
LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN,
DOUGLAS COUNTY, COLORADO
21.92 ACRES 4 RESIDENTIAL LOTS SB2023-045

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CASTLEWOOD CANYON ESTATES".

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE STREETS AND EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER CERTIFICATE

OWNER: KEVIN WIKOFF

 (OWNER NAME)
 STATE OF _____)
) SS
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20__ BY _____
 (NAME)

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACTS ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE _____ DISTRICT.

BY: _____
 TITLE: _____

STATE OF _____)
) SS
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20__ BY _____
 (NAME)

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

LEGAL DESCRIPTION

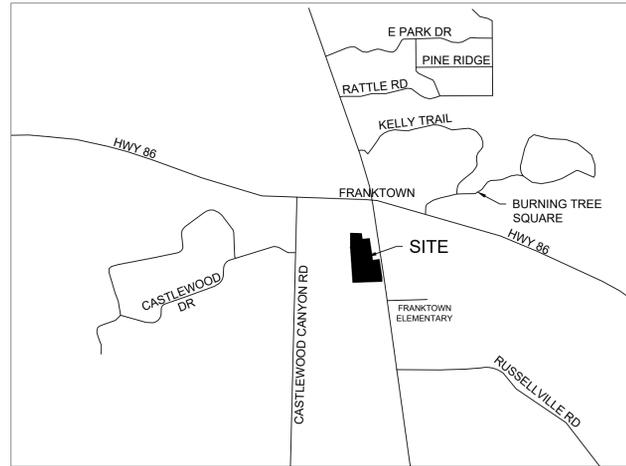
A PARCEL OF PROPERTY LOCATED IN THE W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2, AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST TO BEAR S 89°39'02" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S 89°39'02" W, ALONG SAID SOUTH LINE A DISTANCE OF 1344.78 FEET TO THE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT OF WAY N 2°48'43" W, A DISTANCE OF 100.79 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY N 8°14'52" W, A DISTANCE OF 530.83 FEET; THENCE S 81°44'10" W, A DISTANCE OF 199.99 FEET; THENCE N 8°11'49" W, A DISTANCE OF 446.76 FEET; THENCE N 8°15'37" W, A DISTANCE OF 199.97 FEET; THENCE S 84°55'30" W, A DISTANCE OF 214.60 FEET; THENCE N 6°27'08" W, A DISTANCE OF 165.88 FEET; THENCE N 87°10'29" W, A DISTANCE OF 319.68 FEET; THENCE S 0°22'50" W, A DISTANCE OF 432.15 FEET; THENCE S 3°56'10" E, A DISTANCE OF 974.44 FEET; THENCE S 4°06'16" E, A DISTANCE OF 21.17 FEET; THENCE N 89°17'15" E, A DISTANCE OF 859.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE N 7°29'49" W, ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 15.88 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING A TOTAL OF 954,045 SQUARE FEET (21.90 ACRES) OF LAND, MORE OR LESS.



VICINITY MAP
 SCALE: 1" = 2500'

- SHEET 1 - COVER SHEET
- SHEET 2 - BOUNDARY
- SHEET 3 - BOUNDARY

NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY, ACCESSORIES, OR LEGAL LAND-BOUND MONUMENT COMMITS O CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON APRIL 24, 2023.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON TITLE COMMITMENT NO. K70801591-2, WITH AN EFFECTIVE DATE OF APRIL 11, 2023 AT 5:00 P.M. AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.
6. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08041 C0194 F WITH ON EFFECTIVE DATE OF SEPTEMBER 20, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (ON AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE (X) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD.) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON HEREON).
7. ALL DENVER BASIN AQUIFER WATER BENEATH THE PROPERTY HAS BEEN RESERVED FOR FUTURE USES ON THE PROPERTY THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED AT RECEPTION NUMBER _____.
8. TRACT A AS SHOWN HEREON IS RESERVED AS FUTURE RIGHT-OF-WAY FOR STATE HIGHWAY 83.
9. ALL EASEMENTS SHOWN HEREON ARE TO BE DEDICATED BY SUBJECT PLAT UNLESS STATED OTHERWISE.

Add: 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.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE ____ DAY OF _____, 20__, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

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

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

 CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYORS CERTIFICATE:

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

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2023.

 ELIJAH FRANE, COLORADO PLS 38376
 FOR AND ON BEHALF OF
 ENCOMPASS SERVICES, LLC

TITLE VERIFICATION

WE FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

LAND TITLE GUARANTEE COMPANY

BY: _____
 NAME: _____ DATE _____

TITLE: _____

STATE OF _____)
) SS
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20__ BY _____
 (NAME)

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

PLANNING COMMISSION

THIS MINOR DEVELOPMENT FINAL PLAT (SB2023-045) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

 PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE _____

CLERK AND RECORDER CERTIFICATE

STATE OF _____)
) SS
 COUNTY OF _____)

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

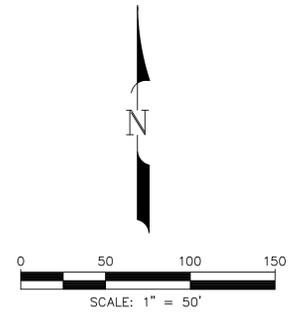
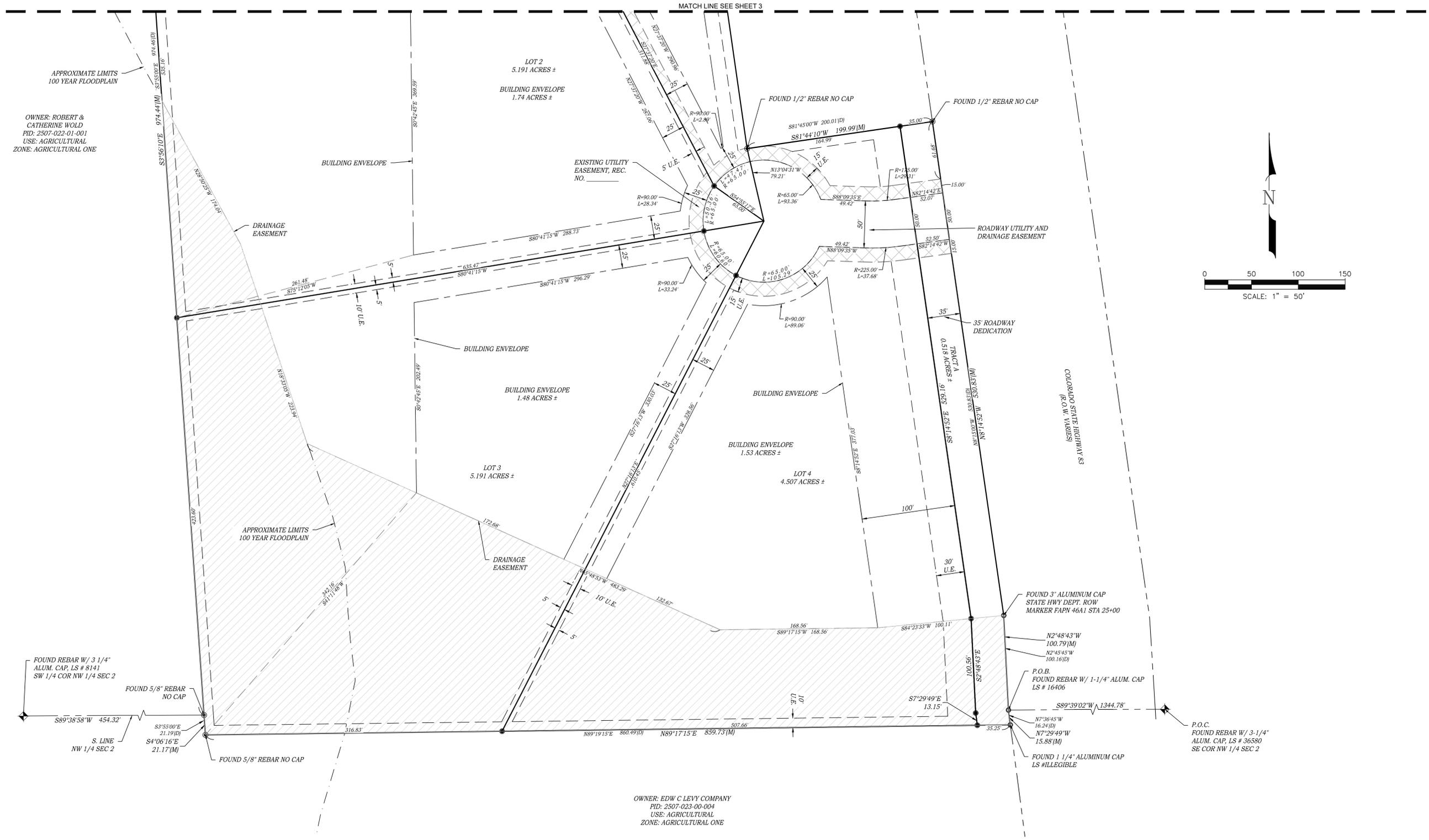
 DOUGLAS COUNTY CLERK AND RECORDER

CLIENT: KEVIN WIKOFF	
ENGINEER: 28 CIVIL 6 INVERNESS CT, E SUITE 125 ENGLEWOOD, CO 80112	
REVISIONS:	
NO.	DATE DESCRIPTION
1	8/23/2023 UPDATE LOT DESIGN
2	9/11/2023 ADD CORE EASEMENT
3	9/29/2023 COUNTY COMMENTS
DRAWN BY: MB PROJECT NO. 6474	
CHECKED BY: BF DATE: 6/16/2023	SCALE:
FIELD WORK COMPLETED: 4/24/2023	SHEET 1 OF 3



2750 S. WADSWORTH BLVD, SUITE C-202
 DENVER, COLORADO 80227
 303-955-6080
 WWW.ENCOMPASSSERVICES.COM

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 21.92 ACRES 4 RESIDENTIAL LOTS SB2023-045



LEGEND:

	SUBJECT PROPERTY LINE		FOUND REBAR
	ADJOINER PROPERTY LINE		SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
	EASEMENT LINE		SECTION CORNER
	EXISTING EASEMENT LINE		P.O.B. POINT OF BEGINNING
	ROAD RIGHT OF WAY		P.O.C. POINT OF COMMENCEMENT
	DRAINAGE EASEMENT		
	BUILDING ENVELOPE LINE		
	DRAINAGE EASEMENT AREA		

BASIS OF BEARINGS:
 CONSIDERING THE NORTH LINE OF NW 1/4 TO HAVE AN ASSUMED BEARING OF N89°51'19"E AND MONUMENTED AS SHOWN HEREON.
 UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.

CLIENT: KEVIN WIKOFF

ENGINEER: 2N CIVIL
 6 INVERNESS CT. E SUITE 125
 ENGLEWOOD, CO 80112

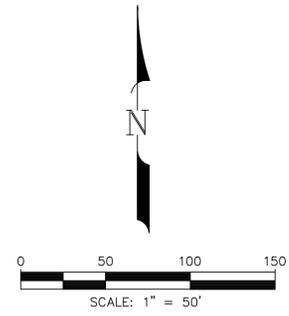
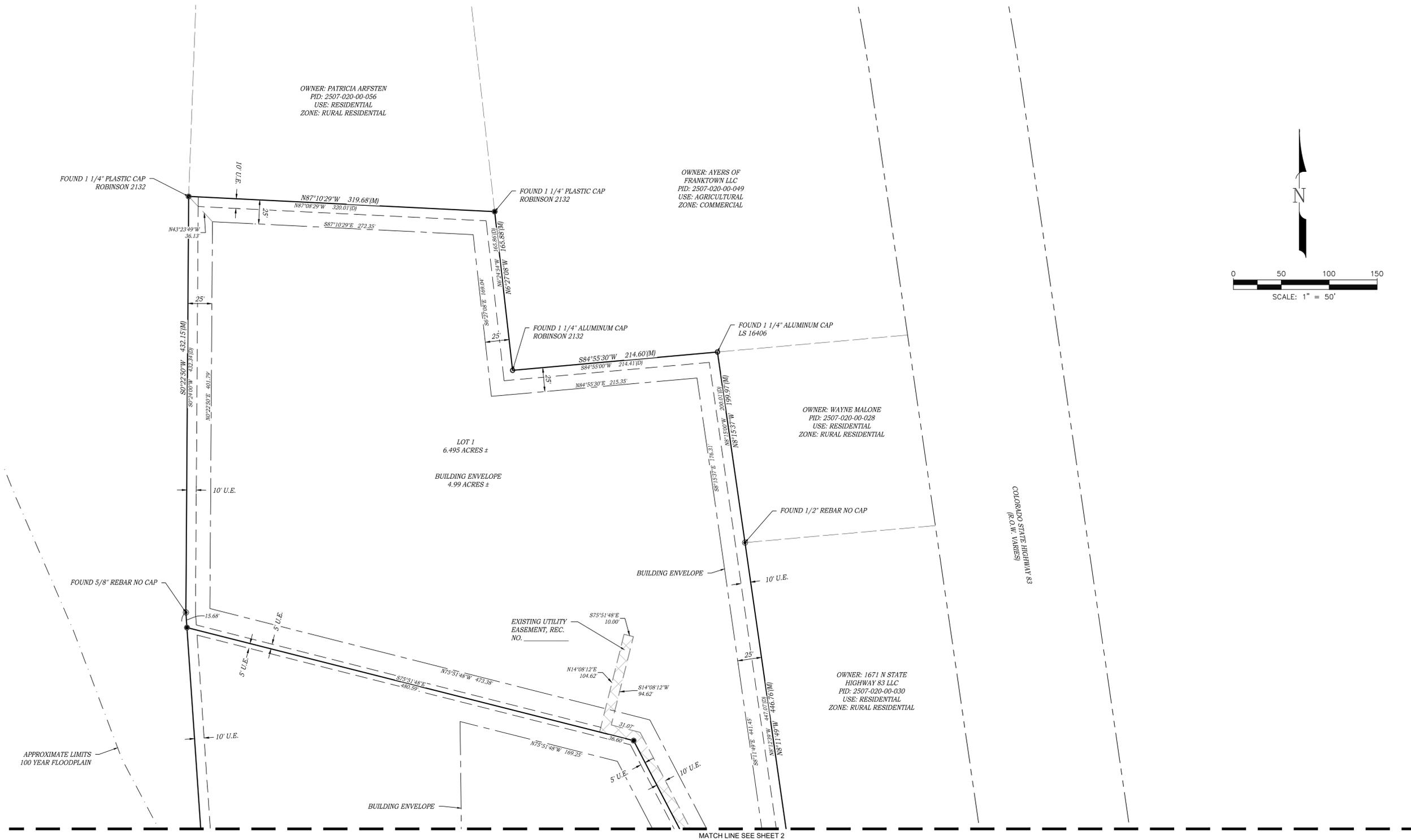
REVISIONS:	
NO.	DESCRIPTION
1	8/23/2023 UPDATE LOT DESIGN
2	9/11/2023 ADD CORE EASEMENT
3	9/29/2023 COUNTY COMMENTS

2750 S. WADSWORTH BLVD, SUITE C-202
 DENVER, COLORADO 80227
 303-955-6080
 WWW.ENCOMPASSSERVICES.COM

SCALE: 1" = 50'
 HORIZONTAL SCALE IN FEET

DRAWN BY: MB PROJECT NO: 6474
 CHECKED BY: BF DATE: 6/10/2023 SCALE: 1" = 50'
 FIELD WORK COMPLETED: 4/24/2023 SHEET 2 OF 3

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 21.92 ACRES 4 RESIDENTIAL LOTS SB2023-045



LEGEND:

—	SUBJECT PROPERTY LINE	●	FOUND REBAR
- - -	ADJOINER PROPERTY LINE	●	SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
- - -	EASEMENT LINE	◆	SECTION CORNER
- - -	EXISTING EASEMENT LINE	◆	P.O.B. POINT OF BEGINNING
- - -	ROAD RIGHT OF WAY	◆	P.O.C. POINT OF COMMENCEMENT
- - -	DRAINAGE EASEMENT		
- - -	BUILDING ENVELOPE LINE		

BASIS OF BEARINGS:
 CONSIDERING THE NORTH LINE OF NW 1/4 TO HAVE AN ASSUMED BEARING OF N89°51'19"E AND MONUMENTED AS SHOWN HEREON.
 UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.

CLIENT: KEVIN WIKOFF

ENGINEER: 2N CIVIL, 6 INVERNESS CT. E SUITE 125, ENGLEWOOD, CO 80112

NO.	DATE	DESCRIPTION
1	8/23/2023	UPDATE LOT DESIGN
2	9/11/2023	ADD CORE EASEMENT
3	9/29/2023	COUNTY COMMENTS

encompass
 Providing Solutions

2750 S. WADSWORTH BLVD, SUITE C-202
 DENVER, COLORADO 80227
 303-955-6080
 WWW.ENCOMPASSSERVICES.COM

50' 0 50' 100'

HORIZONTAL SCALE IN FEET

DRAWN BY: MB PROJECT NO: 64744
 CHECKED BY: BF DATE: 6/10/2023 SCALE: 1" = 50'
 FIELD WORK COMPLETED: 4/24/2023 SHEET 3 OF 3

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Castlewood Canyon Estates**

Print Date:

12/1/2023

Highway:

083

Mile Marker:

50.47

Drainage Comments:

I have reviewed the attached drainage report, Overall there will be no negative drainage impact to both SH83 & SH86, I have one recommendation is the need to inspect the existing 84" RCP underneath SH83, and it need to be cleaned if needed Samer 11-28-2023

Resident Engineer Comments:

11.20.2023 DJH

No comments at this time. It looks like there will be work on CDOT Right of Way that is still being developed. Please show this work on the future civil plans with Right of Way lines and all work needs to meet CDOT standards.

Permits Comments:

11-29-23 CDOT has no objection to the Minor Development Plat to subdivide the parcel into 4 lots, as one access off SH 83 will be used to access each lot.

State Highway Access Permit #123070 is specifically related to this residence/lot for a single-family home. A new State Highway Access Permit application is required to be processed with the approval of the Minor Development Plat, because of the increase in traffic volume associated with the subdivision. **AE 11-29-23**

Carolyn Freeland

From: Doyle - DNR, Katie <katie.doyle@state.co.us>
Sent: Tuesday, November 21, 2023 10:58 AM
To: Carolyn Freeland
Subject: Re: Douglas County eReferral (SB2023-045) Is Ready For Review

Ms. Washee-Freeland,

Thank you for the opportunity to comment on the Castlewood Canyon Estates Minor Development Plat Request under Project #SB2023-045. 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.

Upon review of the proposed referral request, Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned for approval. Due to the small acreage of the proposed project and limited disturbance to nearby habitat areas, impacts of the development can be characterized as minimal. This may not mean that the landscape has no value to wildlife or value to the community. It is important to remember that incremental and cumulative loss of natural areas and open spaces will, over time, significantly degrade the overall quality of wildlife habitat in the area.

Please do not hesitate to contact me about ways to continue developing and managing your properties in order to maximize wildlife value while minimizing potential conflicts.

Thank you,
Katie Doyle
District Wildlife Manager
Colorado Parks and Wildlife

On Tue, Nov 7, 2023 at 12:21 PM <cfreeland@douglas.co.us> wrote:

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

https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx;!!PUG2raq7KiCZwBk!fmJZX6jOd_E7gzUpjlcJ4txJtQjzhTIP4_TCEV_pUu77JvgN3IOycf9mVIZUtXvVTGy58KgdWiNWU5gfl1ZHYIyTkMAS

SB2023-045, Castlewood Canyon Estates Minor Development Plat Request

The applicant requests approval of a Minor Development Plat (MDP) to subdivide the parcel into 4 lots each 4.5-acres in size. The property consists of 21.92-acres and is located at 1887 N. State Highway 83, SPN: 2507-020-00-048, near the intersection of State Highway 83 and E. State Highway 86, in Franktown, CO. The applicant also has an active building permit on file for a single-family home to be located on the proposed lot 1. The subject property is zoned Rural Residential (RR), with a proposed density of 1 du/5.48 acre. Each lot within the subdivision will gain separate access from a proposed cul-de-sac connecting to N Hwy 83.

This referral will close on December 5, 2023.

If you have any questions, please contact me.

Sincerely,

Carolyn Washee-Freeland, AICP
Senior Planner
Planning Services
100 Third Street

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

--

Katie Doyle

District Wildlife Manager Parker/Castle Rock East



P 303.291.7139 | C 720.930.8039

6060 Broadway, Denver CO 80216

katie.doyle@state.co.us | cpw.state.co.us



11/27/23

Carolyn Washee-Freeland, AICP
Senior Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460

RE: SB2023-045

Dear Carolyn Washee-Freeland,

Thank you for the opportunity to review and comment on the request to subdivide into 4 single family residential lots. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments.

Construction within the Cherry Creek Basin - Stormwater

The Cherry Creek Basin Water Quality Authority (CCBWQA) is reviewing projects within the Cherry Creek Basin for stormwater quality. We recommend that the CCBWQA review the project, and that the developer incorporate stormwater quality features into the project, as recommended by the CCBWQA.

A Clean Discharge Permit System (CDPS) permit will be required for construction from the Colorado Department of Public Health and Environment. The permit will require that erosion control measures be implemented during construction. The applicant should contact the Colorado Department of Public Health and Environment, Permits Unit, at 692-3590, regarding this permit

Wastewater and Water Provision

It is DCHD's understanding that the subject property may not be within the boundaries of an existing water and sanitation district. DCHD supports the consideration of water and wastewater provision early in the land development process to ensure that the proposed land use can be adequately served.

Domestic Well

Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org. Well owners may also contact Elaine Hassinger, Water Quality Specialist, at (720) 200-1583 with water quality questions.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for

future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: <https://www.colorado.gov/pacific/cdphe/water-testing>.

On-Site Wastewater Treatment System (OWTS) – New or Expanded

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD’s current OWTS Regulation. Based on the applicant’s description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact DCHD Environmental Health at EH@douglas.co.us or call 720-643-2400. More information is available at [Septic Systems - Douglas County](#).

Please feel free to contact me at 720-916-4027 or jdeitz@douglas.co.us if you have any questions about our comments.

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

Carolyn Freeland

From: Diana Love <rllove1@msn.com>
Sent: Thursday, November 9, 2023 3:30 PM
To: Carolyn Freeland
Subject: Re: Douglas County eReferral (SB2023-045) Is Ready For Review

This does not meet the requirements for RR 5 acres per lot.

Diana Love
President
FCC II, Inc

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Tuesday, November 7, 2023 12:20:17 PM
To: rllove1@msn.com <rllove1@msn.com>
Subject: Douglas County eReferral (SB2023-045) Is Ready For Review

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

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fapps.douglas.co.us%2Fplanning%2Fprojects%2FLogin.aspx&data=05%7C01%7C%7Cdf27ef2dfb8d402e9f2108dbdfc6bfcf%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638349816941181651%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1aWwILCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=s0sHyiXnmgyp8bA3IJTx91PX6erxdAUgYrINnx7BM90%3D&reserved=0>

SB2023-045, Castlewood Canyon Estates Minor Development Plat Request

The applicant requests approval of a Minor Development Plat (MDP) to subdivide the parcel into 4 lots each 4.5-acres in size. The property consists of 21.92-acres and is located at 1887 N. State Highway 83, SPN: 2507-020-00-048, near the intersection of State Highway 83 and E. State Highway 86, in Franktown, CO. The applicant also has an active building permit on file for a single-family home to be located on the proposed lot 1. The subject property is zoned Rural Residential (RR), with a proposed density of 1 du/5.48 acre. Each lot within the subdivision will gain separate access from a proposed cul-de-sac connecting to N Hwy 83.

This referral will close on December 5, 2023.

If you have any questions, please contact me.

Sincerely,

Carolyn Washee-Freeland, AICP
Senior Planner
Planning Services
100 Third Street



Right of Way & Permits

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

November 10, 2023

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

Attn: Carolyn Washee-Freeland

Re: Castlewood Canyon Estates, Case # SB2023-045

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Castlewood Canyon Estates** and has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, November 9, 2023 10:48 AM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: 1887 N State Hwy 83 Franktown, Colorado Douglas County eReferral #SB2023-045
Attachments: 1887 N State Hwy 83 Franktown, Colorado.jpg

Hi Carolyn,

This is in response to your eReferral for a utility map showing the buried AT&T Long Line Fiber Optics near 1887 N State Hwy 83 Franktown, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line Fiber Optics in yellow. As shown, there is a possibility of conflict along N HWY 83. Any other information you could provide about the projects would be appreciated in determining if a conflict will exist. Please pass on our contact information as well.

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-----

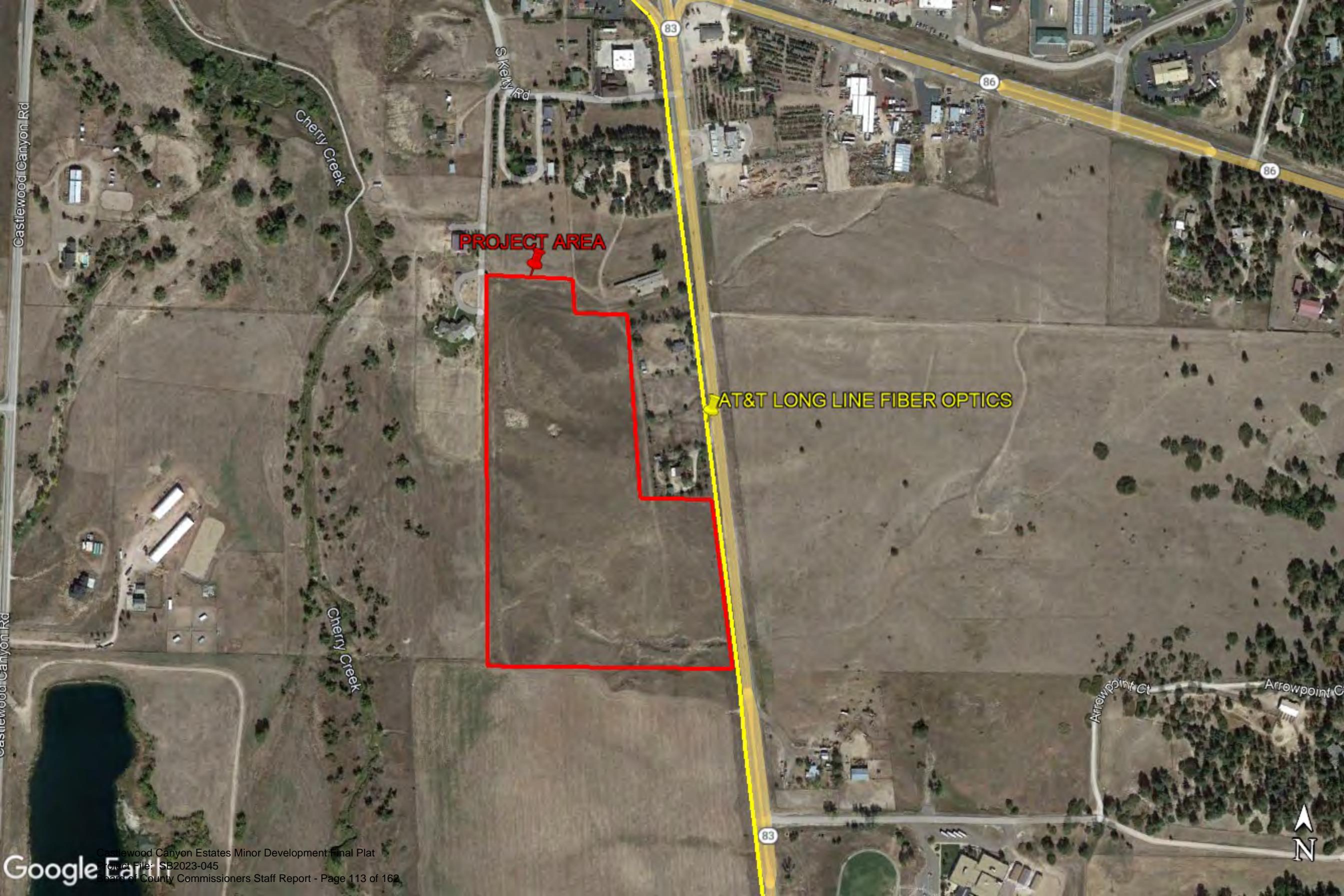
From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Tuesday, November 7, 2023 12:20 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2023-045) Is Ready For Review

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>

SB2023-045, Castlewood Canyon Estates Minor Development Plat Request

The applicant requests approval of a Minor Development Plat (MDP) to subdivide the parcel into 4 lots each 4.5-acres in size. The property consists of 21.92-acres and is located at 1887 N. State Highway 83, SPN: 2507-020-00-048, near the intersection of State Highway 83 and E. State Highway 86, in Franktown, CO. The applicant also has an active building permit on file for a single-family home to be located on the proposed lot 1. The subject property is zoned Rural Residential (RR), with a proposed density of 1 du/5.48 acre. Each lot within the subdivision will gain separate access from a proposed cul-de-sac connecting to N Hwy 83.

This referral will close on December 5, 2023.



PROJECT AREA

AT&T LONG LINE FIBER OPTICS



March 7, 2024

Mr. Kevin Wikoff
851 Russellville Road
Franktown, CO 80116

**RE: Castlewood Canyon Estates – Minor Development Plat SB2023-045
2nd Post Referral Staff Review Letter**

Dear Kevin,

Thank you for your resubmittal of the Castlewood Canyon Estates Minor Development Plat (MDP), a proposed 4-lot single-family residential subdivision. The resubmittal package has been reviewed for compliance with the *Douglas County Subdivision Resolution (DCSR) Article 6 – Minor Development Single Family Residential* and the *Douglas County Zoning Resolution (DCZR)*. Please address the following staff comments and redlines to the Plat Exhibit and resubmit. Shortly thereafter, public hearing dates and public notice instructions will be provided.

STAFF COMMENTS

Referral Agency Comments

1. Please provide a written response stating how these referral agency comments were resolved with the referral agency. This information will be included in the staff report that will be reviewed by the Planning Commission and Board of County Commissioners:

Email exchange stated inspection of culvert not requirement

- a. Colorado Department of Transportation
- b. Douglas County Health Department – request a letter which provides a favorable recommendation regarding the proposed method of sewage disposal (required by state statute). If you have trouble getting this letter, please let us know and we can facilitate. Email with Jacob confirmed standard note and OWTS ok

CDOT Access Permit

2. Please be advised that CDOT will require a new access permit for the proposed 4 lots within the subdivision. Based on recent discussions with Engineering Services, send your completed and signed CDOT Access Permit application to Chris Martin, Douglas County Engineering before hearings are scheduled. Chris will work with CDOT for the access permitting process. Note that the access permit for the 4 lots will need to be fully approved prior to recordation of the minor development final plat.

Will be condition of recordation and will apply after hearing

Article 605.02 – Project Narrative

3. Update your project narrative to reflect the final changes to the minor development plat request. Done

Submitted documents from Eric Trout which should address

Per Article 605.07 – Water Documentation, Per DCZR Section 18A

4. Provide an updated letter from your water attorney stating that each proposed lot will be deeded a minimum of 1-acre/foot per year of water supply. We believe that you will actually deed all the water beneath each lot to each lot owner. If this the case, please indicate that in updated water correspondence.
5. The signed Declaration of Restrictive Covenants form you submitted has another form embedded in it. Please submit a higher resolution signed copy of the Declaration of Restrictive Covenants by email. Submitted higher resolution, got subordination signed by bank, as as I recieve in mail will email scan of document

Article 606 – Minor Development Plat Exhibit

Please address the following staff comments and redlines.

Cover Sheet

6. Address redlines to the Dedication Statement. The last sentence is not correct. Refer to the previous staff redlines for the correct dedication statement language. Remove all references to the drainage easements from the statement. Done
7. Update the Sheet Index and add the correct number of sheets in the Plat set. Done
8. Please see the attached updated word document with the required Plat Notes that need to be added to the MDP Plat exhibit. Address staff redlines to the Plat Note Section as shown on the Cover Sheet. Updated Notes
9. Make the redline changes to the Board of County Commissioners Certificate. Done

Sheet 2

10. In preparation for the plat to be recorded after Board approval, per Article 606.04, provide a composite drawing on the plat exhibit that delineates and identifies each sheet number with a match line key. This can be a smaller detail drawing showing the match line key. Done
11. Add match lines in the appropriate areas on the plat exhibit. Done
12. Remove all references to the proposed drainage easements between each lot. Such easements are not necessary, particularly given the size of the lots. These should just be labeled as utility easements. Done
13. The hatched area long the southern lot line of Lot 1 and the cul-de-sac shows an existing utility easement. State who owns the “Existing Utility Easement” and add the reception no to the call out if it has been recorded. Utility providers prefer that general purpose utility easements be dedicated to the County via the plat. Don
14. Revise the legend as shown. Use different line weights to depict various easements. Done
15. Clarify whether the 30-ft utility easement is to be dedicated by plat and label accordingly. Done

Done

Sheet 3

Did not adjust, cannot do without changing scale

16. Adjust the match lines accordingly and enlarge the lot 2 drawing on the sheet.
17. Remove proposed street name. Douglas County Addressing has determined that a street name is not required for this private driveway. If the applicant wishes to propose a street name for this private drive, the applicant will need to reach out to Douglas County Addressing for a street name evaluation. The applicant will be responsible for signage. The proposed "Memory Lane" already exists within the 911 dispatch area and duplicate names are not allowed. The proposed lots will be addressed off of State Highway 83. Done

Sheet 4

18. Add match lines to the exhibit. Done
19. There is a portion of a proposed 30-ft utility easement located at the top portion of the private access. Is this an existing easement or is this easement intended to be dedicated

via the plat? Generally, utility service providers expect that general purpose utility easements be dedicated to the County via the plat adjacent to the edges of the private road and along shared lot lines. **Done, see note 10**

20. Label the projected 65 DNL line on lot 4 and/or establish a no build zone that coincides with the 65 DNL line. **Done**
21. Remove the proposed drainage easements from all lots as these areas are already covered by/contained within the designated no build zones. Drainage will be included as one of the purposes of the no build zone. **Done**
22. Check to ensure that the limits of the 100-year flood plain are correctly shown on the plat. This is a requirement of the County's subdivision regulations (as mandated by state statute). **Was previously updated, Iniework came from engineer**

Supplemental Exhibit

23. Amend the supplemental exhibit to match the final changes to the minor development plat exhibit. Label the existing dam and indicate whether it will be removed.
Dam has been removed

ADDITIONAL ITEMS

24. A completed mineral rights certificate of compliance must be completed during the review process certifying that all mineral rights holders have been notified of the proposal. Notices must be sent a minimum of 30 days prior to the public hearing date. If the applicant owns all mineral rights underlying the land, this notice is not required. In that case, please provide verification of the applicant's mineral rights ownership. **Sent in email to Carolyn**
25. Please be advised that the Douglas County School District, and Douglas County Parks and Trails cash-in-lieu fee payments are required prior to plat recordation. Staff will confirm the total fees to be paid with the DCSD and Douglas County Parks and Trails. The Fees will apply to the 3 new lots: \$500.00 per lot for DCSD, and \$250.00 for Parks and Trails. **Understood**
26. Engineering Services requires a Subdivision Improvements Agreement (SIA) for the proposal. The SIA must be finally approved prior to the Board of County Commissioners public hearing on the plat. Submit this agreement to Engineering as soon as possible.
Submitted to Ken, no changes to template, please let me know any comments if any.

Let me know if you have questions or would like to have a Microsoft Teams meeting to discuss these comments.

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
Senior Planner
cfreeland@douglas.co.us

Attachments:

- MDP Plat Exhibit – Staff Redlines
- MDP Plat Notes (Microsoft Word)

Carolyn Freeland

From: James Gardiner <jim@arcparcs.com>
Sent: Friday, December 8, 2023 4:21 PM
To: Carolyn Freeland
Subject: Franktown

Carolyn,

Based on the information I received I have no problem with the development in Franktown with each home owner buying a larger lot and this would be the development off of 83 Parker Road in Franktown.

Thanks,

James and Kris Gardiner

511 Nob Hill Trail

Franktown, CO 80116

720-940-0106

Carolyn Freeland

From: Pittman, Jeremy <Jeremy.Pittman@AdventHealth.com>
Sent: Friday, December 8, 2023 2:58 PM
To: Carolyn Freeland
Subject: Castlewood Canyon Estates SD2023-045

Hi Carolyn:

My name is Jeremy Pittman and I'm the CEO of the AdventHealth hospital in Castle Rock. I'm also a Castle Rock resident and therefore Douglas County resident. I became aware of the filing for subdivision of the referenced project (Castlewood Canyon Estates SD2023-045) and thought I would reach out in support during the referral period. I am in support of this project as we are always looking for additional staff at the hospital to fill high end positions like physicians and advanced practice providers. In order to attract these high-income individuals there has to be an ample supply of larger than two acre lots with high end housing options. These types of properties have become harder and harder to come by and this proposed project would provide additional options for this niche we try and recruit to. The other reason for my support is honoring the rights of a property owner. One of the things I appreciate about Douglas County is that we have traditionally followed the line of honoring property owner rights. My understanding is this property has always met the proper guardrails to allow the property owner to subdivide, and therefore I think it should be supported given our historical stance. I think the proposed features would be very attractive to potential county residents and would like to see if approved. I appreciate your time in considering my thoughts.

Thx,

Jeremy Pittman

AdventHealth Castle Rock

CEO

O 720-455-2501

M 720-937-6718 Jeremy.Pittman@adventhealth.com

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

Carolyn Freeland

From: Jennifer Dawes <jwrdawes@gmail.com>
Sent: Wednesday, December 6, 2023 11:23 AM
To: Carolyn Freeland
Subject: Castlewood Canyon Estates (SB2023-045)

Good Morning Carolyn,

My name is Marc Dawes and I have lived in Franktown for 20 years at 11723 Pine Valley Drive and have continued to see it grow and develop.

I am writing to you today to voice my support for the Minor Development Plat of Castlewood Canyon Estates (SB2023-045).

I believe that the large lot sizes and the ample amounts of preserved native pasture lands and grasses support the overall development goals expressed in the Franktown Village objective by preserving the rural nature of the valley. I also believe that the Castlewood Canyon Estates will only enhance the quality of Franktown and the surrounding area.

Thank you for taking the time to take my comments into consideration when reviewing this project.

Sincerely,

Marc Dawes

Carolyn Freeland

From: Wold, Leif <Leif.Wold@united.com>
Sent: Friday, November 24, 2023 11:06 AM
To: Carolyn Freeland
Subject: Message from Leif Wold RE: Project File # SB2023-045

Dear Ms. Washee-Freeland,

My name is Leif Wold & my address is 1911 Kelty Road. My home and property is located west of the proposed Castlewood Canyon Estates Minor Development Plat.

I purchased my properties near Franktown several years ago knowing this rural area would remain so even though rapid development was encroaching from all directions. The state legislature established strict limits on subdividing in 1972 to preserve the character of these pristine rural areas. Myself and several other residents of Douglas county live here for that reason.

The reason I am writing to you this morning is to inform you that i am opposed to approving this subdivision.

Respectfully,

Leif Wold

303-884-3479

Carolyn Freeland

From: Kevin Wikoff <kevin.wikoff@gmail.com>
Sent: Monday, December 4, 2023 9:57 AM
To: Carolyn Freeland
Subject: Re: Message from Leif Wold RE: Project File # SB2023-045

Hello Carolyn,

I was able to connect with Mr. Wold this morning and asked if there was any questions I could answer or anything else I could do to help with his concern of the subdivision. He did ask if I was planning on landscaping to help with privacy and potential noise. I did let him know that personally we are planning on planting trees on the west of our house as well as potential privacy screens and landscaping. He liked hearing that we were planning that and understood that was part of our personal residence build and not the subdivision. He also reiterated what he said in his email that he would just prefer the area not to change but that he understands my plan and desire to subdivide. I did mention that I tried to be respectful of the rural nature of the area with limiting the building envelopes so we didn't end up with houses close to other property owners as we as the layout of the lots to try and keep the serene views.

Please let me know if there is anything else I can answer or provide for you.

Thanks,
Kevin

> On Nov 29, 2023, at 1:45 PM, Carolyn Freeland <cfreeland@douglas.co.us> wrote:

>

> Thanks for the update.

>

> -----Original Message-----

> From: Kevin Wikoff <kevin.wikoff@gmail.com>

> Sent: Wednesday, November 29, 2023 12:41 PM

> To: Carolyn Freeland <cfreeland@douglas.co.us>

> Subject: Re: Message from Leif Wold RE: Project File # SB2023-045

>

> Hello Carolyn,

>

> I reached out to Mr. Wold yesterday by phone and left a voicemail, called him again today and then followed up with a text message. Still waiting for a response at this point but will let you know once I have an update.

>

> Thanks,

> Kevin

>

>> On Nov 28, 2023, at 3:49 PM, Carolyn Freeland <cfreeland@douglas.co.us> wrote:

>>

>> Hi Kevin,

>>

>> You may want to reach out to Mr. Wold and see if he has any additional questions regarding your MDP request.

Provide a written response to my attention with an outcome of the discussion. His comments will be placed in the public record and will be provided to the Planning Commission and Board during the public hearing process. They will be interested to see how you have responded to public comments about your project. Thank you.

>>

> Sincerely,
>>
> Carolyn Washee-Freeland, AICP | Senior Planner Douglas County
> Department of Community Development Address | 100 Third St., Castle
> Rock, CO 80104 Direct | 303-814-4361 Email | cfreeland@douglas.co.us
>>
>>
>>
>>

> -----Original Message-----
> From: Kevin Wikoff <kevin.wikoff@gmail.com>
> Sent: Tuesday, November 28, 2023 3:44 PM
> To: Carolyn Freeland <cfreeland@douglas.co.us>
> Subject: Re: Message from Leif Wold RE: Project File # SB2023-045
>>

> Hello Carolyn,
>>

> I have been on pretty consistent contact with Mr. Wold since we bought the property. While he also subdivided his property and sold the lots, he states that he respects my rights as a property owner but he does not want to see more houses built even though my proposed subdivision meets all requirements of the zoning in place when I bought the property. At this point in time he is friendly as a neighbor but just doesn't want to see the property subdivided.

>>
> Please let me know if I need to provide any other follow up in regards to his comment.
>>

> Thanks,
> Kevin
>>

>>>> On Nov 28, 2023, at 3:29 PM, Carolyn Freeland <cfreeland@douglas.co.us> wrote:

>>>>
>>>> Hi Kevin,
>>>>

>>>> Please see the following email received from an abutting property owner. Please provide a written response to my attention stating how you addressed his comments below.

>>>>
>>>> Sincerely,
>>>>

>>>> Carolyn Washee-Freeland, AICP | Senior Planner Douglas County
>>>> Department of Community Development Address | 100 Third St., Castle
>>>> Rock, CO 80104 Direct | 303-814-4361 Email | cfreeland@douglas.co.us



January 26, 2024

Mr. Kevin Wikoff
kevin.wikoff@gmail.com

Re: 1887 N Highway 83
Noise Impact Analysis
Douglas County, CO
LSC #230570

Dear Mr. Wikoff:

In response to your request, LSC Transportation Consultants, Inc. has prepared a detailed analysis of the noise impacts of State Highway 83 (SH 83) on the proposed four-lot residential subdivision to be located at 1887 N. Highway 83 in the Franktown area of Douglas County. As shown on Figure 1, the site is located southwest of the intersection of SH 83 and SH 86. LSC has completed an evaluation of the noise exposure for submittal to Douglas County and the Colorado Department of Transportation (CDOT) in accordance with the Federal Highway Administration (FHWA) requirements.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **State Highway 83 (SH 83)** is a two-lane, north/south state highway classified as a Regional Highway (R-A) by CDOT. It provides access south to rural Douglas County and eventually to Colorado Springs and north to Parker and southeast metro Denver. The posted speed limit is 65 miles per hour (mph) south of Franktown and transitions down to 35 mph through Franktown and back up to 65 mph north of Franktown. It is 45 mph at the location of the proposed access point.
- **State Highway 86 (SH 86)** is a two-lane, east/west state highway classified as a Regional Highway (R-A) by CDOT. It provides access west to Castle Rock and Interstate 25 and east to rural Douglas County, Elizabeth, Kiowa, and eventually Interstate 70.

Existing Traffic Conditions

Figure 2 shows the existing traffic volumes, lane geometry, posted speed limits, and traffic controls in the site's vicinity. The peak-hour traffic volumes and the average annual daily traffic (AADT) volumes were obtained from the CDOT website.

LAND USE AND ACCESS

The 21.92-acre site is planned as a residential development with four single-family detached homes. The site plan is shown in Figure 3.

2043 TOTAL TRAFFIC

Figure 3 also shows the estimated 2043 total afternoon peak-hour traffic volumes on SH 83 adjacent to the site. These volumes are estimates by LSC based on the existing traffic volumes shown in Figure 2 and the CDOT 20-year growth factors for the segment of SH 83 adjacent to the site. The traffic volumes were assumed to include 3.33% single-unit trucks and 2.30% combination trucks based on information for the segment of SH 83 adjacent to the site obtained from the CDOT website.

NOISE ANALYSIS

LSC used the software program *Traffic Noise Model* Version 2.5 (developed by FHWA) to predict the noise levels at key locations on the east side of the development adjacent to SH 83. The locations are also shown in Figure 3. An elevation of five feet was assumed for the receivers. The input data for the noise predictions included the 2043 afternoon peak-hour traffic volumes, roadway geometry, topographic elevations, and the locations of the receivers. results of the noise prediction were compared to the CDOT Noise Abatement Criteria contained in Exhibit 1 of the *Colorado Department of Transportation Noise Analysis and Abatement Guidelines*. The proposed residential development would be considered a Category "B" land use. The threshold for exterior noise level for Category B is 66 decibels Leq.

Figure 2 shows the location of the 2043 65 dB Leq contour line. The areas west of this contour line are predicted to have noise levels less than 66 decibels Leq threshold for residential land uses. The noise analysis inputs and outputs are attached.

We trust our findings will assist you in gaining approval of the proposed residential subdivision. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By 
Kirstin D. Ferrin, P.E.,
Senior Transportation Engineer



KDF/wc

Enclosures: Figures 1 - 3
CDOT Data
TNM Input and Output Data

W:\LSC\Projects\2023\230570-1887-N-Highway83 Noise Analysis\Report\1887 N Highway 83 Noise Analysis-012624.wpd

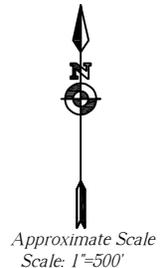


North Arrow
 Approximate Scale
 Scale: 1"=600'

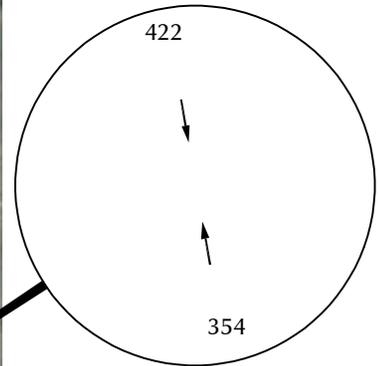
Figure 1

Vicinity Map

1887 N. Highway 83 Noise Analysis (LSC #230570)



* The AADT volumes include 303% Single Unit Trucks (vehicles larger than pickup trucks built on a single chassis) and 2.3% Combination Trucks (3 or more axles-single trailer or multiple trailers).

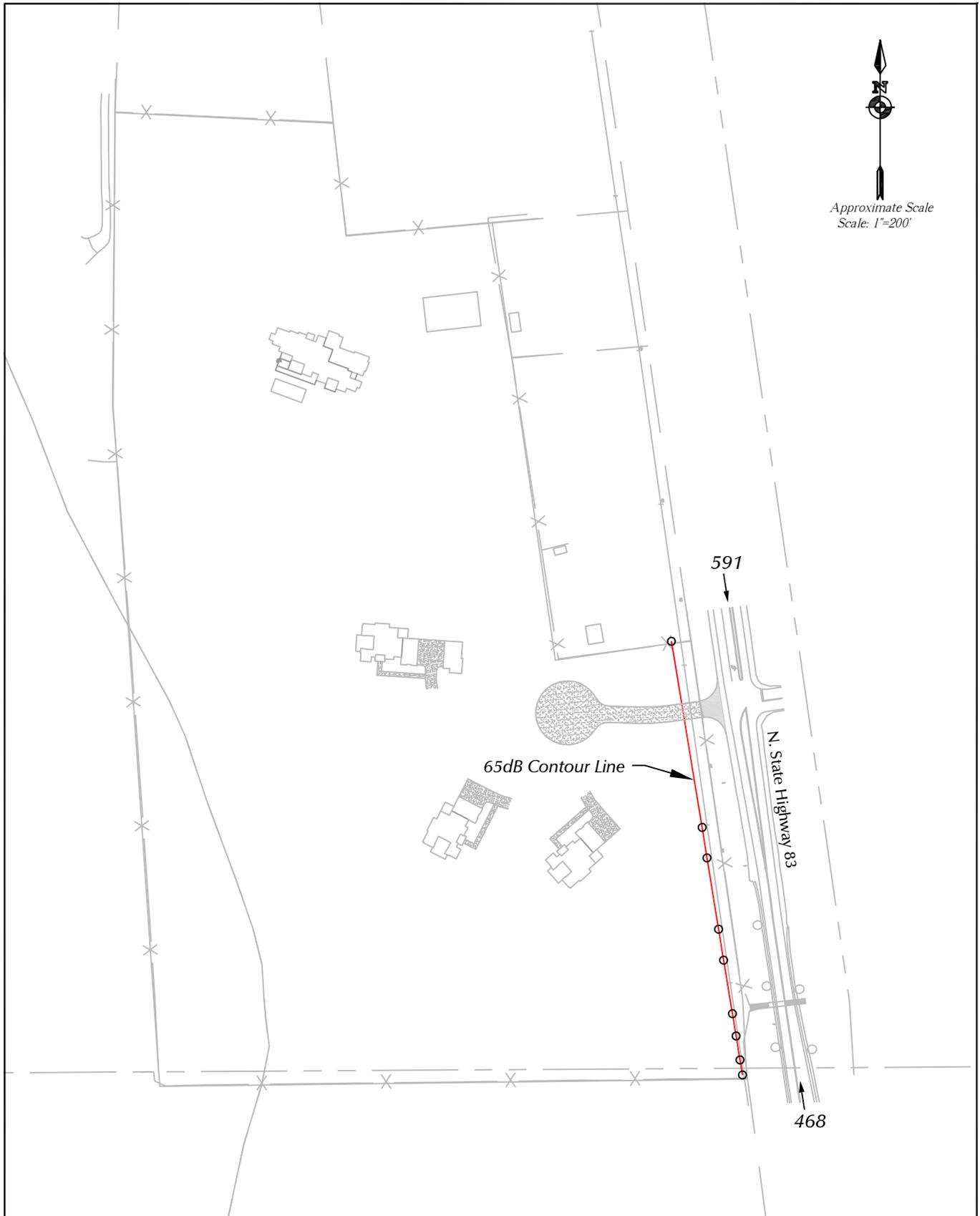


LEGEND:

-  = Speed Limit
- 26 = Peak Hour Traffic (Based on Counts by CDOT 6/20/22 and 6/21/22)
- 1,000 = 2021 Average Annual Daily Traffic Per CDOT Data

Figure 2
Existing Conditions

1887 N. Highway 83 Noise Analysis (LSC #230570)



Approximate Scale
Scale: 1"=200'

LEGEND:

- = Receiver Location
- XXX = 2040 Design Hour Volume (vehicles per hour)

Figure 3

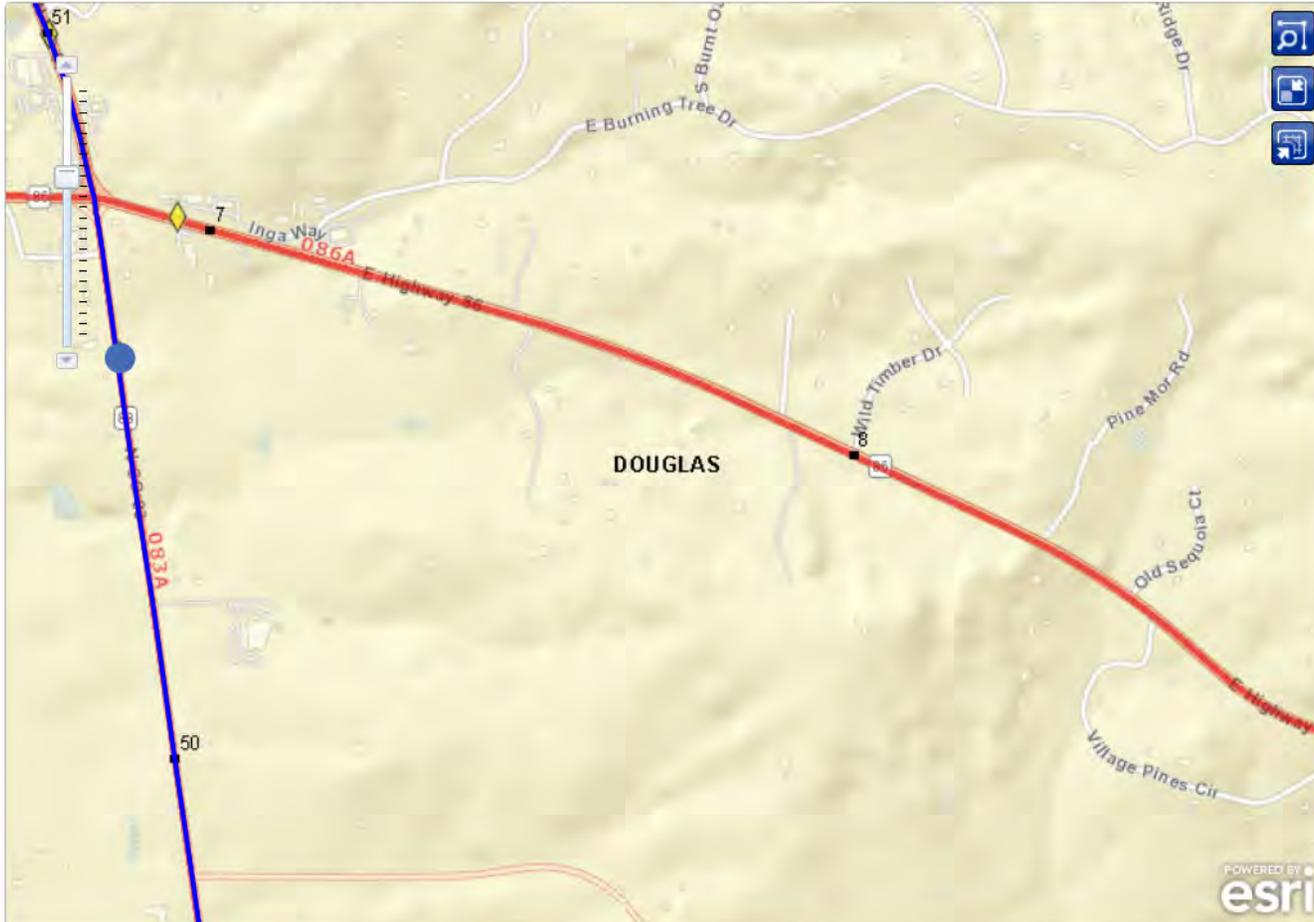
Noise Analysis Data

1887 N. Highway 83 Noise Analysis (LSC #230570)





Traffic Data Explorer



Search by city / county

Search by highway segment

Search by traffic station

Enter a traffic station id into the textbox then hit enter or click the pencil icon then click the map.

Station Id:

103594

[Stations](#)
[AADT](#)
[Future Traffic](#)
[ESAL](#)

Found 1 Short Duration stations and 0 Continuous Count stations. Click the magnifying glass icon in front of a station to see count data below.

Export to Excel

	Station ID	Route	Start	End	Description	AADT	Year	Single Unit	Comb Trucks	% Trucks	20 Year Factor	DHV	DVMT	DD
	103594	083A	42.341	50.756	ON SH 83 S/O SH 86, FRANKTOWN	8,700	2021	290	200	5.6	1.4	11	74,550	57



CDOT-OTIS Online Transportation Information System

[\(/otis/\)](#)

- [Highway Data \(/otis/HighwayData\)](#)
- [Traffic Data \(/otis/TrafficData\)](#)
- [Data Catalog \(/otis/catalog\)](#)
- [Reports \(/otis/FileReports\)](#)
- [Map View \(https://dtdapps.coloradodot.info/MapViewExt\)](https://dtdapps.coloradodot.info/MapViewExt)
- [Help \(/otis/TrafficData/Help?actionName=GetDailyTrafficVolumeForStationByMonth\)](#)

Daily Traffic Volume for Station ID: 103594 from 6 / 2022

Count	Date	Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
06/20/2022	P		31	8	6	34	21	93	206	287	305	312	277	279	306	264	350	338	297	362	292	166	141	101	32	24
06/20/2022	S		31	15	14	7	24	66	170	218	308	313	331	295	315	312	341	387	432	388	289	215	162	143	72	41
06/21/2022	P		17	11	13	30	42	131	267	407	485	333	336	293	334	262	313	265	332	345	184	119	151	94	42	24
06/21/2022	S		26	15	21	20	13	86	166	239	251	315	330	310	343	334	385	420	388	455	349	214	147	90	81	35



[\(/otis/\)](#)

- [Contact Us \(/otis/ContactUs\)](#) [Sign In \(/otis/Account/LogOn\)](#)
- [CDOT Home \(https://www.codot.gov\)](https://www.codot.gov)
-  [. \(https://www.facebook.com/coloradodot\)](https://www.facebook.com/coloradodot)
-  [. \(https://twitter.com/ColoradoDOT\)](https://twitter.com/ColoradoDOT)
-  [. \(https://www.youtube.com/channel/UC0WFfiQ-SE4kV07saKZdueA\)](https://www.youtube.com/channel/UC0WFfiQ-SE4kV07saKZdueA)
-  [. \(https://www.linkedin.com/company/3690818\)](https://www.linkedin.com/company/3690818)
-  [. \(http://subscription.cotrip.org/\)](http://subscription.cotrip.org/)
-  [. \(https://www.flickr.com/photos/coloradodot/\)](https://www.flickr.com/photos/coloradodot/)

INPUT: TRAFFIC FOR LAeq1h Volumes

Arrowpoint

LSC		25 January 2024										
KDF		TNM 2.5										
INPUT: TRAFFIC FOR LAeq1h Volumes												
PROJECT/CONTRACT:		Arrowpoint										
RUN:		2040 PM Peak Hour										
Roadway	Points											
Name	Name	No.	Segment		MTrucks		HTrucks		Buses		Motorcycles	
			Autos									
			V	S	V	S	V	S	V	S	V	S
			veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
NB SH 83	point1	1	468	45	17	45	11	45	0	0	0	0
	point171	171	468	45	17	45	11	45	0	0	0	0
	point172	172	468	45	17	45	11	45	0	0	0	0
	point3	3	468	45	17	45	11	45	0	0	0	0
	point4	4	468	45	17	45	11	45	0	0	0	0
	point5	5	468	45	17	45	11	45	0	0	0	0
	point6	6	468	45	17	45	11	45	0	0	0	0
	point7	7	468	45	17	45	11	45	0	0	0	0
	point8	8	468	45	17	45	11	45	0	0	0	0
	point9	9	468	45	17	45	11	45	0	0	0	0
	point10	10	468	45	17	45	11	45	0	0	0	0
	point11	11	468	45	17	45	11	45	0	0	0	0
	point12	12	468	45	17	45	11	45	0	0	0	0
	point13	13	468	45	17	45	11	45	0	0	0	0
	point14	14	468	45	17	45	11	45	0	0	0	0
	point15	15	468	45	17	45	11	45	0	0	0	0
	point16	16	468	45	17	45	11	45	0	0	0	0
	point17	17	468	45	17	45	11	45	0	0	0	0
	point18	18	468	45	17	45	11	45	0	0	0	0
	point19	19	468	45	17	45	11	45	0	0	0	0
	point20	20	468	45	17	45	11	45	0	0	0	0
	point2	2										
SB SH 83	point21	21	557	45	20	45	14	45	0	0	0	0

INPUT: TRAFFIC FOR LAeq1h Volumes

Arrowpoint

	point23	23	557	45	20	45	14	45	0	0	0	0
	point24	24	557	45	20	45	14	45	0	0	0	0
	point25	25	557	45	20	45	14	45	0	0	0	0
	point26	26	557	45	20	45	14	45	0	0	0	0
	point27	27	557	45	20	45	14	45	0	0	0	0
	point28	28	557	45	20	45	14	45	0	0	0	0
	point29	29	557	45	20	45	14	45	0	0	0	0
	point30	30	557	45	20	45	14	45	0	0	0	0
	point31	31	557	45	20	45	14	45	0	0	0	0
	point32	32	557	45	20	45	14	45	0	0	0	0
	point33	33	557	45	20	45	14	45	0	0	0	0
	point34	34	557	45	20	45	14	45	0	0	0	0
	point35	35	557	45	20	45	14	45	0	0	0	0
	point173	173	557	45	20	45	14	45	0	0	0	0
	point174	174	557	45	20	45	14	45	0	0	0	0
	point22	22										

INPUT: ROADWAYS

Arrowpoint

LSC						25 January 2024					
KDF						TNM 2.5					
INPUT: ROADWAYS						Average pavement type shall be used unless					
PROJECT/CONTRACT:			Arrowpoint			a State highway agency substantiates the use					
RUN:			2040 PM Peak Hour			of a different type with the approval of FHWA					
Roadway		Points									
Name	Width	Name	No.	Coordinates (pavement)			Flow Control			Segment	
				X	Y	Z	Control	Speed	Percent	Pvmt	On
							Device	Constraint	Vehicles	Type	Struct?
									Affected		
	ft			ft	ft	ft		mph	%		
NB SH 83	12.0	point1	1	3,211,749.8	1,564,376.9	6,168.00				Average	
		point171	171	3,211,712.5	1,564,646.9	6,167.00				Average	
		point172	172	3,211,673.0	1,564,940.5	6,166.00				Average	
		point3	3	3,211,638.5	1,565,193.9	6,164.00				Average	
		point4	4	3,211,592.0	1,565,507.4	6,162.00				Average	
		point5	5	3,211,567.0	1,565,665.2	6,161.00				Average	
		point6	6	3,211,553.5	1,565,759.6	6,160.00				Average	
		point7	7	3,211,519.2	1,566,002.9	6,158.00				Average	
		point8	8	3,211,488.5	1,566,227.2	6,156.00				Average	
		point9	9	3,211,474.5	1,566,357.8	6,154.00				Average	
		point10	10	3,211,427.5	1,566,692.8	6,152.00				Average	
		point11	11	3,211,421.2	1,566,733.9	6,152.00				Average	
		point12	12	3,211,386.2	1,566,968.1	6,150.00				Average	
		point13	13	3,211,379.5	1,567,014.2	6,150.00				Average	
		point14	14	3,211,369.5	1,567,082.9	6,148.00				Average	
		point15	15	3,211,355.0	1,567,178.5	6,146.00				Average	
		point16	16	3,211,335.5	1,567,315.2	6,148.00				Average	
		point17	17	3,211,320.5	1,567,417.4	6,150.00				Average	
		point18	18	3,211,306.5	1,567,513.2	6,150.00				Average	
		point19	19	3,211,295.5	1,567,593.1	6,152.00				Average	
		point20	20	3,211,283.5	1,567,675.0	6,152.00				Average	
		point2	2	3,211,239.5	1,567,980.2	6,154.00					
SB SH 83	12.0	point21	21	3,211,213.0	1,567,952.9	6,154.00	Signal	0.00	50	Average	
		point23	23	3,211,265.5	1,567,607.0	6,152.00				Average	
		point24	24	3,211,344.8	1,567,079.8	6,152.00				Average	

INPUT: ROADWAYS

Arrowpoint

		point25	25	3,211,372.0	1,566,901.0	6,152.00				Average	
		point26	26	3,211,414.0	1,566,608.2	6,154.00				Average	
		point27	27	3,211,455.2	1,566,322.8	6,156.00				Average	
		point28	28	3,211,477.8	1,566,204.8	6,157.00				Average	
		point29	29	3,211,498.8	1,566,056.2	6,158.00				Average	
		point30	30	3,211,541.0	1,565,759.9	6,160.00				Average	
		point31	31	3,211,556.0	1,565,653.0	6,161.00				Average	
		point32	32	3,211,575.0	1,565,472.4	6,162.00				Average	
		point33	33	3,211,620.2	1,565,142.2	6,164.00				Average	
		point34	34	3,211,624.2	1,565,113.4	6,164.00				Average	
		point35	35	3,211,647.0	1,565,035.8	6,165.00				Average	
		point173	173	3,211,663.0	1,564,915.2	6,166.00				Average	
		point174	174	3,211,708.2	1,564,582.2	6,167.00				Average	
		point22	22	3,211,736.5	1,564,375.2	6,168.00					

July 10, 2023

Ken Murphy
 Douglas County Engineering
 100 Third St.
 Castle Rock, CO 80104

RE: Traffic Impact Letter
 Castlewood Canyon Estates
 2N Civil Project No: 23007

This letter serves to outline the traffic impact of the proposed Castlewood Canyon Estates, located in Douglas County. The project site is located along N. Highway 83 in Franktown, Colorado. It lies in the west 1/2 of Section 2, Township 8 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado.

N Highway 83

The existing public N Highway 83, which this project will gain roadway access from, is categorized as a Regional Highway (R-A) by CDOT. The roadway is currently a paved two-lane road with approximately 12-foot-wide travel lanes and 8' gravel shoulders. The current Right-of-Way varies.

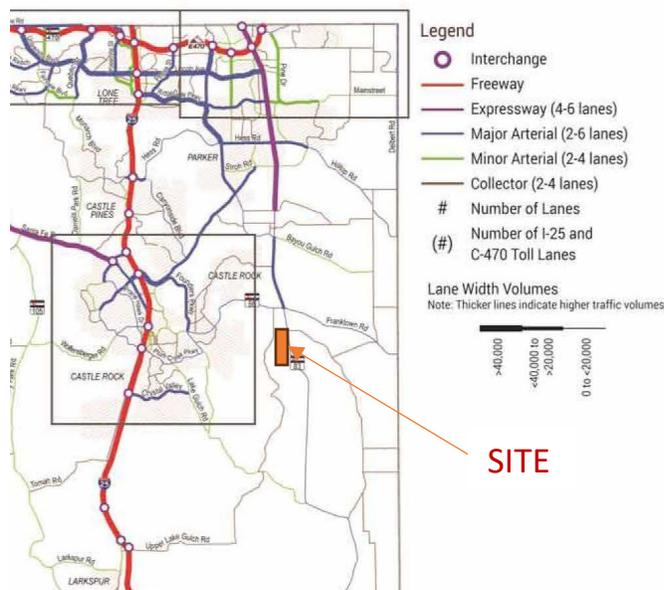


Figure 1 – Figure 8 of Douglas County Transportation Master Plan

The TMP designates that N Highway 83 will be widened from two lanes to four lanes between 2031 and 2040.

The project roadway will be accessed off of this roadway.

Trip Generation

The Master Plan states that the existing average daily traffic volumes for N Highway 83 is less than 20,000.

Trip generation rates for this development were obtained from the ITE Trip Generation Manual, 7th Edition for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 38 two-way trips out of which 3 two-way trips occur in the AM peak hour and 4 two-way trips occur in the PM peak hour. Please see the following table:

Time of Day	Description	ITE Land Use Category	Land Use Code	New Lots	Daily Trip Rate	Daily		Daily Trips In (vpd)	Daily Trips Out (vpd)	
						2-Way Trips	Directional Distribution			
						IN	OUT			
Daily	SF Housing	SF Housing	210	4	9.57	38	50%	50%	19	19
AM Peak	SF Housing	SF Housing	210	4	0.77	3	26%	74%	1	2
PM Peak	SF Housing	SF Housing	210	4	1.02	4	64%	36%	3	1

Conclusion

The assumed proposed trips generated will have minimal impact on the traffic on N Highway 83.

Respectfully,



Ryan Eichele, PE
 Project Manager
 2N Civil, LLC

DISTRICT COURT, WATER DIVISION 1, COLORADO Weld County Courthouse P.O. Box 2038 Greeley, CO 80632	DATE FILED: February 16, 2024 11:48 AM CASE NUMBER: 2023CW3057 ▲ COURT USE ONLY ▲
APPLICATION FOR PLAN FOR AUGMENTATION OF KEVIN WIKOFF, Applicant, IN DOUGLAS COUNTY	Case Number: 2023CW3057 (Case No. 18CW3101)
AMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, AND JUDGMENT AND DECREE	

A claim for underground water rights and a plan for augmentation was filed in this case on May 31, 2023. All matters contained in the application having been reviewed, such testimony having been taken and evidence presented as was necessary, and being otherwise fully advised in the premises, it is hereby the Findings of Fact, Conclusions of Law, Ruling of the Referee, and Judgment and Decree, as follows:

FINDINGS OF FACT

1. Name and address of Applicant:

Kevin D. Wikoff
45380 Thunderbolt Circle
Parker, CO 80138

2. Statements of Opposition: No statements of opposition were filed and the time for filing of such statements has expired.

3. Subject Matter Jurisdiction: Timely and adequate notice of the application was published as required by statute, and the Court has jurisdiction over the subject matter of this proceeding and over the parties affected hereby, whether they have appeared or not.

4. Consultation: The Water Referee consulted with the Division 1 Engineer, as required by C.R.S. § 37-92-302(4), on August 15, 2023, and the Division 1 Engineer filed their summary of consultation on August 31, 2023.

5. Original Decree and Petition: On January 5, 2024, the Court entered the Findings of Fact, Conclusions of Law, Ruling of the Referee, and Judgment and Decree of the Water Court in this case. On January 9 and 11, 2024, the Applicant filed a motion to amend the Decree, seeking to correct clerical errors in accordance with C.R.C.P. 60(a).

GROUNDWATER RIGHTS

6. Prior Decree Information: The groundwater underlying the 21.692 acres generally located in the SW1/4 of the NW1/4 of Section 2, Township 8 South, Range 66 West of the 6th P.M., also known as 1887 N State Highway 83, Franktown, Douglas County, State of Colorado, as shown on **Exhibit A** (“Subject Property”), was decreed in Case No. 2018CW3101, District Court, Water Division 1, on January 9, 2019 (“18CW3101 Decree”). Applicant was deeded all the appurtenant groundwater for use on the Subject Property in the Bargain and Sale Deed dated May 5, 2023, and recorded May 10, 2023, in the records of the Douglas County Clerk & Recorder under Reception No. 2023019721:

Aquifer	Saturated Thickness (feet)	Annual Amount 100 Years (acre-feet)	Total Amount (acre-feet)
Upper Dawson (NNT)	50	2.19	219
Lower Dawson (NT)	45	1.97	197
Denver (NT)	260	9.68	968
Arapahoe (NT)	270	10.10	1,010
Laramie-Fox Hills (NT)	185	6.08	608

7. Well Permits: There is currently one well on the Subject Property under Well Permit No. 88528-F, which will be re-permitted under the augmentation plan approved herein with 60 days of issuance of the decree in this case. Additional well permits will be applied for prior to construction of any further wells.
8. Decreed Uses: Groundwater withdrawn from the not-nontributary and nontributary aquifers underlying the subject parcel will be used, reused, and successively used to extinction for any and all allowable beneficial uses, including but not limited to domestic, municipal, industrial, commercial, irrigation, livestock watering, fire protection, recreational, fish and wildlife, augmentation, replacement, and exchange. The water may be immediately used or stored for subsequent use, used for exchange purposes, for direct replacement of depletions, and for other augmentation purposes, including taking credit for all return flows resulting from the use of such water for augmentation of, or as an offset against, any out-of-priority depletions. The water may be leased, sold, or otherwise disposed of for all of the above uses.
9. Estimated Average Pumping Rate and Well Depths: Wells will withdraw the subject groundwater at rates of flow necessary to withdraw the entire decreed annual amounts of groundwater. A site-specific evaluation must be conducted with each well permit to identify the interval due to the varied elevation of the aquifer and surface topography.
10. Final Average Annual Amounts of Withdrawal:
- 10.1 Final determination of the applicable average saturated sand thicknesses and resulting average annual amounts available to Applicant will be made pursuant to the retained jurisdiction of this Court, as described in Paragraph 27 below. The

Court shall use the acre-foot amounts in Paragraph 6 in the interim period, until a final determination of water rights is made.

10.2 The allowed annual amount of groundwater which may be withdrawn through the wells specified above and any additional wells, pursuant to C.R.S. § 37-90-137(10), may exceed the average annual amount of withdrawal, as long as the total volume of water withdrawn through such wells and any additional wells constructed subsequent to the date of this decree does not exceed the product of the number of years since the date of the issuance of any well permits or the date of this decree, whichever is earliest in time, multiplied by the average annual amount of withdrawal, as specified above or as determined pursuant to the retained jurisdiction of the Court. However, amounts set forth in well permits will not be exceeded.

11. Source of Groundwater and Limitations on Consumption:

11.1 The groundwater to be withdrawn from the Lower Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers is "nontributary groundwater" as defined in C.R.S. § 37-90-103(10.5), and in the Denver Basin Rules, the withdrawal of which will not, within 100 years of continuous withdrawal, deplete the flow of a natural stream, including a natural stream as defined in C.R.S. §§ 37-82-101(2) and 37-92-102(1)(b), at an annual rate greater than 1/10 of 1% of the annual rate of withdrawal. The groundwater to be withdrawn from the Upper Dawson Aquifer is "not-nontributary" as defined in C.R.S. §§ 37-90-103(10.7) and 37-90-137(9)(c.5) and will not be withdrawn without a plan for augmentation.

11.2 Applicant may not consume more than 98% of the annual quantity of water withdrawn from the nontributary aquifers. The relinquishment of 2% of the annual amount of water withdrawn to the stream system, as required by the Denver Basin Rules effective January 1, 1986, may be satisfied by any method selected by the Applicant and satisfactory to the State Engineer, so long as Applicant can demonstrate that an amount equal to 2% of such withdrawals (by volume) has been relinquished to the stream system.

11.3 There is unappropriated groundwater available for withdrawal from the subject aquifers beneath the Subject Property, and the vested water rights of others will not be materially injured by such withdrawals as described herein. Withdrawals hereunder are allowed on the basis of an aquifer life of 100 years, assuming no substantial artificial recharge within 100 years. No material injury to vested water rights of others will result from the issuance of permits for wells which will withdraw not-nontributary and nontributary groundwater or the exercise of the rights and limitations specified in this decree.

12. Additional Wells and Well Fields:

- 12.1 Applicant may construct additional and replacement wells in order to maintain levels of production, to meet water supply demands or to recover the entire amount of groundwater in the subject aquifers underlying the Subject Property. As additional wells are planned, applications shall be filed in accordance with C.R.S. § 37-90-137(10).
- 12.2 Two or more wells constructed into a given aquifer shall be considered a well field. In effecting production of water from such well field, Applicant may produce the entire amount which may be produced from any given aquifer through any combination of wells within the well field.
- 12.3 In considering applications for permits for wells or additional wells to withdraw the groundwater which is the subject of this decree, the State Engineer shall be bound by this decree and shall issue said permits in accordance with provisions of C.R.S. §§ 37-90-137(4) and (10).
- 12.4 In the event that the allowed average annual amounts decreed herein are adjusted pursuant to the retained jurisdiction of the Court, Applicant shall obtain permits to reflect such adjusted average annual amounts. Subsequent permits for any wells herein shall likewise reflect any such adjustment of the average annual amounts decreed herein.

13. Conditions for Well Operation and Construction:

For each well constructed pursuant to this decree, Applicant shall comply with the following conditions:

- 13.1 A totalizing flow meter shall be installed on the well discharge pipe prior to withdrawing any water therefrom and shall be maintained and operational at all times for the life of the well. Applicant shall keep accurate records of all withdrawals by the well, make any calculations necessary, and submit such records to the Water Division 1 Engineer upon request.
- 13.2 The entire length of the open bore hole shall be geophysically surveyed prior to casing and copies of the geophysical log submitted to the Division of Water Resources. Applicant may provide a geophysical log from an adjacent well or test hole, pursuant to Rule 9A of the Statewide Rules and acceptable to the State Engineer, which fully penetrates the aquifer, in satisfaction of the above requirement.
- 13.3 Groundwater production shall be limited to the specific identified aquifer. Plain, unperforated casing must be installed and properly grouted to prevent withdrawal from or intermingling of water from zones other than those for which the well was designed. A site-specific evaluation must be conducted with each well permit to identify the correct aquifer interval due to the varied elevations of the aquifers and surface topography.

- 13.4 Each well shall be permanently identified by its permit number, this Water Court Case Number, and the name of the producing aquifer on the above-ground portion of the well casing or on the pump house.
- 13.5 Banking: Applicant shall be allowed to withdraw more than the allowed annual average amount of water available under this decree pursuant to the banking provisions of Rule 8.A of the Statewide Nontributary Groundwater Rules, 2 CCR 402-7.

PLAN FOR AUGMENTATION

14. Plan for Augmentation:

- 14.1 Water to be Augmented: 2.1 acre-feet per year for 100 years of not-nontributary Upper Dawson Aquifer groundwater decreed herein.
- 14.2 Water to be Used for Augmentation: Return flows associated with use of the not-nontributary Upper Dawson Aquifer groundwater and return flows or direct discharge of nontributary groundwater decreed herein.
- 14.3 The Upper Dawson Aquifer groundwater will be used in up to two (2) wells on the Subject Property for the following uses:
- 14.3.1 Well One: The well will provide in-house use in up to two single-family dwellings (0.6 acre-feet per year), irrigation of up to 10,000 square-feet (0.5 acre-feet per year), livestock watering of up to 8 large domestic animals (0.1 acre-feet per year), swimming pool and spa fill and refill (0.15 acre-feet per year), and fire protection, on the Subject Property. This well will have a total use of 1.35 acre-feet per year.
- 14.3.2 Well Two: The well will provide in-house use in one single-family dwelling (0.3 acre-feet per year), irrigation of up to 7,000 square-feet (0.35 acre-feet per year), livestock watering of up to 8 large domestic animals (0.1 acre-feet per year), and fire protection, on the Subject Property. This well will have a total use of 0.75 acre-feet per year.
- 14.3.3 Conservatively, water use in single-family dwellings will equal at least 0.2 acre-feet of water annually for in-house uses, and the use of non-evaporative septic systems typically results in consumption of approximately 10% of such use, resulting in return flows of at least 0.18 acre-feet per year from each single-family residence, 0.54 acre-feet per year total from all residences at full build-out. Various components of this plan for augmentation are predicated on these estimations, and Applicant shall be required to use a non-evaporative septic system to treat and dispose of water used for in-house use.

- 14.4 Replacement During Pumping: During pumping of the Upper Dawson Aquifer groundwater, Applicant will replace actual depletions to the affected stream system pursuant to C.R.S. § 37-90-137(9)(c.5). In the 100th year, the total depletion is 24.34% of the amount withdrawn or 0.511 acre-feet total. Return flow from in-house use of the Upper Dawson Aquifer groundwater from the residences is at least 0.54 acre-feet per year as described above, and such return flow from use in the residences is sufficient to replace actual depletions for pumping of the entire 2.1 acre-feet per year for 100 years. Return flows accrue to the South Platte River system via Cherry Creek. Because return flows from all uses are estimated rather than measured, Applicant agree that such return flows shall be used only to replace depletions under this plan for augmentation and will not be sold, leased, traded, or assigned in whole or in part for any other purpose.
- 14.5 Post-pumping Depletion Augmentation: Assuming maximum pumping of 2.1 acre-feet per year for 300 years from the Upper Dawson Aquifer, the maximum total depletion to the affected stream systems is approximately 24.57% of the annual amount withdrawn or 0.516 acre-feet in the 105th year. Applicant will reserve 2.1 acre-feet per year, 210 acre-feet total of the nontributary Laramie-Fox Hills Aquifer groundwater decreed herein for use in this plan but reserves the right to substitute the use of other nontributary groundwater, including return flows, either underlying the Subject Property, or from another location which is legally available for such purpose, for replacement of post-pumping depletions at such time that post-pumping depletions may begin. If necessary, the Applicant, or successors in interest, will apply for the necessary well permit and drill a post-pumping augmentation well. The Court retains continuing jurisdiction in this matter to determine if the supply is adequate.
- 14.6 Applicant will begin making post pumping replacements when (1) the absolute amount of water (210 acre-feet of Upper Dawson Aquifer groundwater) allowed to be withdrawn has been withdrawn from the well(s), (2) the Applicant, or successors in interest, have acknowledged in writing that all withdrawals for beneficial use of the Upper Dawson Aquifer groundwater has permanently ceased, or (3) for a period of 10 consecutive years that no Upper Dawson Aquifer groundwater has been withdrawn. Until such time as the post-pumping depletions begin the Applicant must continue to replace during pumping depletions to the stream using return flows, by pumping water directly to the stream to replace such depletions or using another replacement source approved by the Division Engineer. At the time that post pumping depletions begin as described in this paragraph, Applicant, or successors in interest, will be required to construct a well and pump groundwater to replace post-pumping depletions, subject to the terms and conditions of Paragraph 14.5. This condition constitutes a covenant running with the land.
- 14.7 Applicant will replace post-pumping depletions for the shortest of the following periods: (1) The period provided by C.R.S. § 37-90-137(9)(c.5), or (2) the

expressed period specified by the Colorado Legislature, should it specify one and providing the Applicant obtain Water Court approval for such modification, or (3) the period determined by the State Engineer, should they choose to set such a period and have jurisdiction to do so, or (4) the period established through rulings of the Colorado Supreme Court on relevant cases, or (5) until Applicant petitions the Water Court and the State Engineer's Office and prove that they have complied with any statutory requirement.

15. Failure of Applicant, or successors in interest, to comply with the terms of the decree may result in an order of the Division Engineer's office to curtail or eliminate pumping of the well. This decree shall be recorded in the real property records of Douglas County so that a title examination of the property, or any part thereof, shall reveal to all future purchasers the existence of this decree.

16. Administration of Plan for Augmentation:

16.1 Applicant shall report to the Division Engineer for Water Division 1 upon request, a summary of the amount of water pumped by each Denver Basin well, the annual depletion, the amount of replacement water provided by each replacement source, the net impact on the stream and any other information required by the Division Engineer to properly administer the decree on an accounting form acceptable to the Division Engineer.

16.2 All withdrawals which are the subject of this decree will be metered.

16.3 Pursuant to C.R.S. § 37-92-305(8), the State Engineer shall curtail all out-of-priority diversions, the depletions from which are not so replaced as to prevent injury to vested water rights.

16.4 The Applicant, or successors in interest, at the direction of the Division Engineer shall make post-pumping replacements to the South Platte River stream system via Cherry Creek, or its tributaries, pursuant to the amounts referenced on the depletion curve attached on **Exhibit B**.

17. Retained Jurisdiction for Plan for Augmentation:

17.1 Pursuant to C.R.S. § 37-92-304(6), the Court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others. The Court also has jurisdiction for the purposes of determining compliance with the terms of the augmentation plan.

17.2 Any party seeking to invoke the retained jurisdiction of the Court shall file a verified petition with the Court. The petition to invoke retained jurisdiction or to modify this decree shall set forth with particularity the factual basis and the requested decretal language to effect the petition. The party lodging the petition

shall have the burden of going forward to establish prima facie facts alleged in the petition. If the Court finds those facts to be established, Applicant shall thereupon have the burden of proof to show: (1) that any modification sought by Applicant will avoid injury to other appropriators, or (2) that any modification sought by Objector is not required to avoid injury to other appropriators, or (3) that any term or condition proposed by Applicant in response to the objector's petition does avoid injury to other appropriators.

- 17.3 The Court retains jurisdiction for the purpose of determining whether the continued reservation of the nontributary water for use on the Subject Property is required. After notice to the State Engineer's Office, if Applicant can demonstrate to the Court that post-pumping depletions need no longer be replaced, the Court may remove the requirement that the nontributary water must be reserved.

CONCLUSIONS OF LAW

18. Full and adequate notice of the application was given, and the Court has jurisdiction over the subject matter and over the parties whether they have appeared or not.
19. Applicant have complied with all requirements and met all standards and burdens of proof, including but not limited to C.R.S. §§ 37-90-137(9)(c.5), 37-92-103(9), 37-92-302, 37-92-304(6), 37-92-305(3), (4), (6), (8), to adjudicate the plan for augmentation and are entitled to a decree confirming and approving the plan for augmentation as described in the Findings of Fact.
20. The Water Court has jurisdiction over this proceeding pursuant to C.R.S. § 37-90-137(6). This Court concludes as a matter of law that the application herein is one contemplated by law pursuant to C.R.S. § 37-90-137(4). The application for a decree confirming Applicant' right to withdraw and use all unappropriated groundwater from the nontributary aquifer beneath the Subject Property as described herein pursuant to C.R.S. § 37-90-137(4), should be granted, subject to the provisions of this decree. The application for a decree confirming Applicant' right to withdraw and use groundwater decreed herein from the Upper Dawson Aquifer should be granted pursuant to C.R.S. §§ 37-90-137(4) and (9)(c.5), subject to the provisions of this decree. The withdrawal of up to 2.1 acre-feet per year (210 acre-feet total) of the Upper Dawson Aquifer groundwater, and in accordance with the terms of this decree, will not injuriously affect the owner of or persons entitled to use water under a vested water right or a decreed conditional water right. The remaining amount of Upper Dawson Aquifer groundwater decreed herein will not be withdrawn and used until it is included in a separate plan for augmentation.

JUDGMENT AND DECREE

21. The Findings of Fact and Conclusions of Law set forth above are hereby incorporated into the terms of this Ruling and Decree as if the same were fully set forth herein.

*Wikoff
Ruling and Decree
Case No. 23CW3057
Page 8 of 12*

22. Applicant and/or successors may withdraw the subject groundwater herein through wells to be permitted by the State Engineer's Office located anywhere on the Subject Property in the average annual amounts and at the estimated average rates of flow specified herein, subject to the limitations herein and the retained jurisdiction by this Court.
23. The groundwater rights described in the Findings of Fact are hereby approved, confirmed and adjudicated, including and subject to the terms and conditions specified herein. No owners of or persons entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the pumping of Applicant' groundwater resources as decreed herein.
24. Pursuant to C.R.S. § 37-92-305(5), the replacement water herein shall be of a quality so as to meet the requirements for which the water of the senior appropriator has normally used.
25. The plan for augmentation as described in the Findings of Fact is hereby approved, confirmed, and adjudicated, including and subject to the terms and conditions specified herein.
26. No owners of or person entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the operation of the plan for augmentation as decreed herein.
27. Retained Jurisdiction:
 - 27.1 The Court retains jurisdiction as necessary to adjust the average annual amounts of groundwater available under the Subject Property to conform to actual local aquifer characteristics as determined from adequate information obtained from wells, pursuant to C.R.S. § 37-92-305(11). Within 60 days after completion of any well decreed herein or any test hole(s), Applicant, or any successor in interest to these water rights shall serve copies of such log(s) upon the State Engineer.
 - 27.2 At such time as adequate data is available, any person, including the State Engineer, may invoke the Court's retained jurisdiction to make a Final Determination of Water Right. Within four months of notice that the retained jurisdiction for such purpose has been invoked, the State Engineer shall use the information available to him to make a final determination of water rights findings. The State Engineer shall submit such finding to the Water Court and the Applicant.
 - 27.3 If no protest to such finding is made within 60 days, the Final Determination of Water Rights shall be incorporated into the decree by the Water Court. In the event of a protest, or in the event the State Engineer makes no determination within four months, such final determination shall be made by the Water Court after notice and hearing.

- 27.4 Except as otherwise provided in Paragraphs 27.1-27.3, above, pursuant to C.R.S. § 37-92-304(6), the plan for augmentation decreed herein shall be subject to the reconsideration of this Court on the question of material injury to vested water rights of other, for a period of five (5) years. Any person, within such period, may petition the Court to invoke its retained jurisdiction. Any person seeking to invoke the Court's retained jurisdiction shall file a verified petition with the Court setting forth with particularity the factual basis for requesting that the Court reconsider injury to petitioner' s vested water rights associated with the operation of this decree, together with proposed decretal language to effect the petition. The party filing the petition shall have the burden of proof of going forward to establish a prima facie case based on the facts alleged in the petition. If the Court finds those facts are established, Applicant shall thereupon have the burden of proof to show: (i) that the petitioner is not injured, or (ii) that any modification sought by the petitioner is not required to avoid injury to the petitioner, or (iii) that any term or condition proposed by Applicant in response to the petition does avoid injury to the petitioner. The Division of Water Resources as a petitioner shall be entitled to assert injury to the vested water rights of others. If no such petition is filed within such period and the retained jurisdiction period is not extended by the Court in accordance with the provisions of the statute, this matter shall become final under its own terms.
28. Continuing Jurisdiction: Pursuant to C.R.S. § 37-92-304(6), the Court retains continuing jurisdiction over the plan for augmentation decreed herein for reconsideration by the water judge on the question of injury to the vested rights of others for such period after the entry of such decision as is necessary or desirable to preclude or remedy any such injury.
29. The groundwater rights decreed herein are vested property rights appurtenant to the Subject Property and shall remain appurtenant unless expressly severed by conveyance to someone other than the property owner. If any deed for the Subject Property is silent to the conveyance of the water rights decreed herein, it is assumed that the water rights have been conveyed as an appurtenance to the Subject Property, unless all or part of the water rights have been previously severed.

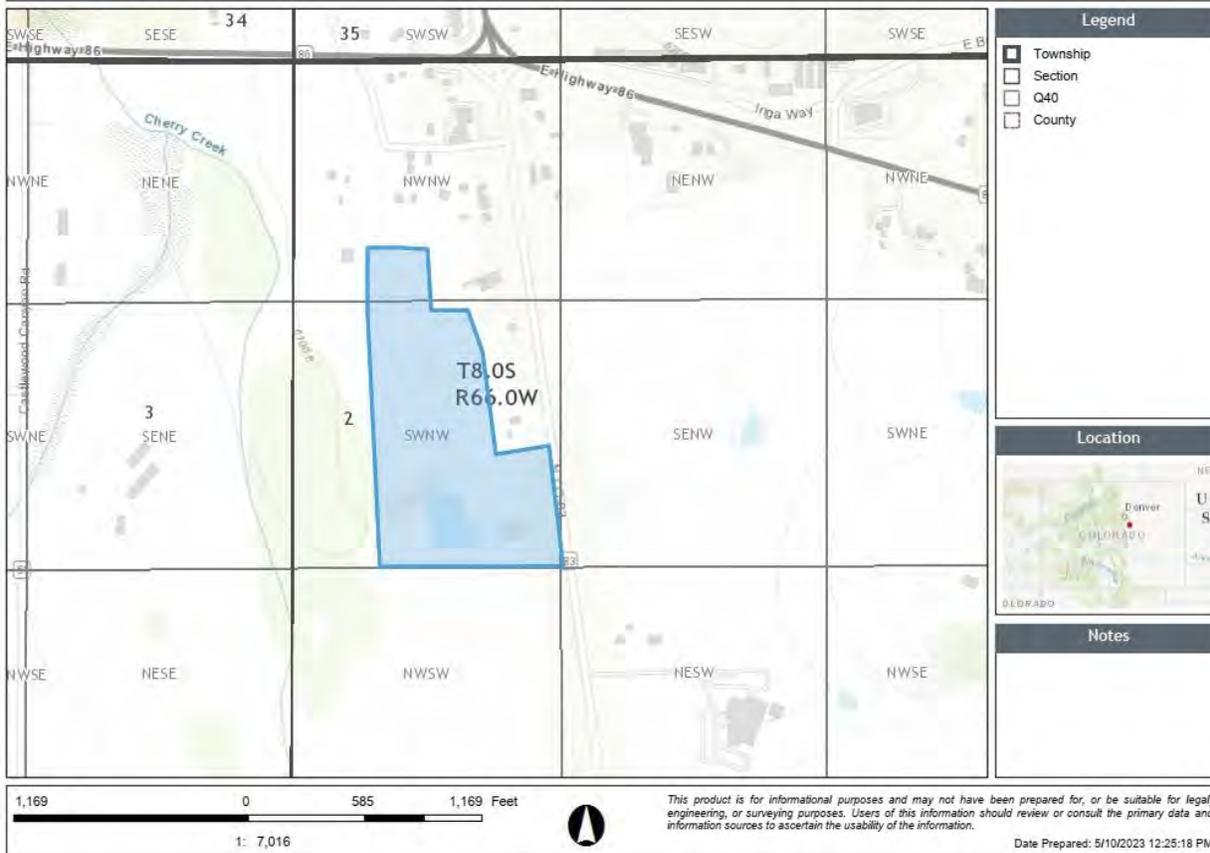
Date: February 16, 2024



Shannon Lyons
Alternate Water Judge
Water Division One



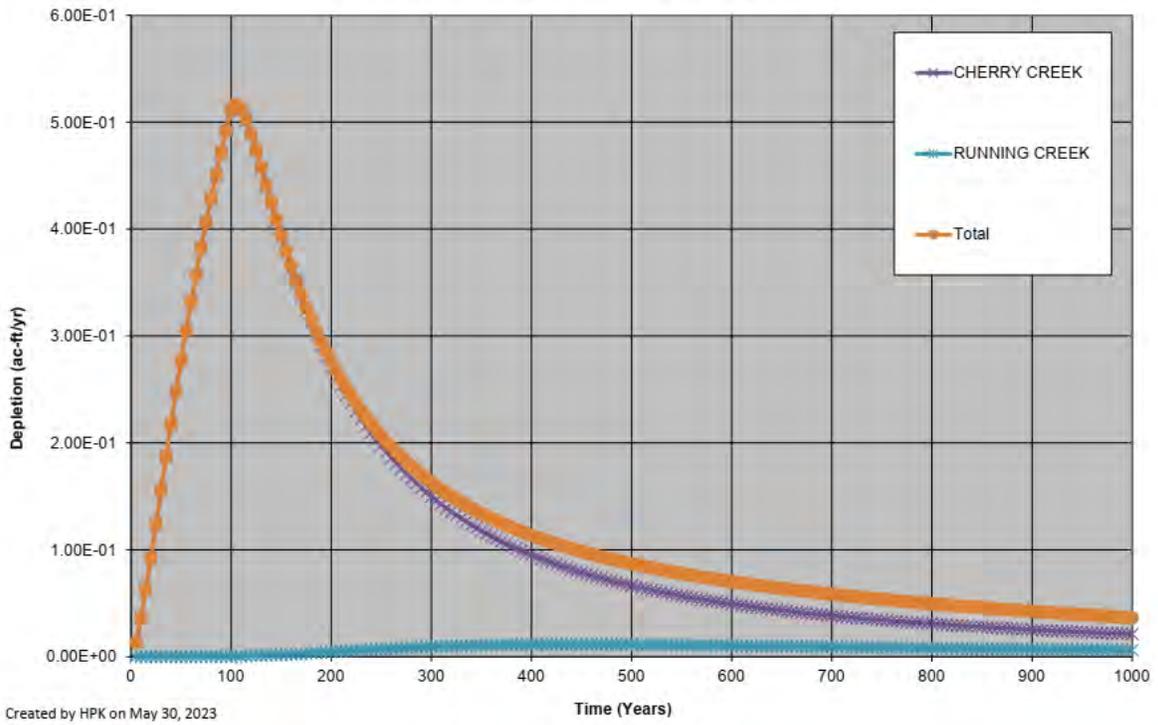
Exhibit A - Map of 1887 N State Highway 83



Wikoff
23CW3057

EXHIBIT A

Stream Depletion from Pumping in SEC 2 T8S R66W



Wikoff
23CW3057

EXHIBIT B

HAYES POZNANOVIC KORVER LLC

ATTORNEYS AT LAW

700 17TH STREET, SUITE 1800
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

September 27, 2023

Carolyn Washee-Freeland, AICP
Douglas County Department of Community Development

RE: Castlewood Canyon Estates – Minor Development Plat – SB2023-045

Dear Ms. Washee-Freeland,

The following provides an overview of the water supplies that will provide potable water for the Castlewood Canyon Estates minor development. The groundwater is underlying and appurtenant to a 21.692-acre parcel, generally located in the SW1/4 of the NW1/4 of Section 2, Township 8 South, Range 66 West of the 6th P. M., Douglas County, also known as 1887 N State Highway 83, Franktown ("Subject Property"). This letter is based on amounts of groundwater quantified in Case No. 2018CW3101, District Court, Water Division 1, on January 9, 2019, and the pending augmentation approval in Case No. 2023CW3057, District Court, Water Division 1. This letter provides no opinion on the actual physical supply of groundwater available. This letter is not a title opinion and makes no conclusion about ownership of the Denver Basin groundwater described below.

Decreed Annual Amounts

The decree in Case No. 18CW3101 quantified the following volumes for use, reuse, and successively use to extinction for any and all allowable beneficial uses, including but not limited to domestic, municipal, industrial, commercial, irrigation, livestock watering, fire protection, recreational, fish and wildlife, augmentation, replacement, and exchange. The water may be immediately used or stored for subsequent use, used for exchange purposes, for direct replacement of depletions, and for other augmentation purposes, including taking credit for all return flows resulting from the use of such water for augmentation of, or as an offset against, any out-of-priority depletions. The water may be leased, sold, or otherwise disposed of for all of the above uses. The groundwater in the Lower Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers is nontributary ("NT"). The groundwater in the Upper Dawson is not-nontributary ("NNT").

Aquifer	Annual Volume (100 years) (acre-feet)	Total Volume (acre-feet)
Upper Dawson (NNT)	2.19	219
Lower Dawson (NT)	1.98	198
Denver (NT)	9.68	968
Arapahoe (NT)	10.10	1,010
Laramie-Fox Hills (NT)	6.08	608

Water Supply Plan

In order to properly serve all four of the proposed lots in Castlewood Canyon Estates, the groundwater will come from two sources.

The groundwater in the NNT Upper Dawson Aquifer, through the augmentation plan proposed in Case No. 23CW3057, is to be used in up to two (2) wells, providing a total of 2.1 acre-feet per year for 100 years for the following uses:

- Well One: The well will provide in-house use in up to two single-family dwellings (0.6 acre-feet per year), irrigation of up to 10,000 square-feet (0.5 acre-feet per year), livestock watering of up to 8 large domestic animals (0.1 acre-feet per year), swimming pool and spa fill and refill (0.15 acre-feet per year), and fire protection, on the Subject Property. This well will have a total use of 1.35 acre-feet per year.
- Well Two: The well will provide in-house use in one single-family dwelling (0.3 acre-feet per year), irrigation of up to 7,000 square-feet (0.35 acre-feet per year), livestock watering of up to 8 large domestic animals (0.1 acre-feet per year), and fire protection, on the Subject Property. This well will have a total use of 0.75 acre-feet per year.

The groundwater in the NT Lower Dawson Aquifer, approved for use in Case No. 18CW3101, is to be used in up to two (2) wells, providing a total of 1.8 acre-feet per year for 100 years for the following uses:

- Well Three: The well will provide in-house use in two (2) single-family dwellings (0.6 acre-feet per year), irrigation of up to 7,000 square-feet (0.35 acre-feet per year), livestock watering of up to 8 large domestic animals (0.1 acre-feet per year), and fire protection, on the Subject Property. This well will have a total use of 1.05 acre-feet per year.
- Well Four: The well will provide in-house use in one single-family dwelling (0.3 acre-feet per year), irrigation of up to 7,000 square-feet (0.35 acre-feet per year), livestock watering of up to 8 large domestic animals (0.1 acre-feet per year), and fire protection, on the Subject Property. This well will have a total use of 0.75 acre-feet per year.

Current Supply

There is currently one (1) well on the Subject Property under Well Permit No. 36045-A. This well will be re-permitted under the augmentation plan proposed in Case No. 23CW3057 within 60 days of issuance of the final decree in that case.

If you have any questions or comments, please feel free to call.

Sincerely,

HAYES POZNANOVIC KORVER LLC



Eric K. Trout

WELL PERMIT NUMBER 89019-F

RECEIPT NUMBER 10033753

14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov



Date Issued: 4/1/2024

Issued By DEBRA GONZALES

Expiration Date: 4/1/2025

PERMIT HISTORY

02-05-2024 PERMIT AMENDMENT (CONDITIONS)



February 6, 2024

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

Attn: Ms. Carolyn Washee-Freeland, AICP
Senior Planner

Subject: Review of Water Supply and Demand for the Minor Development Plat for
Castlewood Canyons Estates, File No. SB2023-045.

Project No. 1633-24

Dear Carolyn:

Lytle Water Solutions, LLC ("LWS") has completed our review of the pertinent documents
provided related to the application for a minor development plat for the Castlewood Canyons
Estates, File No. SB2023-045. This property encompasses 21.69 acres in Section 2 of Township 8
South, Range 66 West, therefore, the property is located in the Central Basin according to the
Douglas County Water Supply Standards map. As such, all of the Denver Basin aquifer water
beneath the property is available to serve the proposed development plan.

It is proposed that the property will be developed with four lots, with individual lots serving each
of the lots. The Denver Basin aquifer water beneath the property was decreed in Case No.
23CW3057, with the annual quantities shown in Table 1.

Table 1

DENVER BASIN AQUIFER WATER AVAILABILITY

Table with 3 columns: AQUIFER, ANNUAL ALLOCATION (ac-ft)1, LEGAL STATUS2. Rows include Upper Dawson, Lower Dawson, Denver, Arapahoe, Laramie Fox Hills, and a TOTAL row.

- 1) From the decree in Case No. 23CW3057.
2) NT=nontributary, NNT=not-nontributary.

The decree in 23CW3057 adjudicated an augmentation plan to allow the use of the non-tributary Upper Dawson aquifer water. Therefore, 2.1 ac-ft/yr of water is available in the Upper Dawson aquifer water for this development, while 2.1 ac-ft/yr of Laramie-Fox Hills aquifer water will be permanently reserved for the post-pumping augmentation requirements in the augmentation plan.

The presumptive water demand for the wells on these lots is 1.0 ac-ft/yr, for a total water demand of 4.0 ac-ft/yr. It is proposed that two of the lots will be served by Upper Dawson aquifer wells, while the remaining two lots will be served by nontributary Lower Dawson aquifer wells, which don't require an augmentation plan to be permitted for this development plan. Therefore, there is adequate water decreed in 23CW3057 to meet these demands. It is also our understanding that all of the Denver Basin aquifer water will be deeded to the property in perpetuity, pursuant to Section 1804A.05. Therefore, there will be a total of 27.84 ac-ft/yr available for the homeowners (on a proportionate basis to each lot) to serve these lots, after the reservation of the Laramie-Fox Hills aquifer water.

Given the augmentation plan that has been adjudicated for use of the not-nontributary Upper Dawson aquifer water, and the deeding of all the Denver Basin aquifer water beneath the property, it is our opinion there is an adequate water supply to support this application.

If you have any questions regarding our review of the water demands and water supply for this proposed minor development plat, please give us a call or an email (bruce@lytlewater.com).

Yours truly,



Bruce A. Lytle, P.E.
President

CASTLEWOOD CANYON ESTATES
LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN
DOUGLAS COUNTY, COLORADO
21.90 ACRES 4 RESIDENTIAL LOTS SB2023-045

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CASTLEWOOD CANYON ESTATES. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. TRACT A, AND UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER CERTIFICATE

OWNER: KEVIN WIKOFF

(OOWNER NAME)
STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20__ BY _____
(NAME)

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST

U.S. BANK NATIONAL ASSOCIATION, ISAOA/ATIMA

BY: _____
TITLE: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____
AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

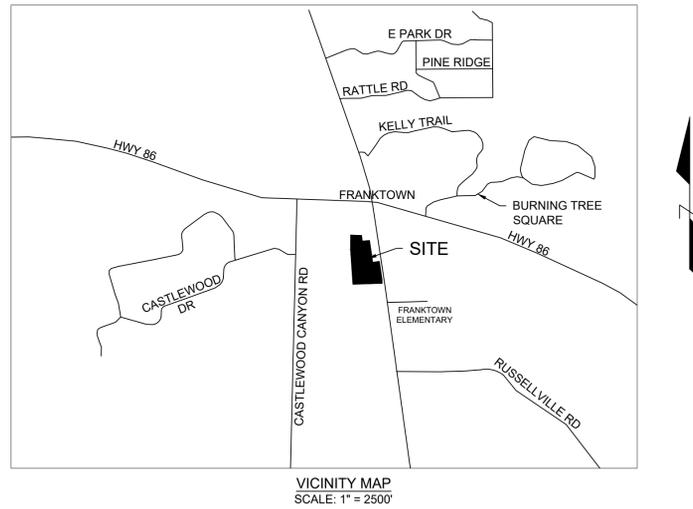
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2, AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST TO BEAR S 89°39'02" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S 89°39'02" W, ALONG SAID SOUTH LINE A DISTANCE OF 1344.78 FEET TO THE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT OF WAY N 2°48'43" W, A DISTANCE OF 100.79 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY N 8°14'52" W, A DISTANCE OF 530.83 FEET; THENCE S 81°44'10" W, A DISTANCE OF 199.99 FEET; THENCE N 8°11'49" W, A DISTANCE OF 446.76 FEET; THENCE N 8°15'37" W, A DISTANCE OF 199.97 FEET; THENCE S 84°55'30" W, A DISTANCE OF 214.60 FEET; THENCE N 6°27'08" W, A DISTANCE OF 165.88 FEET; THENCE N 87°10'29" W, A DISTANCE OF 319.68 FEET; THENCE S 0°22'50" W, A DISTANCE OF 432.15 FEET; THENCE S 3°56'10" E, A DISTANCE OF 974.44 FEET; THENCE S 4°06'16" E, A DISTANCE OF 21.17 FEET; THENCE N 89°17'15" E, A DISTANCE OF 859.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE N 7°29'49" W, ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 15.88 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING A TOTAL OF 954,045 SQUARE FEET (21.90 ACRES) OF LAND, MORE OF LESS.

SHEET 1 - COVER SHEET
SHEET 2 - LOT 1 BOUNDARY
SHEET 3 - LOT 2 BOUNDARY
SHEET 4 - LOTS 3 & 4 BOUNDARY



PLAT NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY, ACCESSORIES, OR LEGAL LAND-BOUND MONUMENT COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
- BASIS OF BEARING, CONSIDERING THE SOUTH LINE OF NORTHWEST 1/4 TO HAVE AN ASSUMED BEARING OF SOUTH 89°39'02" WEST AND MONUMENTED AS SHOWN HEREON.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON APRIL 24, 2023.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON TITLE COMMITMENT NO. K70801591-2, WITH AN EFFECTIVE DATE OF APRIL 11, 2023 AT 5:00 P.M. AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 0804C0194F WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON HEREON.
- ALL DENVER BASIN AQUIFER WATER BENEATH THIS PROPERTY IS DEDICATED THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.
- TRACT A IS DEDICATED WITH THIS PLAT TO DOUGLAS COUNTY, AND IS INITIALLY RETAINED BY DOUGLAS COUNTY, AND SHALL BE TRANSFERRED TO THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) UPON REQUEST.
- AS SHOWN HEREON, ALL EXTERIOR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY EASEMENT. ALL INTERIOR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY EASEMENT UNLESS OTHERWISE NOTED.
- DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND OTHER CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY DOUGLAS COUNTY IN THE EVENT OF SUCH DISCOVERY.
- UTILITY EASEMENTS AS SHOWN HEREON WILL NOT BE ALLOWED TO BE ENCLOSED UPON BY BUILDINGS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, ACCESSORY STRUCTURES, MONUMENTS, RETAINING WALLS AND THEIR COMPONENTS.
- THE CUL-DE-SAC ROADWAY EASEMENT AS DEPICTED HEREON, SHALL PROVIDE ACCESS TO LOTS 1, 2, 3, AND 4. NO ACCESS FOR LOT 4 SHALL BE TAKEN FROM STATE HIGHWAY 83. ALL LOT OWNERS, THEIR SUCCESSORS, AND ASSIGNS SHALL SHARE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS EASEMENT.
- THE NO-BUILD ZONES AS DEPICTED HEREON ARE FOR THE PURPOSE OF PRESERVING THE 100-YEAR FLOODPLAIN, HISTORIC DRAINAGE PATTERNS, SIGNIFICANT STANDS OF VEGETATION, AND STEEP SLOPES WITHIN THE SUBDIVISION. NO BUILD ZONES DEPICTED HEREON INDICATE AREAS IN WHICH NO STRUCTURES SHALL BE ALLOWED.
- EACH LOT IS SUBJECT TO RESTRICTIONS, COVENANTS, AND MAINTENANCE AGREEMENT BY SEPARATE DOCUMENT - RECORDED BY SEPARATE INSTRUMENT.

BOARD OF COUNTY COMMISSIONERS

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

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

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

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYORS CERTIFICATE:

I, ELIJAH FRANE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON APRIL 24, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2024.

ELIJAH FRANE, COLORADO PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC

TITLE VERIFICATION

WE LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

LAND TITLE GUARANTEE COMPANY

BY: _____
NAME: _____ DATE _____

TITLE: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AS _____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PLANNING COMMISSION

THIS MINOR DEVELOPMENT FINAL PLAT (SB2023-045) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE _____

CLERK AND RECORDER CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

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

DOUGLAS COUNTY CLERK AND RECORDER

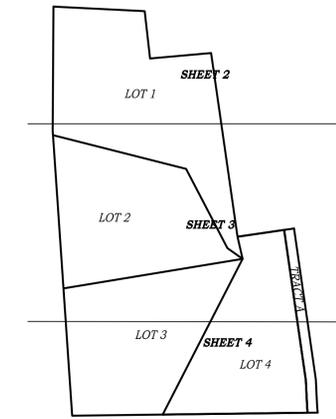
CLIENT:		KEVIN WIKOFF H&W CONSTRUCTION, LLC 851 RUSSELLVILLE RD. FRANKTOWN, CO 80116
ENGINEER:		2N CIVIL 6 INVERNESS CT, E SUITE 125 ENGLEWOOD, CO 80112
REVISIONS:		
NO.	DATE	DESCRIPTION
2	9/11/2023	ADD CORE EASEMENT
3	9/29/2023	COUNTY COMMENTS
4	1/19/2024	COUNTY COMMENTS
5	2/2/2024	ENGINEER COMMENTS
6	3/14/2024	COUNTY COMMENTS
7	3/28/2024	COUNTY COMMENTS



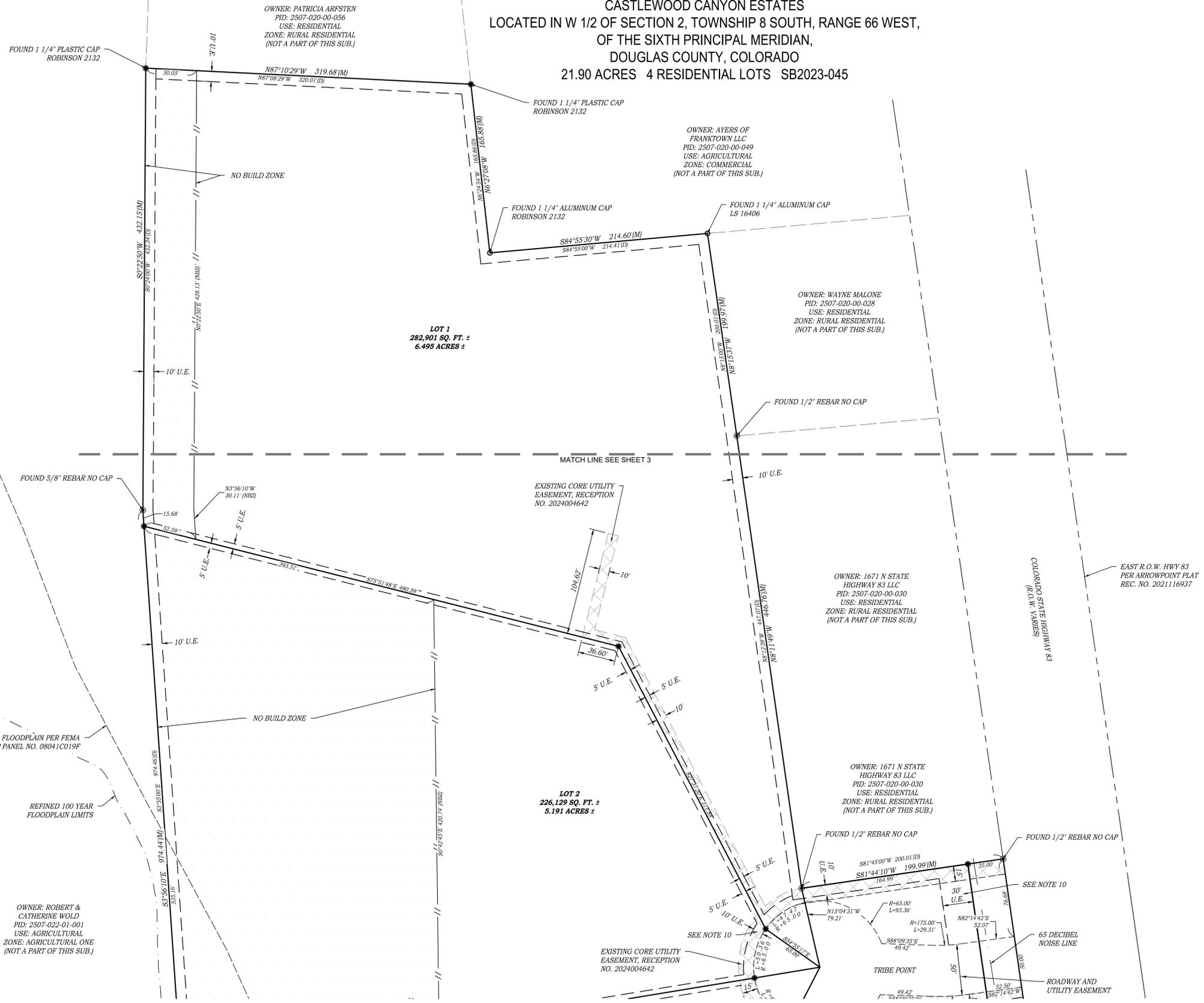
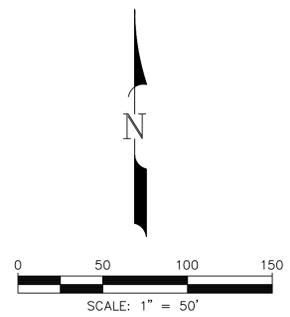
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY MB PROJECT NO. 64744 SCALE:
CHECKED BY BF PREPARATION DATE: 6/16/2023
FIELD WORK COMPLETED: 4/24/2023 SHEET 1 OF 4

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 21.90 ACRES 4 RESIDENTIAL LOTS SB2023-045



KEY MAP
NOT TO SCALE



LEGEND:

	PLAT BOUNDARY LINE		FOUND REBAR
	ADJOINER PROPERTY LINE		SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
	EASEMENT LINE		SECTION CORNER
	EXISTING EASEMENT LINE		POINT OF BEGINNING
	ROAD RIGHT OF WAY		POINT OF COMMENCEMENT
	NOISE DECIBEL LINE		UTILITY EASEMENT
	NO BUILD ZONE LIMITS		NO BUILD ZONE
	NO BUILD ZONE LIMITS AREA		100 YEAR FLOODPLAIN PER FEMA
	EXISTING UTILITY EASEMENT		REFINED 100 YEAR FLOODPLAIN

CLIENT: KEVIN WINOFF
H&W CONSTRUCTION, LLC
851 RUSSELLVILLE RD.
FRANKTOWN, CO 80116

ENGINEER: 2N CIVIL
6 INVERNESS CT, E SUITE 125
ENGLEWOOD, CO 80112

REVISIONS:

NO.	DATE	DESCRIPTION
2	9/11/2023	ADD CORE EASEMENT
3	9/29/2023	COUNTY COMMENTS
4	1/19/2024	COUNTY COMMENTS
5	2/2/2024	ENGINEER COMMENTS
6	3/14/2024	COUNTY COMMENTS
7	3/28/2024	COUNTY COMMENTS

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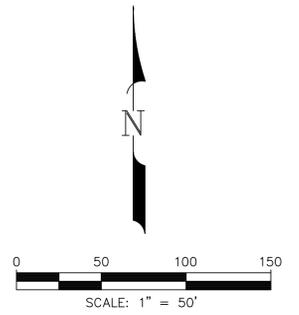
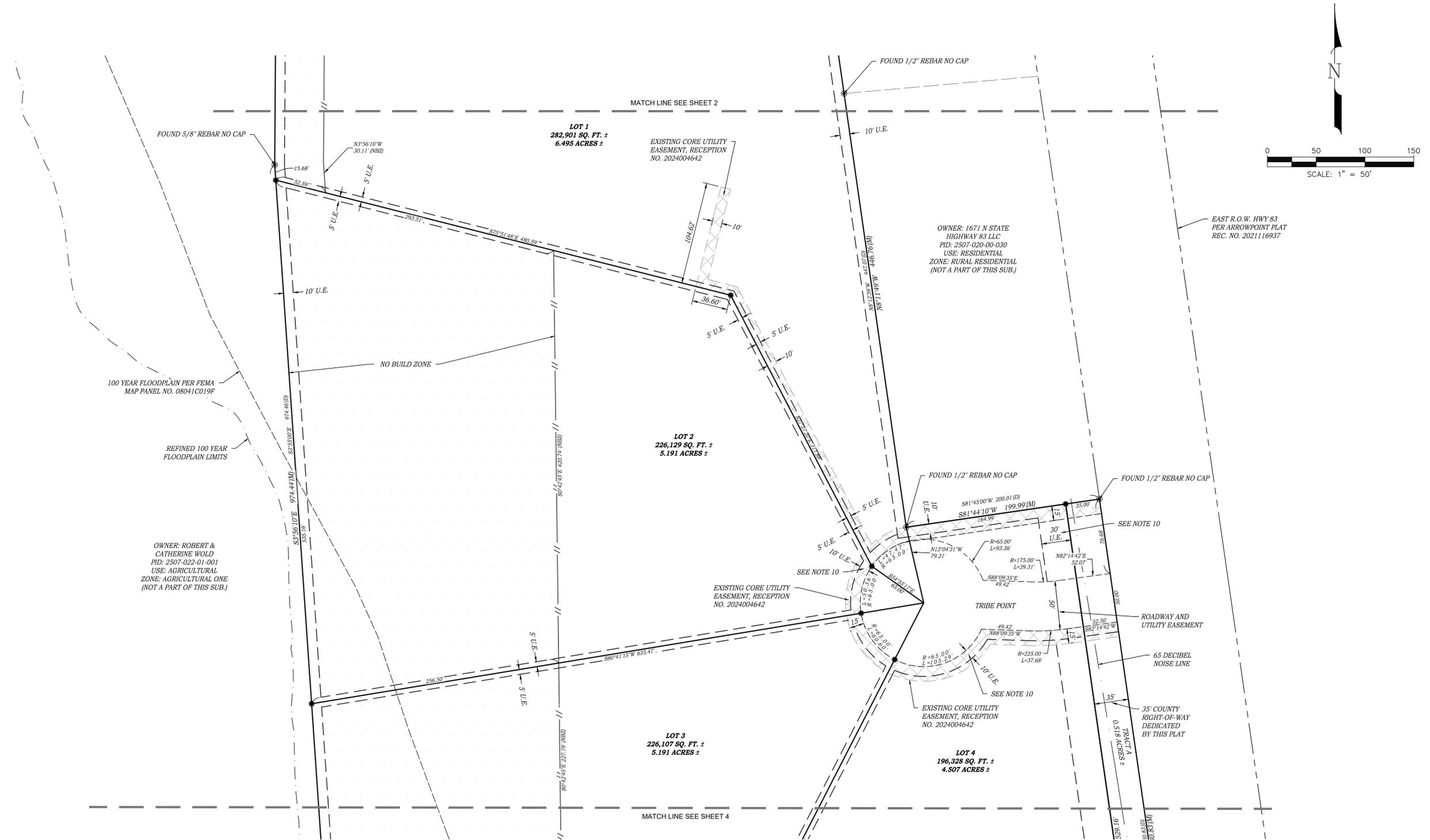
2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

HORIZONTAL SCALE IN FEET

50' 0 50' 100'

DRAWN BY MB PROJECT NO. 64744 SCALE: 1" = 50'
 CHECKED BY EF PREPARATION DATE: 6/16/2023
 FIELD WORK COMPLETED: 7/24/2023 SHEET 2 OF 4

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 21.90 ACRES 4 RESIDENTIAL LOTS SB2023-045



LEGEND:

	PLAT BOUNDARY LINE		FOUND REBAR
	ADJOINER PROPERTY LINE		SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
	EASEMENT LINE		SECTION CORNER
	EXISTING EASEMENT LINE		POINT OF BEGINNING
	ROAD RIGHT OF WAY		POINT OF COMMENCEMENT
	NOISE DECIBEL LINE		UTILITY EASEMENT
	NO BUILD ZONE LIMITS		NO BUILD ZONE
	NO BUILD ZONE LIMITS AREA		100 YEAR FLOODPLAIN PER FEMA
	EXISTING UTILITY EASEMENT		REFINED 100 YEAR FLOODPLAIN

CLIENT:
 KEVIN WINOFF
 H&W CONSTRUCTION, LLC
 851 RUSSELLVILLE RD.
 FRANKTOWN, CO 80116

ENGINEER:
 2N CIVIL
 6 INVERNESS CT, E SUITE 125
 ENGLEWOOD, CO 80112

REVISIONS:

NO.	DATE	DESCRIPTION
2	9/11/2023	ADD CORE EASEMENT
3	9/29/2023	COUNTY COMMENTS
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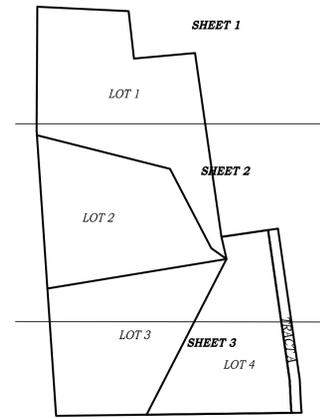
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 DENVER, COLORADO 80227
 303-955-6080
 WWW.ENCOMPASSSERVICES.COM

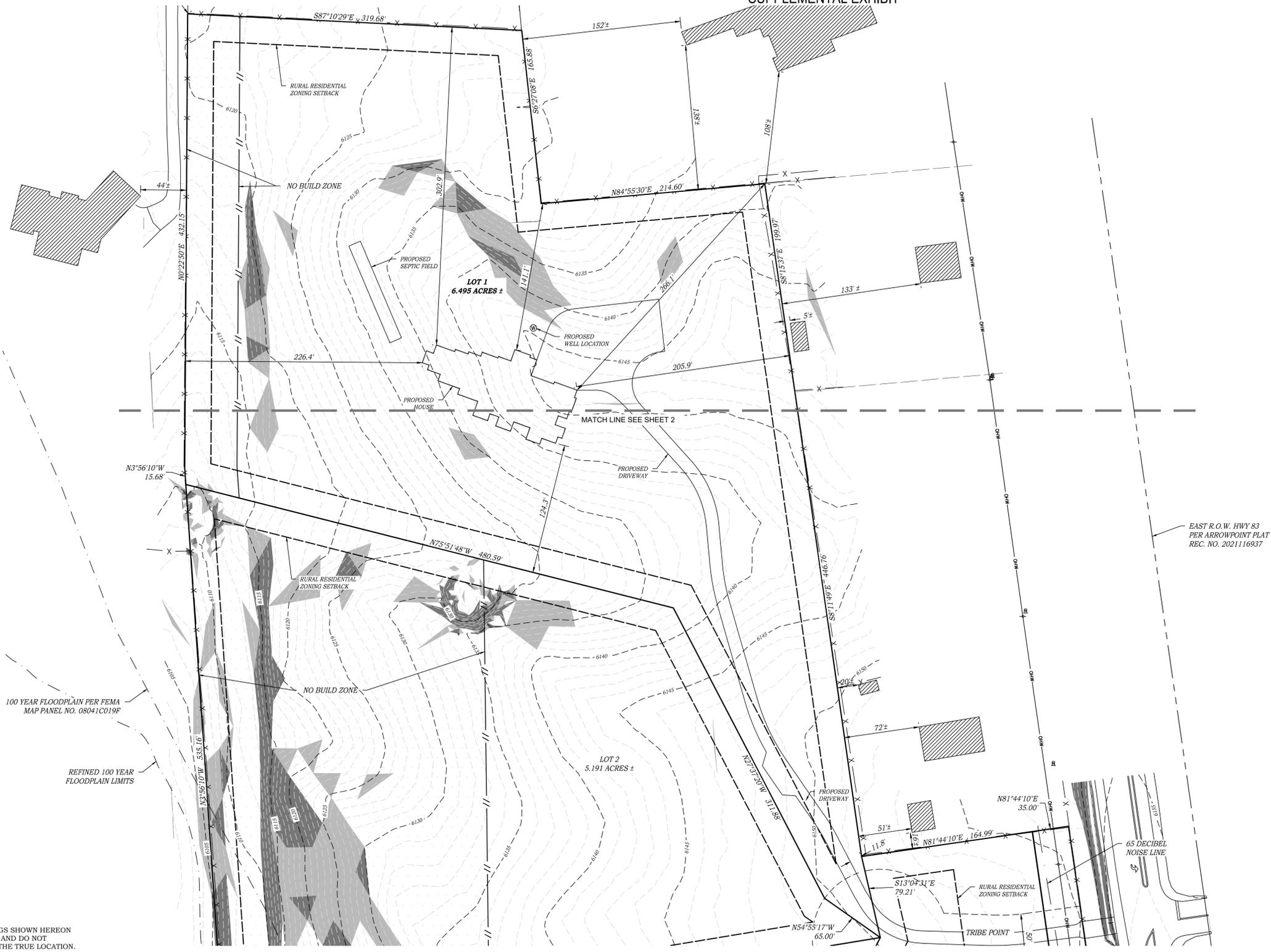
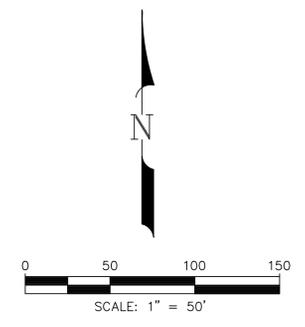
HORIZONTAL SCALE IN FEET

DRAWN BY MB PROJECT NO. 64744 SCALE: 1" = 50'
 CHECKED BY EF PREPARATION DATE: 6/16/2023
 FIELD WORK COMPLETED: 7/24/2023 SHEET 3 OF 4

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 SUPPLEMENTAL EXHIBIT



KEY MAP
NOT TO SCALE



EAST R.O.W. HWY 83
 PER ARROWPOINT FLAT
 REC. NO. 2021116937

100 YEAR FLOODPLAIN PER FEMA
 MAP PANEL NO. 08041C019F

REFINED 100 YEAR
 FLOODPLAIN LIMITS

NOTE:
 ALL BUILDINGS SHOWN HEREON
 ARE SCALED AND DO NOT
 REPRESENT THE TRUE LOCATION.

LEGEND:	
	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	ROAD RIGHT OF WAY
	NO BUILD ZONE LIMITS
	OVERHEAD WIRES
	RURAL RESIDENTIAL ZONING DISTRICT SETBACK
	NOISE DECIBEL LINE
	FOUND REBAR
	SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
	SECTION CORNER
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	15% - 20% SLOPE
	GREATER THAN 20% SLOPE
	100 YEAR FLOODPLAIN PER FEMA
	REFINED 100 YEAR FLOODPLAIN

BASIS OF BEARINGS:
 CONSIDERING THE SOUTH LINE OF NW 1/4 TO HAVE AN ASSUMED BEARING OF S89°39'02"W AND MONUMENTED AS SHOWN HEREON.
 UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.

CLIENT:		KEVIN WRKOFF H&W CONSTRUCTION, LLC 851 RUSSELLVILLE RD. FRANKTOWN, CO 80116
ENGINEER:		2N CIVIL 6 INVERNESS CT. E SUITE 125 ENGLEWOOD, CO 80112
REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/19/2024	COUNTY COMMENTS
2	2/2/2024	ENGINEER COMMENTS
3	3/14/2024	COUNTY COMMENTS
4	3/28/2024	COUNTY COMMENTS

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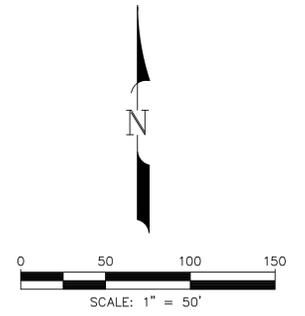
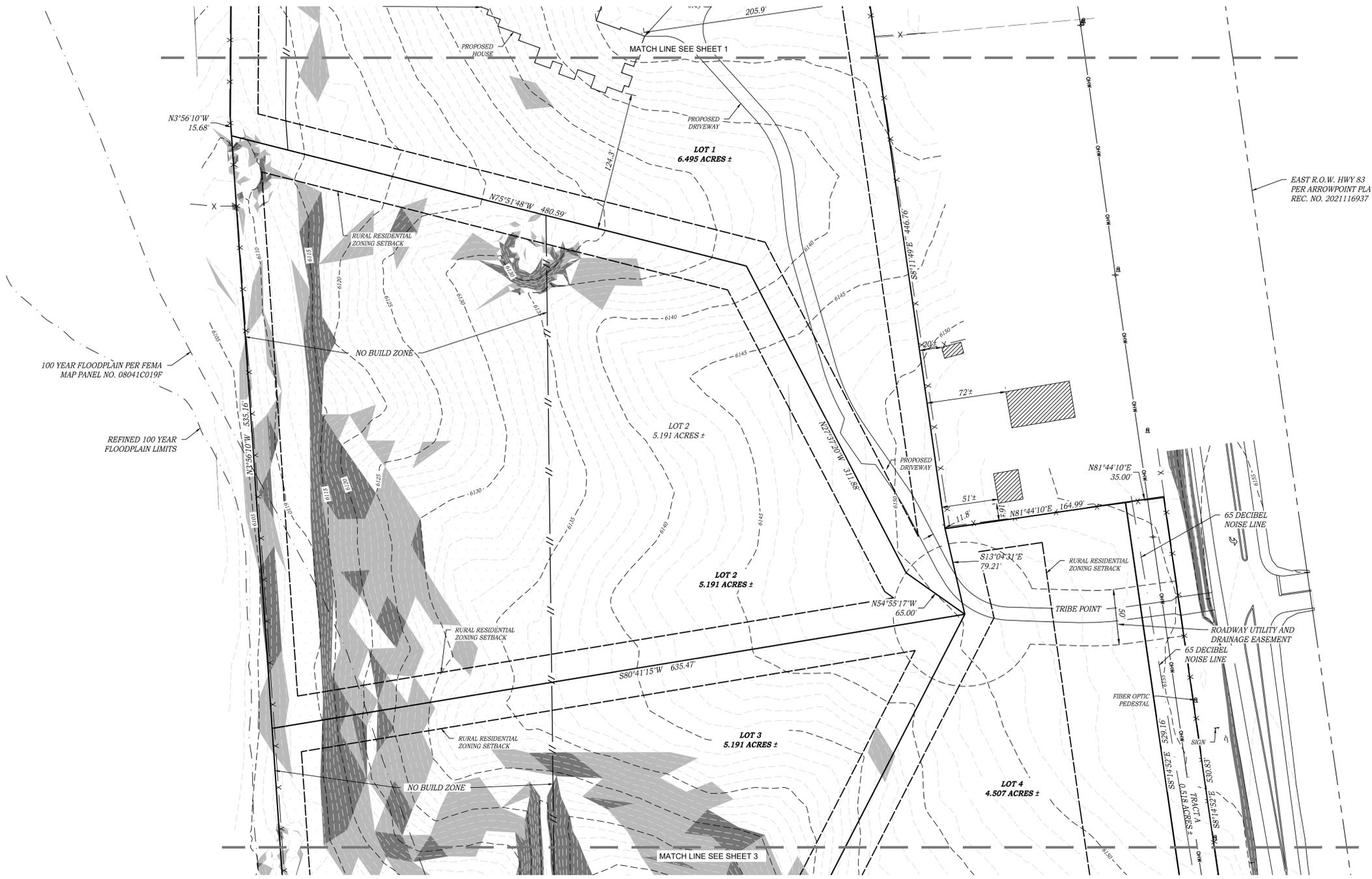
2750 S. WADSWORTH BLVD, SUITE C-202
 DENVER, COLORADO 80227
 303-955-6080
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HORIZONTAL SCALE IN FEET

DRAWN BY: MB PROJECT NO. 64744 SCALE: 1" = 50'
 CHECKED BY: BF PREPARATION DATE: 10/04/2023
 FIELD WORK COMPLETED: 7/24/2023 SHEET 1 OF 3

Z:\SHARED\PROJECTS\00000 - CIVIL PROJECTS\64744 - KEVIN WRKOFF - 1887 HWY 83 PHASE 03 - SUB PLAT\04 DRAWINGS\64744 - EXHIBIT W TOPOLING

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 DOUGLAS COUNTY, COLORADO
 SUPPLEMENTAL EXHIBIT



NOTE:
 ALL BUILDINGS SHOWN HEREON
 ARE SCALED AND DO NOT
 REPRESENT THE TRUE LOCATION.

LEGEND:	
	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	ROAD RIGHT OF WAY
	NO BUILD ZONE LIMITS
	OVERHEAD WIRES
	RURAL RESIDENTIAL ZONING DISTRICT SETBACK
	100 YEAR FLOODPLAIN PER FEMA
	REFINED 100 YEAR FLOODPLAIN
	FOUND REBAR
	SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
	SECTION CORNER
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
	15% - 20% SLOPE
	GREATER THAN 20% SLOPE
	100 YEAR FLOODPLAIN PER FEMA
	REFINED 100 YEAR FLOODPLAIN

BASIS OF BEARINGS:
 CONSIDERING THE SOUTH LINE OF NW 1/4 TO HAVE AN ASSUMED BEARING OF S89°39'02" W AND MONUMENTED AS SHOWN HEREON.
 UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.

CLIENT:		KEVIN WRKOFF H&W CONSTRUCTION, LLC 851 RUSSELLVILLE RD. FRANKTOWN, CO 80116
ENGINEER:		2N CIVIL 6 INVERNESS CT. E SUITE 125 ENGLEWOOD, CO 80112
REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/19/2024	COUNTY COMMENTS
2	2/2/2024	ENGINEER COMMENTS
3	3/14/2024	COUNTY COMMENTS
4	3/28/2024	COUNTY COMMENTS

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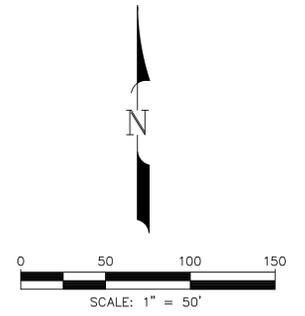
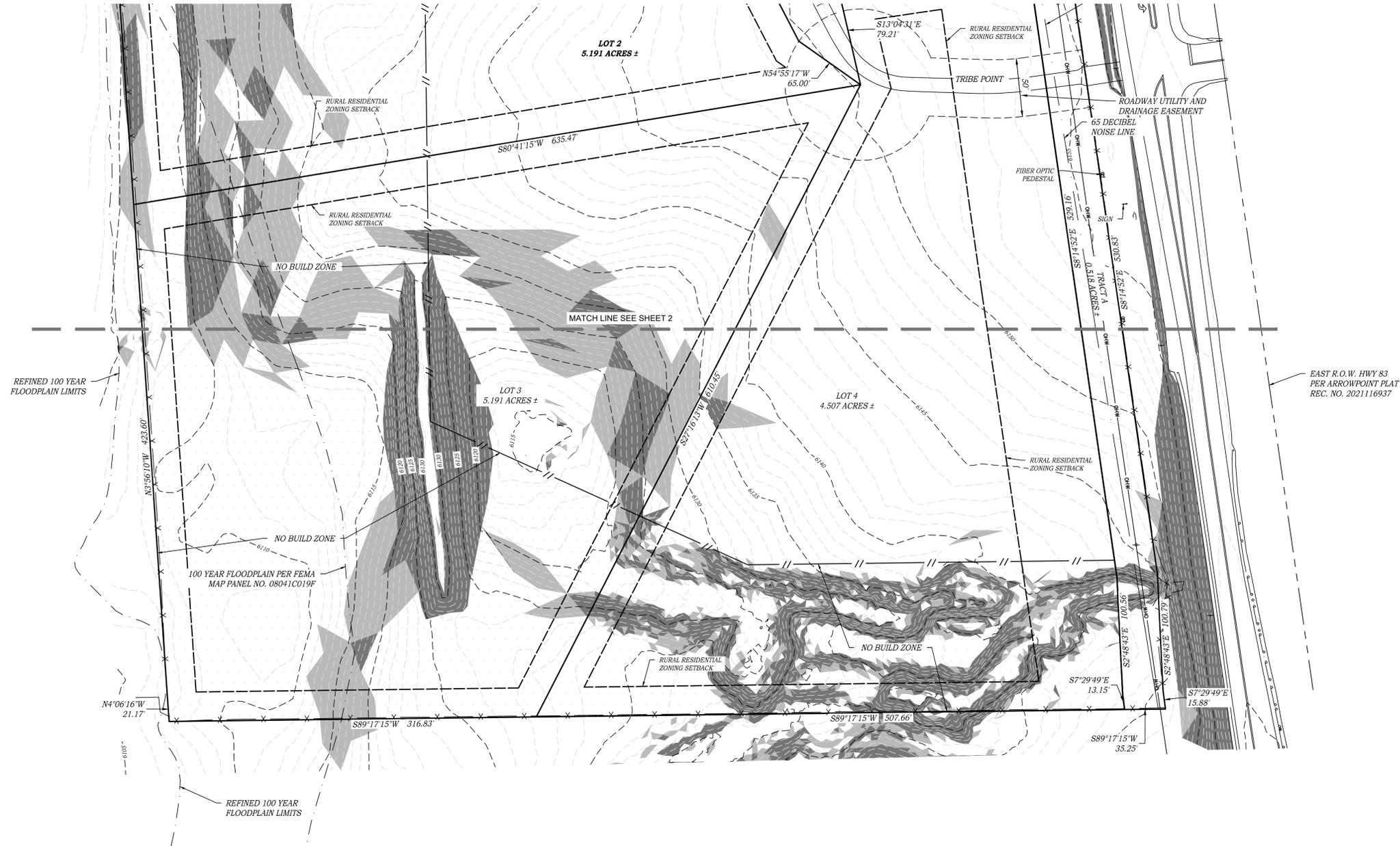
HORIZONTAL SCALE IN FEET

50' 0 50' 100'

DRAWN BY: MB PROJECT NO. 64744 SCALE: 1" = 50'
 CHECKED BY: BF PREPARATION DATE: 10/04/2023
 FIELD WORK COMPLETED: 7/24/2023 SHEET 2 OF 3

2:\SHARED\PROJECTS\00000 - CIVIL PROJECTS\64744 - KENVA WROKOFF - 1887 HWY 83\PHASE 03 - SUB PLAT\04 DRAWINGS\64744 - EXHIBIT W TOPOLONG

CASTLEWOOD CANYON ESTATES
 LOCATED IN W 1/2 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
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NOTE:
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LEGEND:	
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	ADJOINER PROPERTY LINE
	EASEMENT LINE
	ROAD RIGHT OF WAY
	NO BUILD ZONE LIMITS
	OVERHEAD WIRES
	RURAL RESIDENTIAL ZONING DISTRICT SETBACK
	NOISE DECIBEL LINE
	FOUND REBAR
	SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP LS # 38376
	SECTION CORNER
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT
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NO.	DATE	DESCRIPTION
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HORIZONTAL SCALE IN FEET

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