

Staff Report Addendum

DATE: MARCH 28, 2024

TO: DOUGLAS COUNTY PLANNING COMMISSION

FROM: ERIC PAVLINEK, PRINCIPAL PLANNER *EP*

JEANETTE L. BARE, AICP, CURRENT PLANNING MANAGER

STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

SUBJECT: CREEKSIDE ACRES - MINOR DEVELOPMENT FINAL PLAT & APPEAL TO SECTION

18A - WATER SUPPLY OVERLAY DISTRICT - SUPPLEMENTAL INFORMATION

PROJECT FILE: SB2023-055

Staff requested plat notes to be added to the minor development final plat exhibit regarding the water supply for the two lots. General notes 10 and 11 were added to sheet 1. The applicant resubmitted the revised exhibit on March 28, 2024.

ATTACHMENT

Minor Development Final Plat Exhibit – Updated 3-28-24

LEGAL DESCRIPTION: (RECEPTION NO. 2022054678)

A PARCEL OF PROPERTY LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3 AND CONSIDERING THE NORTH LINE OF SAID SOUTHEAST 1/4 TO BEAR N 89° 27' 14" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE, N 89° 27' 14" E ALONG SAID NORTH LINE FOR A DISTANCE OF 1261.85 FEET TO THE POINT ON THE WEST RIGHT-OF-WAY LINE OF CASTLEWOOD DAM ROAD; THENCE, S 00° 08' 44" W ALONG SAID WEST RIGHT-OF-WAY, ALSO BEING A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3 FOR A DISTANCE OF 1973.50 FEET TO A POINT ON THE NORTH LINE OF BOOK 293, PAGE 614 OF THE DOUGLAS COUNTY RECORDS; THENCE, N 88° 52' 52" W ALONG SAID NORTH LINE FOR A DISTANCE OF 624.35 FEET TO THE NORTHWEST CORNER OF SAID BOOK 293, PAGE 614; THENCE, S 00° 12' 51" W ALONG THE WEST LINE OF SAID BOOK 293, PAGE 614 FOR A DISTANCE OF 400.77 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE, S 00° 00' 35" W FOR A DISTANCE OF 400.77 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE, S 00° 00' 35" W FOR A DISTANCE OF 270.68 FEET TO THE SOUTHWEST CORNER OF SAID BOOK 293, PAGE 614; FOR A DISTANCE OF 294.83 FEET TO A POINT ON THE WEST LINE OF BOOK 179 AT PAGE 58 OF THE DOUGLAS COUNTY RECORDS; THENCE, S 00° 01' 26" W ALONG THE WEST LINE OF A POINT ON THE WEST LINE OF BOOK 179 AT PAGE 58 OF THE DOUGLAS COUNTY RECORDS; THENCE, S 00° 01' 26" W ALONG THE WEST LINE OF A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE DOUGLAS COUNTY RECORDS, FOR A DISTANCE OF 1056.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE, S 89° 42' 20" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 741.47 FEET; THENCE N 16° 21' 58" W FOR A DISTANCE OF 1810.61 FEET; THENCE N 90° 00' 00" 00" E A DISTANCE OF 958.86 FEET TO THE POINT OF BEGINNING.

TRACT B:
EASEMENT RIGHTS AS DESCRIBED IN THE DECLARATION OF SHARED DRIVEWAY EASEMENT RECORDED APRIL 26, 2021 AT RECEPTION NO. 2021053595.

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 "CREEKSIDE ACRES". 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: JEFF ELLIS			
(OWNER NAME)			
STATE OF			
COUNTY OF) SS)		
ACKNOWLEDGED BEFO	ORE ME THIS DAY OF	A.D., 20 BY	(NAME)
MY COMMISSION EXPIR	RES:		
	NOTARY PUBLIC		

BOARD OF COUNTY COMMISSIONERS

COUNTY, CO, ON THE ____DAY OF ____, 20 ____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS, ARE HEREBY 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.

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

FRANKTOWN E STATE HIGHWAY 86 SITE WILLOW LAKE DR VICINTY MAP

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.

SCALE N.T.S.

- 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 AUGUST 28, 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. ______, WITH AN EFFECTIVE DATE OF . AS PROVIDED BY .
- 6. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 0194F, MAP NUMBER 08035C0194F WITH ON EFFECTIVE DATE OF SEPTEMBER 30, 2005, AND MAP PANEL310F, MAP NUMBER 08035C0310F WITH AN EFFECTIVE DATED OF SEPTEMBER 30, 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 FOOD 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.
- . WORK MAP USES NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CONTOURS WERE ACQUIRED FROM DOUGLAS COUNTY.
- 8. REFINED FLOODPLAIN WAS ANALYZED USING GeoHECRAS FOR THE MODELING TOOL. FLOWS FOR WILLOW CREEK WERE ACQUIRED FROM STREAMSTATS. MANNINGS ROUGHNESS COEFFICIENTS WERE ACQUIRED FROM THE NATION LAND COVER DATABASE.
- 9. THE LOWEST FINISHED FLOOR ELEVATION OF ANY FUTURE BUILDINGS SHALL BE 1' ABOVE THE CLOSEST RIVER STATION WATER SURFACE ELEVATION (WSE).
- 10. THE WATER SUPPLY FOR LOTS 1 AND 2 SHALL BE PROVIDED BY INDIVIDUAL WELLS FROM THE DENVER AQUIFER. WELLS SHALL NOT BE PERMITTED WITHIN THE UPPER OR LOWER DAWSON AQUIFERS.
- 11. ALL DENVER BASIN AQUIFER WATER BENEATH THIS PROPERTY OWNED BY THE SUBDIVIDER IS DEDICATED THROUGH A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO.

PLANNING DIRECTOR, ON B	BEHALF OF TH	E PLANNING COMMI	SSION	DATE	
TITLE VERIFICATION					
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BY:					
NAME:		DATE			
TITLE:					
STATE OF)				
COUNTY OF) SS				
		DAY OF A F) 20 RV		
ACKNOWLEDGED BEFORE N	WE THIS	DATI OIA.L	J., 20 B1	(NAME)	·
MY COMMISSION EXPIRES:					
Commission LM INLS.			_		
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CVIS	SIONS:						
O.	DATE	DESCRIPTION					
1	11/15/2023	COUNTY COMMENTS					
2	12/18/23	REVISE BUILDING ENVELOPE	enc	ompas	S		
3	03/28/24	ADD NOTES 10-11		Providing S			
				1 Toviding 0	Oldfiolis		
			2750 S. WADSWORTH BLVD, SUITE C-202				
			DENVER, COLORADO 80227 303-955-6080				
			WWW.ENCOMPASSSERVICES.COM				
			DDAWN DV MD	DDO IDOT NO CEORO			
				PROJECT NO. 65079 DATE: 10/30/2023	SCALE: NTS		
			FIELD WORK COMPLETE	, ,	SHEET 1 OF 2		

CREEKSIDE ACRES

PART OF SECTION 3 & SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 66 WEST, 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
35.17 ACRES 2 RESIDENTIAL LOTS
SB2023-055

