

## Final Plat Staff Report

**DATE:** NOVEMBER 25, 2024  
**TO:** DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS  
**THROUGH:** DOUGLAS J. DEBORD, COUNTY MANAGER  
**FROM:** TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT *SK for TB*  
**CC:** TREVOR BEDFORD, AICP, SENIOR PLANNER  
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES  
**SUBJECT: CASTLE PINES VILLAGE FILING 14A, 2<sup>ND</sup> AMENDMENT**  
**PROJECT FILE: SB2024-034**

**OWNER:**  
JOHN NIEMI  
CASTLE PINES SUMMIT LLC  
9360 TEDDY LANE, SUITE 201  
LONE TREE, CO 80124

**REPRESENTATIVE:**  
DANIEL MADISON  
MANHARD CONSULTING  
7600 EAST ORCHARD RD, SUITE 150-N  
GREENWOOD VILLAGE, CO 80111

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**BOARD OF COUNTY COMMISSIONERS MEETING: DECEMBER 10, 2024 @ 2:30 PM**

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### **I. EXECUTIVE SUMMARY**

The request is for approval of a final plat application to subdivide Lot 623-A of Castle Pines Village Filing 14-A, 1<sup>st</sup> Amendment into 17 single-family residential lots and associated private roads on 7.95 acres. Water and wastewater services will be provided by the Castle Pines Metro District (CPMD). The subject property is located in Planning Area (PA) R-20 of the Castle Pines Village Planned Development (CPVPD), on the north side of Country Club Drive. The corresponding Subdivision Improvements Agreement – Intergovernmental Agreement (SIA-IGA) is scheduled to be heard by the Board on the same agenda as the final plat.

The proposed final plat is located in the Castle Pines Separated Urban Area as identified in Section 2 of the *2040 Douglas County Comprehensive Master Plan*.

## II. REQUEST

### A. Request

Approval of a final plat consisting of 17 residential lots and associated private roads on 7.95 acres within the CPVPD.

### B. Process

A final plat application is processed pursuant to Article 5 of the *Douglas County Subdivision Resolution (DCSR)*. Article 5 states the intent of the process is “To provide for the review of the final engineering plans, the subdivision improvement agreement, public dedications, and other legal agreements.”

Per Section 504.06 of the *DCSR*, “The Board shall evaluate the final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the final plat. The Board’s action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines.”

### C. Location

The project area is located within the CPVPD, on the northeast corner of the intersection of Country Club Drive and Golden Bear Lane. The attached Vicinity, Zoning, and Aerial Maps highlight site location and existing conditions.

### D. Project Description

This application is to subdivide a 7.95 acre superblock into 17 detached single-family residential lots and one tract within PA R-20 of the CPVPD. Proposed single-family lots range from approximately 11,120 to 23,940 square feet in size. Site access is proposed via a private road connecting to Golden Bear Drive.

A 20-foot drainage easement along the common lot line between Lot 1 and Lot 2 will be dedicated to the CPMD for constructing and repairing drainage and storm water facilities.

General purpose utility easements that will be dedicated to the CPMD include a 15-foot utility easement along lots abutting Country Club Drive, a 15-foot utility and drainage easement along Trinity Peak Point and Golden Bear Lane, and a 20-foot utility easement between Lots 8 and 9.

A 10-foot landscape easement along lots abutting Country Club Drive will be dedicated to the Castle Pines Homes Association (CPHA) for landscape screening.

Additionally, a secondary drainage easement will be granted to Douglas County for backup maintenance in the event that the system owner fails to maintain the subdivision’s drainage improvements.

As referenced in Note 17 on the final plat, the subdivision will be subject to the alternative development standards for clustered residential dwellings as allowed within CPVPD Section IV.A.5. The purpose of the alternative standards is to provide a varied residential development pattern, to provide more interesting neighborhoods, and to allow flexibility for lot clustering and open space preservation. Adjacent Castle Pines Village Filings 41 and 44-A were developed under the alternative development standards, and this final plat is a continuation of that concept. The standards require that 30% of a project area be devoted to open space. This was accomplished with the Castle Pines Village Filing 14-A plat that noted a maximum of 43 units could be developed on Lot 623 using alternative development standards.

<b>Project Details</b>	
<b>Zoning</b>	CPVPD PA R-20
<b>Gross Site Acreage</b>	7.95 acres
<b>Residential Lots</b>	17 single-family lots
<b>Tracts</b>	1 tract
<b>Gross Density</b>	2.14 dwelling units per acre

**III. CONTEXT**

**A. Background**

The CPVPD was approved by Douglas County in 1984. The CPVPD provides for a maximum of 2,792 residential units. The community is nearing its anticipated buildout with approximately 1,900 platted lots. A maximum residential density of two dwelling units per acre is allowed within PA R-20, which contains approximately 27.5 acres and currently has 10 single-family residences. With the addition of 17 units in this preliminary plan, the density of PA R-20 would be 1.02 dwelling units per acre.

In 1995, the Board approved Castle Pines Village Filing 14-A, which included the platting of Lot 623 as a superblock lot. The Board approved Castle Pines Village Filing 14-A, 1<sup>st</sup> Amendment in 2020, which further divided Lot 623 into two superblock lots, Lot 623-A and Lot 623-B, and a tract. The current final plat request is proposed to develop Lot 623-A into 17 detached single-family residential lots.

In September of 2023, the Board reviewed and approved the preliminary plan consisting of 17 residential lots, 1 tract, and associated private roads. During the preliminary plan process, the applicant had proposed a 20-foot-wide drainage tract between Lots 1 and 2 that would be owned and maintained by the CPMD. At the request of CPMD, this has since been revised to a drainage easement of the same size

and location that will be dedicated to CPMD. The final plat layout substantially conforms to the approved preliminary plan.

**B. Adjacent Land Uses and Zoning**

The site is located in a single-family residential area of the CPVPD.

Direction	Zoning	Land Use
North	Castle Pines Village PD	Residential Castle Pines Village Filing 44-A
South	Castle Pines Village PD	CPMD and CPHA Tracts Castle Pines Village Filing 14-A
East	Castle Pines Village PD	Residential Castle Pines Village Filing 41
West	Castle Pines Village PD	Residential Castle Pines Village Filing 14-A

**IV. PHYSICAL SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

The site is bounded on the south by a CPMD tract, to the west by Country Club Drive, to the east by Golden Bear Lane, and to the north by Castle Pines Village Filing 44-A. The site has minimal vegetation and slopes downward to the east.

**B. Access**

Access for all lots is proposed off of a private road, Trinity Peak Point, that will connect to Golden Bear Lane to the east. The road is owned by the Castle Pines Homes Association and maintained by CPMD. A Traffic Memo for the project has been reviewed and accepted by Public Works Engineering (Engineering).

**C. Soils and Geology**

Colorado Geological Survey (CGS) reviewed the request and noted concerns that groundwater levels may be shallower than previously measured. In the 2016 report provided by the applicant, groundwater was observed at depths of 5.5 to 23.5 feet. The applicant provided updated water level observations in areas of concern. CGS has reviewed the updated information and confirmed that their comments and concerns have been addressed. Plat note 10 requires lot specific geotechnical data prior to issuance of building permits. Further mitigation measures could be required at the time of building permit as a result of this data.

**D. Drainage and Erosion**

Engineering has reviewed the Phase III Drainage Report and found it to be acceptable. The project will use an existing off-site detention pond north of the subject property on Tract A of Castle Pines Village 44-A, 1<sup>st</sup> Amendment and an existing detention pond east of the subject property on Tract A of Castle Pines Village Filing 41. On site



drainage improvements will be owned and maintained by CPMD with secondary easements dedicated to Douglas County. Specific improvements are identified in the SIA-IGA which will be heard by the Board concurrent with the final plat on December 10 meeting agenda.

**E. Floodplain**

No mapped 100-year floodplain is present on the site.

**F. Wildlife**

The CMP Wildlife Resources map shows the site as moderate habitat value for wildlife. The site is not located within an overland connection, wildlife movement corridor, or wildlife crossing area. The applicant provided a Biological Resources Review by Atwell, which states that there is no suitable habitat for threatened or endangered species in the project area and that the project would likely have no impact on federally listed species potentially present in Douglas County.

A wildlife report prepared for the CPVPD in 1996 (Preservation of Major Wildlife Use and Movement Patterns, Castle Pines Village and Castle Pines North) does not include any notable wildlife planning recommendations for this area and indicates that wildlife use is light because of generally sparse cover. The greatest areas of wildlife movement within proximity of the site are COS-6, which is north of the site in Filings 30 and 44-A, and COS-7, which is east of the site in Filing No. 41.

Colorado Parks and Wildlife (CPW) reiterated comments from its review of the preliminary plan application. CPW indicated that the main impacts of the project to wildlife are the loss and fragmentation of habitat, which can be mitigated with contiguous open space. CPW provided recommendations in the event raptors, prairie dogs, and burrowing owls are found on site, along with recommendations for educating future residents about wildlife.

**G. Historic Preservation**

Douglas County Historic Preservation reviewed the cultural resource review by Atwell at the time of preliminary plan and requests that any recommendations in that review are followed if any resources are found. Information is also provided with recommendations for resource evaluation and documentation in the event any are discovered. As noted in proposed condition #3, the applicant shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources during construction activity, and shall immediately notify Douglas County and complete appropriate Colorado Office of Archaeology and Historic Preservation data management forms in the event of such discovery.

## **V. PROVISION OF SERVICES**

### **A. Schools**

The Douglas County School District (DCSD) responded with no comment as no cash-in-lieu or school land dedication is required for this project due to the previous dedication of land for a school site.

### **B. Fire Protection**

South Metro Fire Rescue (SMFR) provides fire and emergency services for the subdivision. SMFR reviewed the application and provided comments regarding roadway widths. The applicant has addressed the comments and SMFR has no further objection.

### **C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. Responses were not received from the DCSO and E911. The Office of Emergency Management responded with no concerns.

### **D. Water**

CPMD will provide water services to the development. A water commitment letter and other documentation was provided by the CPMD for this final plat. The Colorado Division of Water Resources (CDWR) reviewed the application and stated the proposed water supply is adequate and can be provided without causing injury to decreed water rights. The County's water consultant, Lytle Water Solutions (LWS), reviewed the preliminary plan application and stated that there is sufficient water to serve the uses proposed in this application.

### **E. Sanitation**

The site is served by the CPMD, which has confirmed its willingness and ability to serve the proposed subdivision. The Douglas County Health Department (DCHD) reviewed the preliminary plan application and provided a favorable recommendation regarding the proposed method of sewage disposal.

### **F. Utilities**

Area utility service providers were provided a referral on this application. AT&T reviewed the request and there should be no conflicts with AT&T facilities. Xcel Energy provided information noting existing natural gas facilities along County Club Drive. CORE Electric Cooperative (CORE) reviewed the request and responded with no comment. Centurylink responded with comments requesting that they are contacted if conflicts with their facilities arise. No other utility provider issued comments on the application.

**G. Dedications**

The following dedications are accomplished with this final plat:

<b>Dedicated Element</b>	<b>Purpose, Ownership and Maintenance</b>
<b>Roads</b>	<ul style="list-style-type: none"><li>• The private roadway tract will be owned by the CPHA and maintained by the CPMD for roadway right-of-way, utilities, and drainage purposes.</li></ul>
<b>Utility Easements</b>	<ul style="list-style-type: none"><li>• Dedicated to the CPMD for utility improvements.</li></ul>
<b>Drainage Easements</b>	<ul style="list-style-type: none"><li>• Dedicated to the CPMD for drainage improvements.</li></ul>
<b>Secondary Drainage Easements</b>	<ul style="list-style-type: none"><li>• Secondary drainage easement dedicated to Douglas County for access to drainage facilities in the event that the system owner fails to maintain the improvements.</li></ul>
<b>Landscape Easement</b>	<ul style="list-style-type: none"><li>• Dedicated to the CPHA to serve as a buffer between Country Club Drive and single family lots.</li></ul>

**H. Parks, Trails, and Open Space**

All parks dedication requirements have been fulfilled in Castle Pines Village, and no additional park land dedication is required.

**I. Subdivision Improvements**

The intent of the County’s final plat process is “to provide for the review of the final engineering plans, the subdivision improvements agreement, public dedications, and other legal agreements.” Per the *DCSR* and the *Douglas County Roadway Design and Construction Standards*, specific engineering reports, studies, and construction plans are required to be submitted with a final plat application and finally accepted by Engineering prior to plat approval. Further, Colorado Revised Statute 30-28-133 (5) provides that:

No subdivision shall be approved under Section 30-28-110(3) and (4) until such data, surveys, analyses, studies, plans, and designs as may be required by this section and by the county planning commission or the board of county commissioners have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the county contained in its subdivision regulations.

Cost estimates for the public and private improvements are generated from the construction plans and incorporated into the SIA-IGA for the plat. Required improvements for Castle Pines Village Filing 14-A, 2<sup>nd</sup> Amendment include internal subdivision roads, subdivision drainage facilities, and water and sanitary sewer improvements.

## VI. PUBLIC NOTICE AND INPUT

Courtesy notifications of an application in process were mailed to all abutting landowners. No public comment has been received at the writing of this staff report. All referral agency comments are outlined in the Referral Agency Response Report and the Referral Response Letters attached to this staff report.

## VII. STAFF ANALYSIS

Per Article 503 of the DCSR, a final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

### **Section 503.01: Conforms with the goals, objectives, and policies of the Master Plan.**

*Staff Comment: The CMP states that while approval criteria for land use applications require a finding of compliance with the CMP, "...the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values, and that implementation can only be achieved through the balancing of community values during the review process.*

*The property is located within the Castle Pines Separated Urban Area (SUA) as identified in Section 2 of the CMP. Objective 2-1A of the CMP calls for urban development to be directed to designated urban areas and prioritizes the buildout of developing urban areas such as the Castle Pines SUA. Policy 2-15C.1 calls for development that complements and enhances the existing pattern of development in adjoining neighborhoods. This final plat is designed with similar lot sizes to complement Castle Pines Village Filing 44-A directly to the east. Policy 2-15C.6 calls for tree plantings along lots adjoining roadway viewshed corridors. The 10-foot landscape easement that will be dedicated to the CPHA will allow for such plantings along County Club Drive.*

### **Section 503.02: Addresses the design elements established in Article 4, Section 404.**

*Staff Comment: The proposed subdivision is in conformance with the design elements. Proposed lot sizes allow for setbacks that conform to the alternative development standards of the CPVPD. The proposed design allows for adequate resident and guest parking. The site has no Class 3 geologic hazards, yet more in depth analysis of groundwater levels will be necessary at final plat. Individual building analysis will occur at building permit to assure proper construction methods are utilized per the recommendations of the applicant's geotechnical investigation. Subdivision wide drainage and grading concepts have been reviewed and accepted by Douglas County Engineering on a preliminary basis. The applicant will take care to protect archaeological and historical resources if uncovered during construction. Vehicular, pedestrian, and bicycle access is provided through inclusion of internal connections to the network of streets as well as connection to community trails located on the south side of Country Club Drive.*

**Section 503.03: 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. Conformance with the water supply approval standards was evaluated at the time of preliminary plan and approved by the Board in May of 2024.

**Section 503.04: Provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems comply with State and local laws and regulations.**

*Staff Comment:* Sanitation service will be provided by the Castle Pines Metro District. Douglas County Health Department provided a favorable recommendation regarding the proposed sanitary service at the time of preliminary plan.

**Section 503.05: 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:* At the time of preliminary plan, CGS noted concerns regarding groundwater levels. The applicant provided a geotechnical study along with updated groundwater levels in areas of concern. CGS has reviewed this information and has no further comments or concerns.

**Section 503.06: Provides adequate drainage improvements.**

*Staff Comment:* Engineering has reviewed and approved the Phase III Drainage Report and plans.

**Section 503.07: Provides adequate transportation improvements.**

*Staff Comment:* Engineering has reviewed and accepted the traffic memo provided with the final plat. The lots will be accessed via a private road, Trinity Peak Point, which connects to Golden Bear Lane.

**Section 503.08: Protects significant cultural, archaeological, natural and historical resources and unique landforms.**

*Staff Comment:* No unique landforms are located within the subject property. 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.

**Section 503.09: Has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.**

*Staff Comment:* The proposed subdivision will be served by South Metro Fire, the Douglas County Sheriff's Office, the Douglas County School District, Xcel Energy, Comcast, and

*CenturyLink. Roads are private and are to be owned by CPHA and maintained by CPMD. Public Works Engineering has reviewed and approved construction plans for the subdivision. The SIA-IGA will be reviewed and approved prior to the Board meeting on November 19.*

## **VIII. STAFF ASSESSMENT**

Staff has evaluated the final plat request in accordance with Article 5 of the DCSR. Engineering indicates that the engineering reports, studies, and plans required for the final plat have been reviewed and approved with only approval of the SIA/IGA outstanding. The SIA-IGA will be considered by the Board concurrent with the final plat on December 10.

Should the Board find that the approval standards for the final plat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to final action on the final plat, the Board shall approve the corresponding SIA-IGA.
2. During construction activity within the development, the applicant, its successors and assigns shall conduct a burrowing owl study if any earth moving will take place between March 15 and October 31.
3. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County and complete appropriate Colorado Office of Archaeology and Historic Preservation data management forms in the event of such discovery.
4. Colorado Parks and Wildlife literature shall be made available to both prospective homeowners and homebuyers regarding the existence of wildlife in the area and how to minimize conflicts.
5. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
6. All commitments and promises made by the applicant or the applicant's representative during the public meeting 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.

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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.

<b>OFFICE USE ONLY</b>		PROJECT FILE #:
PROJECT NAME: _____	_____	
PROJECT TYPE: <u>Single Family Residential</u>	PLANNING FEES: _____	
MARKETING NAME: _____	ENGINEERING FEES: _____	
SITE ADDRESS: <u>Northwest Corner of Country Club Drive and Golden Bear Lane.</u>	TOTAL FEES: _____	
OWNER(S):	RELATED PROJECTS: _____	
Name(s): <u>John Niemi with Castle Pines Summit LLC</u>	_____	
Address: <u>9360 Teddy Lane, Suite 201, Lone Tree, CO 80124</u>	_____	
Phone: <u>303-790-9555</u>	_____	
Email: <u>john@theaidangroup.com</u>	_____	
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	_____	
Name: <u>Daniel Madison with Manhard Consulting</u>	_____	
Address: <u>7600 East Orchard Road, Suite 150-N Greenwood Village, CO 80111</u>	_____	
Phone: <u>303-708-0500</u>	_____	
Email: <u>Dmadison@manhard.com</u>	_____	

**LEGAL DESCRIPTION:**

Subdivision Name: Castle Pines Village  
 Filing #: 14-A Lot #: 623-A Block #: N/A Section #: 16 Township: 7 South Range: 67 West

STATE PARCEL NUMBER(S): 2351-162-10-002

**ZONING:**

Present Zoning: Planned Development Proposed Zoning: Planned Development Gross Acreage: 7.947  
 Gross Site Density (DU per AC): 2.13 # of Lots or Units Proposed: 17

**SERVICE PROVIDERS:**

Fire District: South Metro Fire Rescue District Metro District: Castle Pines Metro Dist. Gas: Xcel Energy  
 Water: Castle Pines Metro Dist. Sewer: Castle Pines Metro Dist. Electric: CORE  
 Roads:  Public  Private (please explain): Trinity Peak Court (Private Road owned by Castle Pines HOA)

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

05-24-2024  
Date



## PREBLE'S MEADOW JUMPING MOUSE

### What is the Prebles' meadow jumping mouse?

The Preble's meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's meadow jumping mouse or its habitat.

### Where does the mouse live?

The Preble's meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the main stream reaches, of East and West Plum Creek. However, **any** stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act.

The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

### What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;

**ANY APPROVAL GIVEN BY DOUGLAS COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.**

2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
3. The application or discharge of agrichemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

### How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's meadow jumping mouse or its habitat should be directed to:

Liisa Niva  
Fish and Wildlife Biologist  
Ecological Services  
Colorado Field Office  
P.O.Box 25486, DFC (MS 65412)  
Denver, CO 80225-0486  
303-236-4773

### Where to find more information on the Preble's meadow jumping mouse.

More information can be found at the US Fish and Wildlife Service website at:

<https://ecos.fws.gov/ecp/species/4090>

May 24, 2024  
Douglas County  
Department of Community Development  
Planning Services Division  
100 Third Street  
Castle Rock, CO 80104

**Re: Castle Pines Village Filing 14-A, 2<sup>nd</sup> Amendment  
A replat of Lot 623 A of Filing No. 14-A, 1<sup>st</sup> Amendment – Project Narrative**

The applicant, Castle Pines Summit, LLC, is submitting this Final Plat – Single-Family Residential application for 7.947 acres of land located in the Castle Pines Village Planned Development for review and approval by Douglas County. This plan proposes to replat the entirety of the existing superblock lot, Lot 623-A, of Castle Pines Village Filing 14-A, 1<sup>st</sup> Amendment, as recorded at reception number 2021015240 into 17 single-family residential lots. One tract, Tract A, is also proposed and will include drainage infrastructure and open space to serve the proposed development. The subject property is located within Planning Area R-20 of the Castle Pines Village Planned Development and allows for two dwelling units per acre. With the additional 17 dwellings from Filing 14-A, 2<sup>nd</sup> Amendment, Planning Area R-20 will now have approximately 27 dwellings spread over 27.5 acres, equivalent to 1.0 d.u./acre.

The development lies within the northern portion of Castle Pines Village within the northeast quarter and northwest quarter of Section 16, Township 7 South, Range 67 West of the 6th Principal Meridian. To the northwest, the property is bounded by the Castle Pines Village Filing 44A-1<sup>st</sup> Amendment, Lot 623B-1 as recorded at Reception Number 2022034697. Tract A of Castle Pines Village Filing 44A-1<sup>st</sup> Amendment as recorded at Reception Number 2022034697 borders the site to the northeast. To the west, the property is bound by Country Club Drive. The south side of the property is bound by the open space tract, Tract A, of Castle Pines Village Filing 14A, 1<sup>st</sup> Amendment as recorded at Reception Number 2021015240. To the east the property is bound by Golden Bear Lane.

One proposed cul-de-sac of approximately 650 feet in length, together with the necessary water and sanitary sewer infrastructure required to serve the proposed lots will be designed and constructed in accordance with Castle Pines Metropolitan District standards. A Phase II drainage report has been submitted with this application which references the two existing extended detention basins as well as both existing and proposed storm sewer infrastructure serving this project in accordance with Douglas County and Mile High Flood Control District standards. No floodplains are designated on the subject property and all lots lie within Zone X as shown on the attached FEMA Flood Insurance Rate Map, Map Number 08035C0160G, with an effective date of September 4, 2020.

All Douglas County School District dedication requirements have been fulfilled with the dedication of a parcel of land in the neighboring Castle Pines Town Center located within the City of Castle Pines and no further school dedications or cash-in-lieu payments are required. All parks dedication requirements were fulfilled during the initial stages of Castle Pines Village with the dedication of land along East Plum Creek and no further parks dedications are required.

As noted on the Castle Pines Village Filing 14-A recorded plat (Reception No. 9632318), Lot 623 will be developed using alternative development standards. Per these standards, 30% of the overall Filing 14-A area must be dedicated open space. This would require that there be approximately 2.37 acres for the approximate 7.9 acres of Filing 14-A, 2<sup>nd</sup> Amendment. The overall Filing 14-A (Reception No. 9632318) has approximately 11.96 acres of dedicated open space, satisfying the 30% requirement for Filing 14-A, 2<sup>nd</sup> Amendment.

Potable water and sanitary sewer service will be provided by the Castle Pines Metropolitan District. Electrical service will be provided by Core Electric Cooperative and natural gas service will be provided by Xcel Energy. Telephone and telecommunication services will be provided by Lumen Technologies and Comcast. All necessary utilities required to serve the subject property currently exist along the property frontage or within the subject property.

If you have any questions, please feel free to call me at 303-708-0500.

Sincerely,  
**Manhard Consulting**



Daniel Madison, P.E.

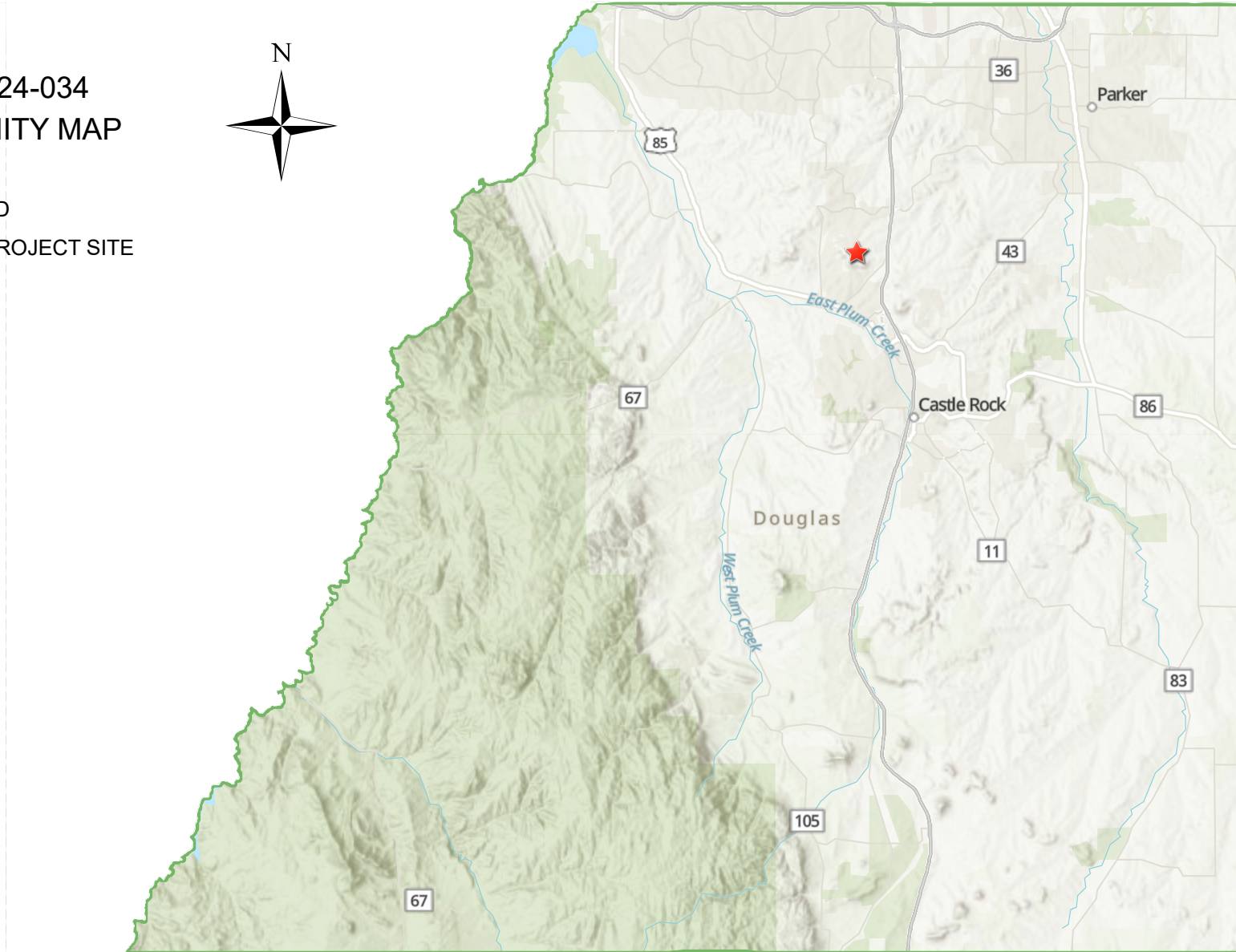
# Castle Pines Village Filing 14-A, 2nd Amendment

SB2024-034  
VICINITY MAP



LEGEND

 PROJECT SITE



County of Douglas, CO, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, NASA, NGA, USGS






# Castle Pines Village Filing 14-A, 2nd Amendment

SB2024-034  
Zoning Map



## LEGEND

-  PROJECT SITE
-  Parcels - PARCELS
-  PD - PLANNED DEVELOPMENT







# Castle Pines Village Filing 14-A, 2nd Amendment

SB2024-034  
Aerial Map



### LEGEND

-  PROJECT SITE
-  Parcels - PARCELS





# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

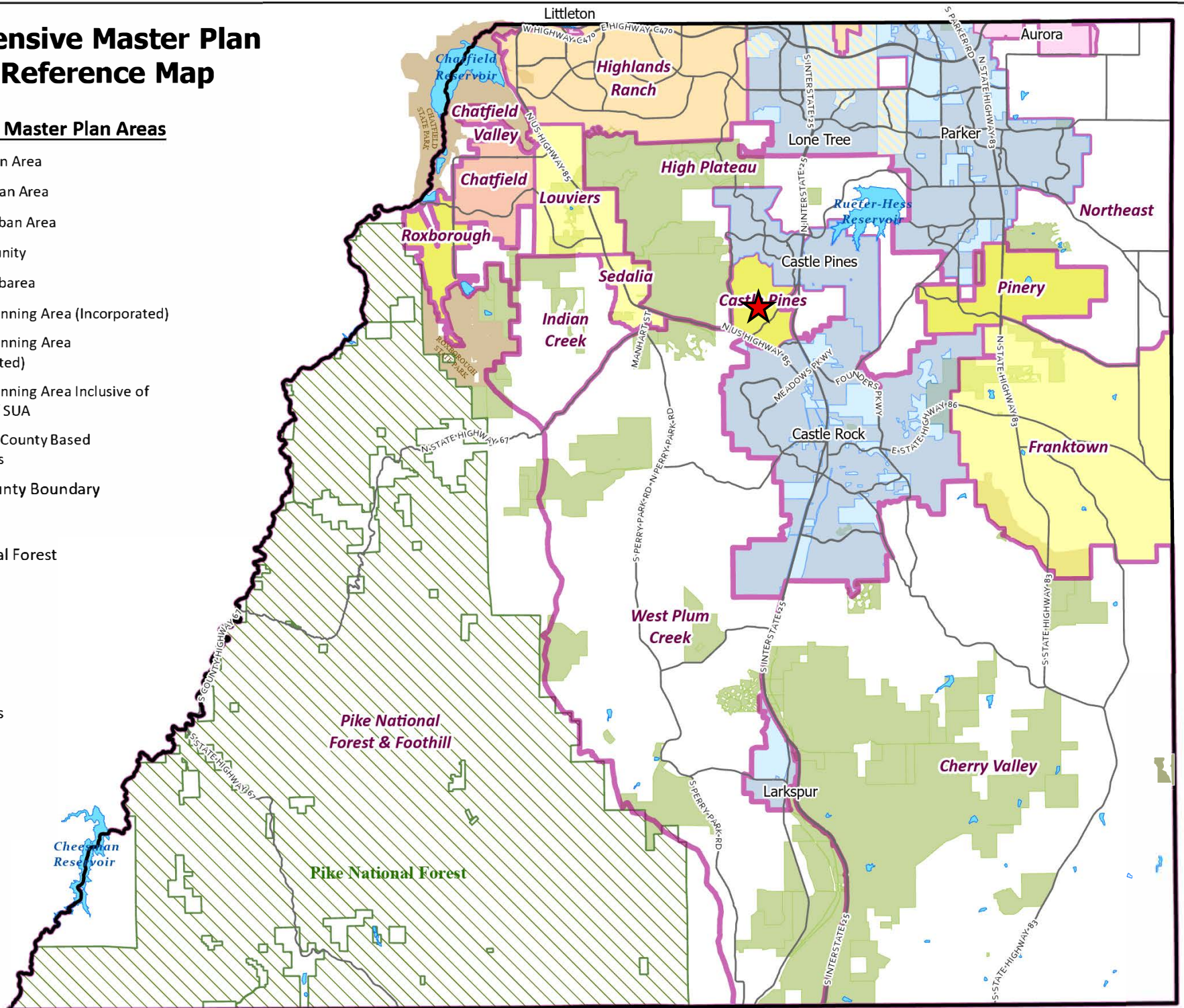
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



**Referral Agency Response Report****Project Name:** Castle Pines Village Filing 14A, 2nd Amendment**Project File #:** SB2024-034**Date Sent:** 06/28/2024**Date Due:** 07/29/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	07/11/2024	Received: The proposed street name, TRINITY PEAK POINT, is approved and reserved for this development. Please coordinate an addressing plan with Linda Matthews with Castle Pines Village and submit that to DCAddressing@douglas.us. Contact 303.660.7411 with any questions.	Applicant provided addressing plan
Assessor	07/09/2024	Received: The acceptance certificate owner name of Castle Pines Summit LLC does not match the name stated in the notes and plat table as the Castle Pines Homes Association. If the plat is going to be used to Dedicate Ownership of the private roadways to The Castle Pines Homes Association as show in the plat table? The Private Roadways would also need to be mentioned in the Notes or Dedication and acceptance certificate.	Applicant clarified certificates
AT&T Long Distance - ROW	07/02/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Country Club Dr Castle Pines, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.	No response necessary
Black Hills Energy		No Response Received:	No response necessary
Building Services	07/05/2024	No Comment:	No response necessary
Castle Pines Homes Association		No Response Received:	No response necessary
Castle Pines Village Metro District		No Response Received:	No response necessary



**Referral Agency Response Report**

**Project Name:** Castle Pines Village Filing 14A, 2nd Amendment

**Project File #:** SB2024-034

**Date Sent:** 06/28/2024

**Date Due:** 07/29/2024

Agency	Date Received	Agency Response	Response Resolution
CenturyLink	07/03/2024	<p>Received:                      Our engineer has reviewed this plat and their comments are: "If there are any conflicts with our facilities that arise, please contact us and we will look into it." If you require signatures or have any further questions, please contact the engineer directly at Ben.Hoselton@lumen.com.</p>	Information acknowledged by applicant.
Cherry Creek Basin Water Quality Authority	07/09/2024	<p>Received:                      The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2024-034, Castle Pines Village Filing 14A, 2nd Amendment 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@ccbwqa.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.</p>	Information acknowledged by applicant.
City of Castle Pines	07/01/2024	No Comment:	No response necessary

**Referral Agency Response Report**

**Project Name:** Castle Pines Village Filing 14A, 2nd Amendment

**Project File #:** SB2024-034

**Date Sent:** 06/28/2024

**Date Due:** 07/29/2024

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	07/02/2024	Received: The referral for SB2024-034, Castle Pines Village Filing No. 14-A, 2nd Amendment was reviewed by our office in a letter dated January 18, 2024 under SB2023-033. No changes were identified in this final plan referral other than the case number, therefore our previous comments from January 18, 2024 letter still apply. A copy of the previous comment letter is attached. Please contact me at this office if you have any questions. See attached letter	No response necessary
Colorado Geological Survey	07/25/2024	Received: See attached letter. Summary: Additional groundwater level information is required	Applicant provided updated groundwater levels in areas of concern. Colorado Geological Survey has no further concerns.
Colorado Parks and Wildlife (Northcentral DC - Dist 541)	07/09/2024	Received: Thank you for including Colorado Parks and Wildlife in the referral request process for the development proposal in Castle Pines listed above. I have reviewed the documents and referral request, and I wanted to inform you that CPW has no concerns with this project as it pertains to any wildlife issues. A previous comment letter for Project SB2023-033 dated January 29, 2024 addresses this project at an earlier date and will still serve as the comment of record. If you have any further questions or need more information, do not hesitate to let me know. Thank you for your time.	No response necessary.
Comcast		No Response Received:	No response necessary.
CORE Electric Cooperative	07/29/2024	No Comment:	No response necessary.
Douglas County Conservation District		No Response Received:	No response necessary.
Douglas County Health Department	07/26/2024	Received: No comment	No response necessary.

**Referral Agency Response Report****Project Name:** Castle Pines Village Filing 14A, 2nd Amendment**Project File #:** SB2024-034**Date Sent:** 06/28/2024**Date Due:** 07/29/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Douglas County Parks and Trails	07/29/2024	Received: Park dedication standards have been previously met.	No response necessary.
Douglas County School District RE 1	07/16/2024	Received: , school land dedication requirements have already been met and DCSD has no comment on this proposal	No response necessary.
Engineering Services	07/29/2024	Received: See attached letter Summary: The project will require a Subdivision Improvement Agreement- Intergovernmental Agreement (SIA-IGA). Requested detail modifications to Construction Plans. Requested Import/Export form with GESC plans	Applicant made necessary revisions to plans. SIA-IGA will be completed and approved prior to the Board hearing.
Mile High Flood District	07/09/2024	No Comment:	No response necessary.
Office of Emergency Management	06/30/2024	Received: OEM has no concerns with this project.	No response necessary.
Rural Water Authority of Douglas County		No Response Received:	No response necessary.
Sheriff's Office		No Response Received:	No response necessary.
Sheriff's Office E911		No Response Received:	No response necessary.

**Referral Agency Response Report**

**Project Name:** Castle Pines Village Filing 14A, 2nd Amendment

**Project File #:** SB2024-034

**Date Sent:** 06/28/2024

**Date Due:** 07/29/2024

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	07/09/2024	<p>Received: South Metro Fire Rescue (SMFR) has reviewed the provided document. Revisions are expected prior to approval of the Final Plat.</p> <p>COMMENTS:</p> <ol style="list-style-type: none"> <li>The roadway width and cul-de-sac diameter does not appear to comply with the adopted Douglas County Roadway Design and Construction Standards indicated on sheet 2 of 17 as the basis of design. Indicated Cul-de-sac radii does not meet fire apparatus access requirements.</li> <li>Hydrant locations indicated on the water plans will not be accepted and will require revisions for acceptable hydrant placement.</li> </ol> <p>Updated Comments Received 10/16/2024: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Final Plat.</p> <p>Water plans for hydrant placement are not approved under this letter and require separate submittal. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.</p>	<p>Applicant resolved the concerns with South Metro. Information acknowledged by applicant regarding future permitting requirements.</p>
Town of Castle Rock	07/02/2024	No Comment:	No response necessary
Wildfire Mitigation		No Response Received:	No response necessary

**Referral Agency Response Report**

**Project Name:** Castle Pines Village Filing 14A, 2nd Amendment

**Project File #:** SB2024-034

**Date Sent:** 06/28/2024

**Date Due:** 07/29/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Xcel Energy-Right of Way & Permits	07/22/2024	<p>Received: Public Service Company of Colorado's (PSCo) Right of Way &amp; Permits Referral Desk has reviewed the documents for Castle Pines Village Filing No. 14-A, 2nd Amendment. Please be aware PSCo owns and operates existing natural gas distribution facilities along County Club Drive and Golden Bear Lane. The property owner/developer/contractor must complete the application process for any new natural gas distribution facilities via <a href="http://xcelenergy.com/InstallAndConnect">xcelenergy.com/InstallAndConnect</a>. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document be sure to ask the Designer to contact a Right-of-Way &amp; Permits Agent in this event. 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.</p>	Information acknowledged by applicant.

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Matthew L. Morgan  
State Geologist and  
Director

July 25, 2024

Trevor Bedford  
Planning Services  
Douglas County Community Development  
100 Third Street  
Castle Rock, CO 80104

**Location:**  
NE¼ NW¼ Section 16,  
T7S, R67W of the 6<sup>th</sup> P.M.  
39.4484, -104.8959

**Subject:** **Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment**  
**File Number SB2023-033; Douglas County, CO; CGS Unique No. DU-24-0014**

Dear Trevor:

Colorado Geological Survey has reviewed the Castle Pines Village Filing No. 14-A Preliminary Plan resubmittal, specifically, CTL Thompson's Response to Colorado Geologic Survey Comments (June 5, 2024).

**CTL Response:** ...*We drilled five exploratory borings within the subject area – TH-20 and TH-22 through TH-26. None of these borings found groundwater, but they did encounter cemented sandstone at depths of about 1 to 12 feet below existing grades, or about 0 to 13 feet below planned overlot grades. Assuming basement depths of about 7 feet below overlot grades, this implies basements could be excavated into the cemented sandstone at TH-25, or potentially for Lots 12-16, and therefore could potentially have groundwater-related issues. All other lots are not likely to have basement excavations which penetrate the cemented sandstone unless deep basements are used (i.e., deeper than 8 feet below overlot grade).*

*As stated previously, none of the five borings within the subject area encountered groundwater. We do not expect that groundwater conditions have changed since our 2019 investigation, although the borings were installed in 2016...*

**CGS Additional Comments:** Our review of CTL's February 13, 2019 report contradicts CTL's response. Pages 2, 7, and Fig. 5 of CTL's report show groundwater within Filing 14-A in TH-22 and TH-24 through TH-26 at depths from 5.5 to 23.5 feet. CGS is concerned with shallow groundwater conditions within the eastern portion (Lots 1 and 17 of the preliminary plan) of Filing No. 14-A. CGS's previous recommendations to obtain updated water level observations and analysis of proposed surface grades and basement floor elevations (BFEs) relative to the updated water levels are still valid. This information is needed to verify that full-depth basements are feasible and for use in the subsurface drainage design.

The other comments in our February 1, 2024 letter (attached) remain valid.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email [acrandall@mines.edu](mailto:acrandall@mines.edu).

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall".

Amy Crandall, P.E.  
Engineering Geologist

DU-24-0014\_2 Castle Pines Village Filing No. 14-A 2nd Amendment  
9:47 AM, 07/25/2024

Appendix A: CGS's February 1, 2024 Letter

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Matthew L. Morgan  
State Geologist and  
Director

February 1, 2024

Trevor Bedford  
Planning Services  
Douglas County Community Development  
100 Third Street  
Castle Rock, CO 80104

**Location:**  
NE¼ NW¼ Section 16,  
T7S, R67W of the 6<sup>th</sup> P.M.  
39.4484, -104.8959

**Subject: Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment**  
**File Number SB2023-033; Douglas County, CO; CGS Unique No. DU-24-0014**

Dear Trevor:

Colorado Geological Survey has reviewed the Castle Pines Village Filing No. 14-A Preliminary Plan referral for 17 single-family residential lots within Planning Area R-20 of Castle Pines Village, located northwest of the intersection of Country Club Drive and Golden Bear Lane.

The available referral documents include a Geologic and Preliminary Geotechnical Investigation, Castle Pines Village Preliminary Plans No. 41 and 44, Northwest of Country Club Drive and Cliffgate Lane (CTL/Thompson Project No. DN48,342.001-115-R1, February 13, 2019). CGS reviewed this report on March 15, 2019, October 21, 2020, and December 1, 2021 as part of the Castle Pines Village Preliminary Plan No. 41 and Castle Pine Village Filing No. 44A referral requests. CGS offers the following comments and recommendations.

**Shallow groundwater and basement feasibility.** Groundwater was observed at depths of 5.5 to 23.5 feet in July/August of 2016 within Filing No. 14-A. We agree with CTL on page 10, “groundwater is likely perched on or near the surface of cemented sandstone.” Grading information was not provided in the referral documents. CGS is concerned that groundwater levels may be even shallower than was previously measured in 2016. It would be prudent for the county to require updated water level observations and analysis of proposed surface grades and basement floor elevations (BFEs) relative to the updated water levels. This information is needed to verify that full-depth basements are feasible and for use in design of the subsurface drainage.

In their 2019 report (page 14), CTL states that “an underdrain system is planned below all of the proposed sanitary sewer mains throughout the development.” CTL also recommends installing positive cutoff (concrete) walls, and that “underdrain services should be installed deep enough so that the lowest point or the sump pit of the basement foundation drain can be connected to the underdrain service as a gravity outlet.” Interceptor drains were also planned along the perimeter of the western and southern borders of Preliminary Plan No. 41. It is unclear what is planned within Filing No. 14-A. An underdrain system should only be allowed if it discharges to a gravity outfall. Individual foundation perimeter drains discharging to the underdrain system, if allowed, or to an interior pumped sump will still be necessary on all lots.

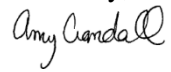
CTL's recommendations regarding expansive soils and bedrock, difficult excavation conditions, subgrade preparation, foundation, floor system and pavement design are valid but *preliminary*. CTL's page 19 recommendations for additional consultation, observation, testing, investigation, analysis, and design are valid and should be strictly adhered to.



Trevor Bedford  
February 1, 2024  
Page 2 of 2

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email [acrandall@mines.edu](mailto:acrandall@mines.edu).

Sincerely,



Amy Crandall, P.E.  
Engineering Geologist

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Matthew L. Morgan  
State Geologist and  
Director

October 10, 2024

Trevor Bedford  
Planning Services  
Douglas County Community Development  
100 Third Street  
Castle Rock, CO 80104

**Location:**  
NE¼ NW¼ Section 16,  
T7S, R67W of the 6<sup>th</sup> P.M.  
39.4484, -104.8959

**Subject: Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment**  
**File Number SB2023-033; Douglas County, CO; CGS Unique No. DU-24-0014**

Dear Trevor:

Colorado Geological Survey has reviewed CTL Thompson's Geotechnical Consultation, Response to CGS Comments (September 27, 2024). In our June 25, 2024 letter, CGS recommended that updated water level observations and analysis of proposed surface grades and basement floor elevations (BFEs) relative to the updated water levels be performed to verify that full-depth basements are feasible and for use in the subsurface drainage design.

CTL's additional exploration program, which consists of four borings with a PVC pipe installed for groundwater level measurements, addresses our previous comments. **We have no further comments or objection to Filing No. 14-A.** CGS recommends that groundwater be monitored through fall/winter/spring as groundwater levels fluctuate with the seasons.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email [acrandall@mines.edu](mailto:acrandall@mines.edu).

Sincerely,

A handwritten signature in black ink that reads "Amy Crandall". The signature is written in a cursive style.

Amy Crandall, P.E.  
Engineering Geologist

Appendix A: CGS's February 1, 2024 Letter

## REFERRAL RESPONSE REQUEST – PRELIMINARY PLAN

Date sent: June 28, 2024

Comments due by: July 29, 2024

<b>Project Name:</b>	Castle Pines Village Filing No. 14-A, 2 <sup>nd</sup> Amendment
<b>Project File #:</b>	SB2024-034
<b>Project Summary:</b>	Applicant is requesting a Final Plat for subdivision of 17 single-family residential lots within Planning Area R-20 of Castle Pines Village. The proposal is located northwest of the intersection of Country Club Drive and Golden Bear Lane.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:  _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> <u>ENGINEERING</u>	<b>Phone #:</b> <u>4318</u>
<b>Your Name:</b> <u>AL PETERSON</u> <i>(please print)</i>	<b>Your Signature:</b> <u><i>Al Peterson</i></u>
	<b>Date:</b> <u>7/29/2024</u>

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,

Trevor Bedford, Senior Planner

*Enclosure*



July 29, 2024

DV 24-273

Daniel Madison, P.E.  
Manhard Consulting  
7600 E. Orchard Road, Ste.150-N  
Greenwood Village, CO. 80111

**RE: Castle Pines Village Filing 14-A, 2nd Amendment**

Dear Daniel,

Engineering has reviewed the Plat and supporting Construction Documents for the above referenced project and the following items have been noted:

Plat

1. This project will require a Subdivision Improvement Agreement/ Intergovernmental Agreement (SIA-IGA). This agreement is to provide for the completion of the improvements proposed by all construction plans and supporting documents for this 2<sup>nd</sup> Amendment. This SIA/IGA document will need to contain the appropriate Exhibits A and B.

Construction Plans

2. Please provide a signature block for the Engineer of Record on the Cover sheet of these Construction Plans.
3. Please define that the R1-1 Stop Sign shall have dimensions of 36" by 36".
4. Please add the appropriate signage that defines "No Parking" until the wider road section has been reached.
5. Please add the County's Signage and Striping Standard Detail sheets to this plan set.

GESC Plans

6. Please provide an Import/Export Form for the 2870 CY of Import material.

Daniel Madison, P.E.  
July 29, 2024  
Page 2 of 2

Engineering cannot support the approval of this Plat and Construction Plans until these issues have been addressed. With the next submittal, please enclose a written response to these comments. Should you have any questions regarding these comments, I can be reached at 303-660-7490.

Respectfully,



Al Peterson  
Senior Development Review Engineer

C: Brad Jackson, P.E., Development Review Supervisor  
Trevor Bedford, Douglas County Community Development  
DV File





Department of Public Works-Engineering

# IMPORT/EXPORT SITE REVIEW

Not to Exceed \_\_\_\_\_ cubic yards

**INTERNAL USE ONLY:**

IMPORT SITE FILE # \_\_\_\_\_

EXPORT SITE FILE # \_\_\_\_\_

STOP WORK ORDER? YES; NO

HAUL ROUTE SUBMITTED? YES; NO

The following document records the request, inspection and approval of Import/Export activities for material (defined as 100% clean dirt) in Unincorporated Douglas County.

**REQUEST FOR IMPORT**

**REQUEST FOR EXPORT**

Owner/Permittee		Owner/Permittee	
GESC/DESC Permit No.		GESC/DESC Permit No.	
Address of Import Site		Address of Export Site	
City, State, Zip		City, State, Zip	
Phone Number		Phone Number	
E-Mail Address		E-Mail Address	
Amount of Material to be Imported (c.y.)		Amount of Material to be Exported (c.y.)	

As the owner/permittee I am requesting a site review of the material to be imported/exported to/from the sites listed above. I understand that an Erosion Control Inspector is required to inspect and approve the material to be exported from the above site and the import site for safe placement of exported material. All export operations shall take place between 8:00 a.m. and 5:00 p.m. Monday through Friday with the exception of legal holidays. All material shall be 100% clean dirt, no concrete, asphalt or other construction or non-earthen materials. Failure to comply with any applicable Douglas County Criteria shall result in the issuance of a Stop Work Order and suspension of any GESC/DESC permits. I acknowledge that I may be responsible for repairing any damages to the Douglas County Right-of-Way resulting from the import/export operations.

Signature for Import: \_\_\_\_\_ Signature for Export: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

Development Review Staff: \_\_\_\_\_ Date: \_\_\_\_\_

The above sites have been inspected and approval is granted for Import/Export of clean fill materials:

Erosion Control Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE



Trevor Bedford, AICP, Project Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment  
Project File #: **SB2024-034**  
S Metro Review # REFFP24-00118

Review date: July 9, 2024

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** Applicant is requesting a Final Plat for subdivision of 17 single-family residential lots within Planning Area R-20 of Castle Pines Village. The proposal is located northwest of the intersection of Country Club Drive and Golden Bear Lane.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided document. Revisions are expected prior to approval of the Final Plat.

### COMMENTS:

1. The roadway width and cul-de-sac diameter does not appear to comply with the adopted Douglas County Roadway Design and Construction Standards indicated on sheet 2 of 17 as the basis of design. Indicated Cul-de-sac radii does not meet fire apparatus access requirements.
2. Hydrant locations indicated on the water plans will not be accepted and will require revisions for acceptable hydrant placement.



# SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE

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Trevor Bedford, AICP, Project Planner  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment  
Project File #: **SB2024-034**  
S Metro Review # REFFP24-00118

Review date: October 16, 2024

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** Applicant is requesting a Final Plat for subdivision of 17 single-family residential lots within Planning Area R-20 of Castle Pines Village. The proposal is located northwest of the intersection of Country Club Drive and Golden Bear Lane.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Final Plat.

Water plans for hydrant placement are not approved under this letter and require separate submittal. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

July 26, 2024

Trevor Bedford  
100 Third St.  
Castle Rock, CO 80104

RE: SB2024-034

Dear Trevor Bedford,

Thank you for the opportunity to review and comment on the Final Plat application. 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 no comments.

Please feel free to contact me at (720)907-4897 or [smccain@douglas.co.us](mailto:smccain@douglas.co.us) if you have any questions about our comments.

Sincerely,



Shania  
Environmental Health Specialist I  
Douglas County Health Department



# COLORADO

## Parks and Wildlife

Department of Natural Resources  
Northeast Regional Office  
6060 Broadway  
Denver, CO 80216  
P 303.291.7227

January 30, 2024

Trevor Bedford  
Douglas County Department of Community Development/Planning Services  
100 Third Street  
Castle Rock, CO 80104

RE: Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment (SB2023-033)

Dear Mr. Bedford:

Thank you for the opportunity to comment on the development proposal for the Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment Project (Project #: SB2023-033). The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

District Wildlife Manager Justin Olson recently analyzed the site. The 7.947-acre site is located within Castle Pines Village in Planning Area R-20 and northwest of the intersection of Country Club Drive and Golden Bear Lane. All property surrounding the proposed development site is a mix of currently developed land with residential amenities and open space. The proposed Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment project is requesting the creation of 17 single-family residential lots within the acreage. The main impacts to wildlife from this development would be fragmentation and loss of habitat. Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space for wildlife.

Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other nearby natural areas. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impacts of the fragmentation is greater (Odell and Knight, 2001). Thus, Colorado Parks and Wildlife (CPW) recommends that the community of Castle Pines and Douglas County employ a collaborative approach with neighboring cities and towns and with other developments within the county to maintain wildlife habitat in as whole a state as possible. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically.

Jeff Davis, Director, Colorado Parks and Wildlife

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



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

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

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably small to mid-sized mammals, song birds, and raptors, but also with the possibility for big game species (elk, deer, bear, and mountain lion), reptiles, and amphibians to be present. Raptors are protected from take, harassment, and nest disruption at both the state and federal levels. Should a nest ever get built or be discovered, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest. For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors,” is available from your local District Wildlife Manager. Entities can also consult CPW High Priority Habitat (HPH) recommendations for guidelines pertaining to raptor restrictions, as well as other important wildlife species. CPW HPH tables can be obtained from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

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

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

Future residents should be informed that wildlife such as fox, coyotes, deer, elk, and even an occasional bear or mountain lion might frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted well to living in urban environments. This proposed site within Castle Pines Village also has the potential for the presence of bears that have been accustomed to living in close proximity to humans. Bears, as well as other wildlife, should not be a concern for residents if the following CPW recommendations are met: People moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife through the use of pet leash laws, protection of their pets when not under direct supervision, and reducing attractants on their property.

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

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

For further information, Colorado Parks and Wildlife can provide copies of the following brochures: “Your Guide to Avoiding Human-Coyote Conflicts,” “Don’t Feed the Wildlife,” “Living with Bears,” and “Too Close for Comfort: Avoid Conflicts with Wildlife in the City” to residents of the surrounding open space. These brochures can also be downloaded from our web site at <http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>.

Thank you again for the opportunity to comment on the Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Am Project. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Justin Olson at (303) 291-7131.

Sincerely,



Matt Martinez  
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, J. Olson



January 18, 2024

Trevor Bedford, Senior Planner  
Douglas County Community Development  
Transmitted via email: [tbedford@douglas.co.us](mailto:tbedford@douglas.co.us)

**RE: Castle Pines Village Filing 14-A, 2<sup>nd</sup> Amendment**  
Case No. SB2023-033  
Part of the NE ¼ NW ¼ and part of the NW ¼ NE ¼ of Sec. 16, T7S, R67W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 8  
CDWR Assigned Referral No. 31150

Dear Trevor Bedford:

We have reviewed the above-referenced submittal concerning the proposal to subdivide approximately 7.95 acres known as Lot 623-A, Castle Pines Village Filing No. 14-A, 1<sup>st</sup> Amendment into 17 single-family residential lots.

### **Water Supply Demand**

According to the letters from Castle Pines Metropolitan District (“District”) dated January 8, 2024 (“Letters”), the water requirements are 0.82 acre-feet/year per single-family lot or 13.94 acre-feet/year for all 17 lots.

### **Source of Water Supply**

The proposed water supplier is the District. According to the Letters, the District is committed to serving all future proposed developments in its service area, including this development. According to the Letters, the District has 3,224.56 acre-feet/year of Denver Basin groundwater (of which 14.11 acre-feet require augmentation prior to withdrawal) based on a 100-year aquifer life. The District also has 4,565 acre-feet/year decreed surface water rights on East Plum Creek, the South Platte, and its tributaries. Based on information previously provided to this office, a study conducted by the District indicated that when its surface water rights are maximized with storage, the average yield of 1,030 acre-feet per year will be available for use. Projected demand for the District at full buildout is 1,690 acre-feet, which is less than the District’s available supplies. **If this information is not correct, the District must provide an updated report of its supplies and the average yield of its supplies as well as its current demands and total demand at full build out.**

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



### **State Engineer's Office Opinion**

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), 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** so long as the District is committed to provide water service for this subdivision.

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

Our opinion that the water supply can be provided **without causing injury** is based on our determination that the amount of water that is legally available on an annual basis 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 under the decrees reference by the District, pending actual geophysical data from the aquifer.

**The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of some of the District's supplies 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.**

### **Additional Comments**

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

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

Sincerely,

  
Ioana Comaniciu, P.E.  
Water Resource Engineer

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

Ec: Castle Pines Metro District File





PROJECT AREA

CASTLE PINES VILLAGE





August 29, 2024

Brett Thomas, AICP  
Douglas County Department of Community Development  
Planning Services Division  
100 Third Street  
Castle Rock, CO 80104

RE: Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment – Final Plat Project File No. SB2024-034  
Post Referral Review Comments

Dear Brett,

The Castle Pines Summit, LLC is hereby re-submitting the revised final plat and associated documents for the Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment Final Plat application, Project File No. SB2023-033. This letter provides a summary of the revisions made to the revised final plat and the associated documents in an attempt to address the referral agency comments or concerns received to date. The referral agency comments are summarized in bold font below and the actions taken to address the comments or concerns are shown in italic type.

**GENERAL COMMENTS:**

- 1. The Planning Commission Certificate should read “The Preliminary Plan (File # SB2023-033) for this final plat was reviewed by the Planning Commission on May 6, 2024.”**

*Response – Planning Commission Certificate has been updated.*

- 2. Please Provide an updated letter from the water district reaffirming the will serve letter. Section 1806A.02.3.**

*Response – An updated will serve letter from the water district is included in this submittal.*

- 3. Please see attached comments from the Assessor regarding certificates and dedication.**

*Response – Comments from Assessor have been addressed.*

- 4. Please See attached comments from South Metro Fire Rescue regarding roadway and hydrant design.**

*Response – Comments from South Metro Fire Rescue have been coordinated and addressed. Revised plans have been provided to South Metro for their approval.*

- 5. Please see attached comments from Engineering Services**

*Response – Comments from Engineering Services have been addressed, see specific responses below.*

6. Please see attached comments from Colorado Geological Survey (CGS). CGS reiterated concerns with shallow groundwater in the area and recommends updated water level observations and analysis of proposed surface grades and basement floor elevations relative to the updated water levels. See the CGS referral response for more information.

*Response – The geotechnical engineer for this project, CTL Thompson, has coordinated their approach to addressing these comments directly with the Colorado Geological Survey reviewer. Field work has been scheduled to provide updated groundwater levels and satisfy CGS's concerns. An updated engineering letter will be prepared based on the latest field data and provided to CGS for their approval.*

7. Please see any other attached comments.

*Response – All other comments from all referral agencies have been addressed, see responses below.*

#### **REFERRAL AGENCY COMMENTS AND CONCERNS:**

##### **Addressing Analyst:**

The proposed street name, TRINITY PEAK POINT, is approved and reserved for this development. Please coordinate an addressing plan with Linda Matthews with Castle Pines Village and submit that to [DCAddressing@douglas.co.us](mailto:DCAddressing@douglas.co.us) Contact 303.660.7411 with any questions.

*Response – Noted. Coordination with Linda Matthews at Castle Pines Village will occur and addressing plan submitted directly to DC Addressing.*

##### **Assessor:**

The acceptance certificate owner name of Castle Pines Summit LLC does not match the name stated in the notes and plat table as the Castle Pines Home Association. If the plat is going to be used to Dedicate Ownership of the private roadways to The Castle Pines Homes Association as show in the plat table? The Private Roadways would also need to be mentioned in the Notes or Dedication and acceptance certificate.

*Response – “Private Roads” added to Acceptance Certification and General Note 3. Please see Sheet 1 of Final Plat.*

##### **AT&T Long Distance – ROW:**

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

*Response – Noted.*

##### **Black Hills Energy**

**No Response Received:**

*Response – No comments were provided.*

##### **Building Services:**

**No comment.**

*Response – No comments were provided.*

##### **Castle Pines Homes Associations:**

**No response received.**

*Response – No comments were provided.*

**Castle Pines Village Metro District:**  
**No response received.**

*Response – No comments were provided.*

**CenturyLink (Lumen):**

**Our engineer has reviewed this plat and their comments are: “If there are any conflicts with our facilities that arise, please contact us and we will look into it.” If you require signatures or have further questions, please contact the engineer directly at Ben.Hoselton@lumen.com**

*Response – Noted. If any conflicts with Century Link’s facilities arise Century Link will be contacted.*

**Cherry Creek Basin Water Quality Authority:**

**The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SB2024-034, Castle Pines Village 14A, 2<sup>nd</sup> Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and postconstruction 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](mailto: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.**

*Response – Noted.*

**City of Castle Pines:**  
**No Comment**

*Response – No comments were provided.*

**Colorado Division of Water Resources:**

**The referral for SB2024-034, Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment was reviewed by our office in a letter dated January 18,2024 under SB2023-033. No changes were identified in this final plan referral other than the case number, therefore our previous comments from January 18,2024 letter still apply. A copy of the previous comment letter is attached. Please contact me at this office if you have any questions. See attached letter.**

*Response – Noted. Previous comments from January 18, 2024 letter are addressed below.*

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

*Response – Noted.*

- 2. The application materials indicate that a stormwater detention structure may be constructed as part of this project. The applicant should be aware that unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office.**

*Response – There is no intention to construct any new stormwater detention facilities or structures. Detention requirements will be satisfied with existing detention facilities and structures.*

**Colorado Geological Survey:**

See attached letter.

- 1. Our review of CTL’s February 13, 2019 report contradicts CTL’s response. Pages 2,7 and Fig. 5 of CTL’s report show groundwater within Filing 14-A in TH-22 and TH-24 through TH-26 at depth from 5.5 to 23.5 feet. CGS is concerned with shallow groundwater conditions within the eastern portion (lots 1 and 17 of the preliminary plan) of Filing No. 14-A. CGS’s previous recommendations to obtain updated water level observations and analysis of proposed surface grades and basement floor elevations (BFEs) relative to the updated water levels are still valid. This information is needed to verify that full-depth basements are feasible and for use in the subsurface drainage design.**

*Response – CTL Thompson coordinated directly with the Colorado Geological Survey reviewer on August 28, 2024 and identified Lot 1 as the primary area of concern. Additional borings have been scheduled to update groundwater levels in this area and satisfy concerns of impacts to Lot 1. An updated engineering letter will be prepared based on the latest field data and provided to CGS for their approval.*

- 2. The other comments in our February 1, 2024 letter (attached) remain valid**

*Response – See response above, additional observations are being gathered to address concerns.*

**Colorado Parks and Wildlife (CPW):**

**Thank you for including Colorado Parks and Wildlife in the referral request process for the development process for the development proposal in Castle Pines listed above. I have reviewed the documents and referral request, and I wanted to inform you that CPW has no concerns with this project as it pertains to any wildlife issues. A previous comment letter for Project SB2023-033 dated January 29, 2024 addresses this project at an early date and will still serve as the comment of record. If you have any further questions or need further information, do not hesitate to let me know. Thank you for your time.**

*Response – Noted.*

- 1. Noxious weeds should be monitored very closely. The spread and control of noxious weeds on and around this Castle Pines is a concern for wildlife. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. CPW would recommend implementation of a weed management plan that may already exist within Castle Pines or Douglas County.**

*Response – A weed management plan has already been created and submitted to the County as part of the Preliminary Plat process.*

- 2. If any earth-moving will begin between March 15<sup>th</sup> and August 31<sup>st</sup>, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local district wildlife Manager.**

*Response – A burrowing owl survey will be provided if earthwork activities occur between March 15<sup>th</sup> and August 31<sup>st</sup>. Note 8, has been added to the Final Plat describing this process.*

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

*Response – If present on the property, prairie dogs will be vacated prior to the start of any earth-moving.*

**Comcast:**

**No response received.**

*Response – No comments were provided.*

**CORE Electric Cooperative:**

**No comment**

*Response – No comments were provided.*

**Douglas County Conservation District:**

**No response received.**

*Response – No comments were provided.*

**Douglas County Health Department:**

**Received:**

**After reviewing the application, DCHD has no comments.**

*Response – Noted.*

**Douglas County Parks and Trails:**

**Park dedication standards have been previously met.**

*Response – Noted.*

**Douglas County School District RE1 (DCSD)**

***School land dedication requirements have already been met and DCSD has no comment on this proposal.***

*Response – Noted.*

**Engineering Services:**

**See attached letter.**

1. This project will require a subdivision Improvement Agreement/Intergovernmental Agreement (SIA-IGA). This agreement is to provide for the completion of the improvements proposed by all construction plans and supporting documents for this 2<sup>nd</sup> Amendment. This SIA/IGA document will need to contain the appropriate Exhibits A and B.

*Response – The owner is preparing this document and will be providing it to the County for comment.*

2. Please provide a signature block for the Engineer of Record on the Cover sheet of these Construction Plans.

*Response – Signature block for the Engineer of Record is now on the Cover sheet of these Construction Plans.*

3. Please define that the R1-1 Stop Sign shall have dimension of 36” by 36”.

*Response – Dimensions of the R1-1 stop sign are now defined as 36” by 36”.*

4. Please add the appropriate signage that defines “No Parking” until the wider road section has been reached.

*Response – Per discussions with the engineering reviewer, this signage will not be required as it has not been incorporated in the nearby neighborhoods.*

5. Please add the County’s Signage and Striping Standard Detail to this plan set.

*Response – County’s signage and striping standard details has been added.*

6. Please provide an Import/Export Form for the 2870 CY of Import material.

*Response – The onsite earthwork has been adjusted to a balanced condition, no longer requiring import.*

**Mile High Flood District:**  
**No Comment.**

*Response – No comments were provided.*

**Office of Emergency Management**  
**OEM has no concerns with this project.**

*Response – Noted.*

**Open Space And Natural Resources**  
**No response received.**

*Response – No comments were provided.*

**Rural Water Authority of Douglas County**  
**No response received.**

*Response – No comments were provided.*

**Sheriff’s Office:**  
**No Response received.**

*Response – No comments were provided.*

**Sheriff’s Office E911**  
**No response received.**

*Response – No comments were provided.*

**South Metro Fire Rescue:**

**South Metro Fire Rescue (SMFR) has reviewed the provided document. Revisions are expected prior to approval of the Final Plat.**

- 1. The roadway width and cul-de-sac diameter does not appear to comply with the adopted Douglas County Roadway Design and Construction Standards indicated on sheet 2 of 17 as the basis of design. Indicated Cul-de-sac radii does not**

*Response – Comments have been addressed with the SMFR. As requested, revised plans from this County resubmittal have been sent directly to SMFR by Manhard Consulting for their review and approval.*

- 2. Hydrant locations indicated on the water plans will not be accepted and will require revisions for acceptable hydrant placement.**

*Response – Hydrant locations have been placed and deemed acceptable to SMFR. As requested, revised plans from this County resubmittal have been sent directly to SMFR by Manhard Consulting for their review and approval.*

**Town of Castle Rock:**

**No Comment:**

*Response – No comments were provided.*

**Wildfire Mitigation:**

**No response received.**

*Response – No comments were provided.*

**Xcel Energy – Right of Way & Permits:**

**Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the documents for Castle Pines Village Filing No. 14-A, 2<sup>nd</sup> Amendment. Please be aware PSCo owns and operates existing natural gas distribution facilities along County Club Drive and Golden Bear Lane. The property owner/developer/contractor must complete the application process for any new natural gas distribution facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event. 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**

*Response – Noted. It is not anticipated at this time that any new natural gas distribution systems will be needed. If that changes, the application process will be completed. 811 will be called prior to any construction.*

With these revisions, we hope you now find the revised final plat and related documents acceptable for consideration by the Douglas County Planning Commission and Board of County Commissioners. If you have any additional comments or additional concerns, please feel free to contact me at your earliest convenience.

Thank you,  
Manhard Consulting

Daniel Madison, P.E.



## CASTLE PINES METROPOLITAN DISTRICT

5880 Country Club Drive, Castle Rock, Colorado 80108  
p | 303-688-8330 f | 303-688-8339

August 19, 2024

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

Re: Castle Pines Village Filing No. 14-A (2nd Amendment) – Lot 623-A Minor Development  
Evidence of Water Supply

To Whom It May Concern:

Pursuant to Section 1805.A.02 of the Douglas County Zoning Resolution, Castle Pines Metropolitan District (the “District”) confirms its willingness and ability to serve the parcel that is the subject of Castle Pines Village Filing No. 14-A 2nd Amendment – Lot 623-A.

### **Service:**

The District has committed to providing potable water service to developments within its service area based upon the water supply sources identified in the report provided herewith. The proposed development is within the District. The connection to and use of District lines, mains, and facilities is conditioned upon compliance with all of the rules, regulations, and requirements of the District, including payment of appropriate fees, approval of engineered utility construction drawings, satisfactory inspection of constructed improvements, and purchase of taps or redemption of tap certificates required to serve each proposed home.

### **Water Demand:**

At full build-out, the projected water demand for the District (excluding golf course irrigation demands that are met by treated wastewater and Denver Basin water rights owned by the golf course entities) is approximately 1,690 acre-feet per year. This projected water demand includes the proposed development. Actual water use in 2022 was 1,305 acre-feet.

Water rights underlying the property *have not* been conveyed to Castle Pines Metropolitan District.

### **Water Supply:**

The District’s existing water supply, as summarized in the CPMD Denver Basin Water Rights Summary attached hereto, exceeds 3,000 acre-feet per year, and is sufficient to meet the projected District demand of 1,690 acre-feet per year. The District’s water supply is decreed for municipal, domestic, and irrigation uses, which uses are consistent with the planned water uses in the proposed development. The District’s water supply is sufficient to meet the demands of the proposed development.

### **Water Quality:**

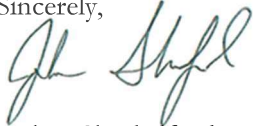
The District treats and tests its water in compliance with Colorado Department of Public Health and Environment requirements and provides high-quality potable water to all of its customers. Please see our most recent Consumer Confidence Report, which has been attached to this letter.



**Feasibility of Service:**

The District's infrastructure and long-range capital improvements planning are designed to provide service to all properties within its service area and to meet projected build-out demand. It is physically possible and economically feasible for the District to provide service to the proposed development.

Sincerely,



Joshua Shackelford, P.E.  
District Manager, Castle Pines Metropolitan District

Enc.: CPMD Denver Basin Water Rights Summary  
CPMD Consumer Confidence Report

CPMD Denver Basin Water Rights  
6-May-22

Aquifer	Case No.	Decreed Amt. (af/yr)	Aug. Plan	CPMD Amt. NT (af/yr)	CPMD Amt. NNT (af/yr)	CPMD Total NT and NNT
Upper Dawson	85CW4671	153.00		117.70		
	85CW4662	138.00		10.15		
	<b>Subtotal</b>	<b>291.00</b>		<b>127.85</b>		<b>127.85</b>
Lower Dawson	79CW270	558.00		280.29		
	00CW128	55.00		55.00		
	85CW468	34.40			12.60	
	80CW370	72.00		58.80		
	80CW054	202.00		15.65		
	84CW059	354.00	98CW468		1.51	
	<b>Subtotal</b>	<b>1,275.40</b>		<b>409.74</b>	<b>14.11</b>	<b>423.85</b>
Denver	W-8452-76	639.00		567.43		
	00CW128	45.00		45.00		
	80CW371	64.00		60.60		
	85CW469	753.70	85CW469		250.65	
	84CW060	1,432.36	98CW468		107.53	
	17CW3063	6.10	17CW3063		6.10	
	<b>Subtotal</b>	<b>2,940.16</b>		<b>673.03</b>	<b>364.28</b>	<b>1,037.31</b>
Arapahoe	85CW470	1,771.00		1,115.53		
	84CW061	1,724.00		126.81		
	17CW3063	5.90		5.90		
	<b>Subtotal</b>	<b>3,500.90</b>		<b>1,248.24</b>		<b>1,248.24</b>
Laramie-Fox Hills	85CW471	604.00		333.63		
	84CW062	692.00		51.18		
	17CW3063	2.50		2.50		
	<b>Subtotal</b>	<b>1,298.50</b>		<b>387.31</b>		<b>387.31</b>
<b>Total</b>		<b>9,305.96</b>		<b>2,846.17</b>	<b>378.39</b>	<b>3,224.56</b>

CPMD Surface Water Rights  
6-May-22

Case No.	Source	Structures	Type	Rate	Volume (af/yr)	Absolute/ Conditional	CPMD Undivided Share
85CW479	East Plum Creek	G-1 & G-2 and alternate points	Direct use and storage	4,000 gpm	1,623.00	Conditional	75%
04CW292	East Plum Creek	G-4 - G-8, S-1 & S-2	Direct use	21 cfs		Conditional	50%
		Plum Creek Reservoir	Storage	100 cfs	1,700, with right to refill	Conditional	50%
		Rueter-Hess Reservoir	Storage	100 cfs	4,000, with right to refill	Conditional	50%
		Denver Basin Aquifers	Storage			Conditional	50%
04CW308	South Platte River and tributaries	Chatfield Reservoir	Storage	Rate of river flow	1,000, with right to refill	Conditional	50%
Combined Limit					4,565.00		

# Castle Pines Metropolitan District 2024 Drinking Water Consumer Confidence Report For Calendar Year 2023

Public Water System ID # CO0118005

*Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.*

We are pleased to present to you this year’s water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water.

### General Information About Drinking Water

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and microbiological contaminants call the EPA *Safe Drinking Water Hotline* at 1-800-426-4791.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material. It can also pick up substances resulting from the presence of animals or human activity. Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants**, such as salts and metals, can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides** may come from a variety of sources, such as agriculture, urban stormwater runoff, and residential uses.
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban stormwater runoff, and septic

systems.

- **Radioactive contaminants** can be naturally occurring or be the result of oil and gas production and mining activities.

### Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems (especially for pregnant women and young children). It is possible that lead levels at your home may be higher than in other homes in the community as a result of materials used in your home’s plumbing. If you are concerned about lead in your water, you may wish to have your water tested. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. Additional information on lead in drinking water, testing methods, and steps you can take to minimize exposure are available from the Safe Drinking Water Hotline (1-800-426-4791) or at <http://www.epa.gov/safewater/lead>.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protections for public health.

### Our Water Source(s)

Source	Water Type	Potential Sources of Contamination
Well A10	Ground Water	Urban recreational grasses, fallow, deciduous forest, evergreen forest, septic systems, and road miles.
Well De10R	Ground Water	
Well Lda10R	Ground Water	
Well A8	Ground Water	
Well De8	Ground Water	
Well A4R	Ground Water	
Well A12	Ground Water	
Well De2	Ground Water	
Well Lda12	Ground Water	

The Colorado Department of Public Health and Environment has provided us with a Source Water Assessment Report for our water supply. You may obtain a copy of the report by visiting: [wqcdcompliance.com/ccr](http://wqcdcompliance.com/ccr) the report is located under “Guidance: Source Water Assessment Reports”. Search the table using 118005, CASTLE PINES VILLAGE MD, or by contacting Matt Padgett at 303-688-8330.

Potential sources of contamination in our source water area could come from urban recreational grasses, fallow, deciduous forest, evergreen forest, septic systems, and road miles.

source water assessment results provide a starting point for developing a source water protection plan.

The Source Water Assessment Report provides a screening-level evaluation of potential contamination that **could** occur. It does not mean that the contamination **has or will** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the

Please contact Matt Padgett at 303-688-8330 to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Consumer Confidence Report, and to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

### General Water Characteristics

Castle Pines Metropolitan District frequently receives questions relating to the general characteristics of the water being provided. This table summarizes a few key characteristics of the water and offers a brief description. The range represented in this table is representative of the typical water conditions. For more information, please contact Matt Padgett at 303-688-8330.

Parameter	Range	Unit of Measure	Description
pH	7.0 – 7.9	pH	pH is a measure of the acidic or basic properties of a liquid. It uses a scale of 0-14 with a pH of 7 considered neutral. Values less than 7 are acidic and values greater than 7 are basic. Water at Castle Pines Metro District can fluctuate slightly but remains very close to neutral.
Hardness	120 – 171	mg/L	Hardness in water is a measure of the calcium and magnesium content of the water. Higher hardness requires more soap to cause suds and can also leave deposits on glassware, sinks, and anything that is regularly in contact with water. Hardness does not have any impact on health. The hardness at Castle Pines Metro District is considered to be moderate.
	7 – 10	grains/gallon	
Chlorine	0.20 – 1.2	mg/L	Chlorine is added to drinking water to keep the water safe. It provides a disinfection barrier but is not harmful to health at the levels maintained by Castle Pines Metro District. Distance from the water plants is the primary factor in determining the amount of chlorine at a given location.
Iron	0 – 0.10	mg/L	Iron is removed at the water plants at Castle Pines Metro District for aesthetic reasons and is therefore usually not detectable. Water can sometimes increase in iron content as it moves through the distribution system but remains low. There are no health impacts of iron at these levels.

### Detected Contaminants

Castle Pines Metropolitan District routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2023, unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, maybe more than one year old. The “Range” column in the table(s) below will show a single value for those contaminants that were sampled only once. Violations, if any, are reported in the next section of this report.

**Note: Only detected contaminants appear in this report. If no tables appear in this section, that means that Castle Pines Metropolitan District did not detect any contaminants in the last round of monitoring unless otherwise noted.**

## Terms and Abbreviations

<u>Term</u>	<u>Abbreviation</u>	<u>Definition</u>
Maximum Contaminant Level Goal	MCLG	The 'Goal' is the level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.
Maximum Contaminant Level	MCL	The 'Maximum Allowed' is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
Below Detection Level	BDL	Sample results were below minimum detectable amounts
Treatment Technique	TT	A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.
Action Level	AL	The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.
Maximum Residual Disinfectant Level Goal	MRDLG	The level of a drinking water disinfectant, below which there is no known or expected health risk. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
Maximum Residual Disinfectant Level	MRDL	The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
Average of Individual Samples	No Abbreviation	The typical value. Mathematically it is the sum of values divided by the number of samples.
Range of Individual Samples	No Abbreviation	The lowest value to the highest value.
Number of Samples	No Abbreviation	The number or count of values.
Gross Alpha, Including RA, Excluding RN & U	No Abbreviation	This is the gross alpha particle activity compliance value. It includes radium-226 but excludes radon 222 and uranium.
Microscopic Particulate Analysis	MPA	An analysis of surface water organisms and indicators in water. This analysis can be used to determine performance of a surface water treatment plant or to determine the existence of surface water influence on a ground water well.
Variance and Exemptions	V/E	Department permission not to meet an MCL or a treatment technique under certain conditions.
Parts per million = Milligrams per liter	ppm = mg/L	One part per million corresponds to one minute in two years or a single penny in \$10,000.
Parts per billion = Micrograms per liter	ppb = ug/L	One part per billion corresponds to one minute in 2,000 years or a single penny in \$10,000,000.
Parts per trillion = Nanograms per liter	ppt = nanograms/L	One part per trillion corresponds to one minute in 2,000,000 years or a single penny in \$10,000,000,000.
Parts per quadrillion = Picograms per liter	ppq = picograms/L	One part per quadrillion corresponds to one minute in 2,000,000,000 years or one penny in \$10,000,000,000,000.
Picocuries per liter	pCi/L	Picocuries per liter is a measure of the radioactivity in water.
Nephelometric Turbidity Unit	NTU	Nephelometric turbidity unit is a measure of the clarity of the water. Turbidity in excess of 5 NTU is just noticeable to the average person.
Not Applicable	N/A	Not Applicable
Violation	No Abbreviation	A failure to meet a Colorado Primary Drinking Water Regulation.
Formal Enforcement Action	No Abbreviation	An escalated action taken by the State (due to the number and/or severity of violations) to bring a non-compliant water system back into compliance by a certain time, with an enforceable consequence if the schedule is not met.

### Disinfectants Sampled in the Distribution System

**Treatment Technique Requirement:** At least 95% of samples per period (month or quarter) must be at least 0.2 ppm ***OR***  
 If the sample size is less than 40 samples no more than 1 sample is below 0.2 ppm  
**Typical Sources:** Water additive used to control microbes

Contaminant Name	Time Period	Results	Number of Samples Below-Level	Sample Size	TT Violation	MRDL
Chlorine	December 2023	Lowest period percentage of samples meeting TT requirement: 100%	0	6	No	4.0 ppm

### Lead and Copper Sampled in the Distribution System

Analyte Name	Monitoring Period	90th Percentile	Number of Samples	Unit of Measure	Action Level	Sample Sites Above Action Level	AL or TT Violation?	Typical Sources	Potential Health Effects from Long-Term Exposure Above the Action Level (unless specified as short-term)
COPPER	06-14-2021 to 08-28-2021	0.37	20	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits.	Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson's Disease should consult their personal doctor.
LEAD	06-14-2021 to 08-28-2021	1.3	20	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits.	Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.

### Disinfection By-Products Sampled in the Distribution System

Disinfection Byproducts Sampled in the Distribution System	Year	Average of Individual Samples	Range of Individual Samples (Lowest - Highest)	Number of Samples	Unit of Measure	MCL	MCLG	MCL Violation?	Typical Sources	Potential Health Effects from Long-Term Exposure Above the MCL (unless specified as short-term)
Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources	
Total Haloacetic Acids (HAA5)	2023	1	1 to 1	1	ppb	60	N/A	No	Byproduct of drinking water disinfection	Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.
Total Trihalomethanes (TTHM)	2023	2.8	1.7 to 3.9	2	ppb	80	N/A	No	Byproduct of drinking water disinfection	



Inorganic Contaminants Sampled at the Entry Point to the Distribution System										
Analyte Name	Year	Average of Individual Samples	Range of Individual Samples (Lowest - Highest)	Number of Samples	Unit of Measure	MCL	MCLG	MCL Violation?	Typical Sources	Potential Health Effects from Long-Term Exposure Above the MCL (unless specified as short-term)
BARIUM	2021	0.1	0.1 to 0.1	1	ppm	2	2	No	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.	Some people who drink water containing barium in excess of the MCL over many years could experience an increase in their blood pressure.
FLUORIDE	2021	0.8	0.8 to 0.8	1	ppm	4	4	No	Erosion of natural deposits; Water additive that promotes strong teeth; Discharge from fertilizer and aluminum factories.	Some people who drink water containing fluoride in excess of the MCL over many years could get bone disease, including pain and tenderness of the bones. Fluoride in drinking water at half the MCL or more may cause mottling of children's teeth, usually in children less than nine years old. Mottling, also known as dental fluorosis, may include brown staining and/or pitting of the teeth, and occurs only in developing teeth before they erupt from the gums.
NITRATE	2023	005	0.05 to 0.05	1	ppm	10	10	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.	Infants below the age of six months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue baby syndrome.

Radionuclides Sampled at the Entry Point to the Distribution System										
Analyte Name	Year	Average of Individual Samples	Range of Individual Samples (Lowest - Highest)	Number of Samples	Unit of Measure	MCL	MCLG	MCL Violation?	Typical sources	Potential Health Effects from Long-Term Exposure Above the MCL (unless specified as short-term)
COMBINED RADIUM	2021	2.2	2.2 to 2.2	1	pCi/L	5	0	No	Erosion of natural deposits.	Some people who drink water containing radium -226 or -228 in excess of the MCL over many years may have an increased risk of getting cancer.
COMBINED URANIUM	2021	0.86	0.86 to 0.86	1	ppb	30	0	No	Erosion of natural deposits	Some people who drink water containing Uranium in excess of the MCL over many years may have an increased risk of cancer.
GROSS ALPHA	2021	3.2	3.2 to 3.2	1	pCi/L	15	0	No	Erosion of natural deposits.	Certain minerals are radioactive and may emit a form of radiation known as alpha radiation. Some people who drink water containing alpha in excess of the MCL over many years may have an increased risk of cancer.



## Unregulated Contaminants

EPA has implemented the Unregulated Contaminant Monitoring Rule (UCMR) to collect data for contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act. EPA uses the results of UCMR monitoring to learn about the occurrence of unregulated contaminants in drinking water and to decide whether or not these contaminants will be regulated in the future. We performed monitoring and reported the analytical results of the monitoring to EPA in accordance with its Third Unregulated Contaminant Monitoring Rule (UCMR3). Once EPA reviews the submitted results, the results are made available in the EPA's National Contaminant Occurrence Database (NCOD) (<http://www.epa.gov/dwucmr/national-contaminant-occurrence-database-ncod>) Consumers can review UCMR results by accessing the NCOD.

\*\*\*More information about the contaminants that were included in UCMR3 monitoring can be found at: <http://www.drinktap.org/water-info/whats-in-my-water/unregulated-contaminant-monitoring-rule.aspx>. Learn more about the EPA UCMR at: <http://www.epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule> or contact the Safe Drinking Water Hotline at (800) 426-4791 or <http://water.epa.gov/drink/contact.cfm>.

Secondary Contaminants(SC)/ Other Monitoring(OM)	Year	Average	Range	Sample Size	Unit	Secondary Standards/ MCL
SODIUM (SC)	2021	17.8	17.8 to 17.8	1	ppm	N/A

**Secondary Contaminants (SC)** standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. EPA recommends these standards but does not require water systems to comply. **Other Monitoring (OM)** standards are usually enforceable guidelines for contaminants, which were either voluntarily tested and met or fell within the acceptable range of EPA Standards. Or they were required by the State and were found to have no detectable contaminants.

### Violations

Type	Category	Analyte	Compliance Period
No Violations Occurred in the Calendar Year of 2023			



