

Use by Special Review Staff Report

DATE: AUGUST 1, 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 TQ*
CC: MIKE PESICKA, PRINCIPAL PLANNER
JEANETTE BARE, AICP, PLANNING MANAGER
STEVE KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: **7801 ROXBOROUGH PARK ROAD – WATERTON CANYON K-9 ACADEMY**
PROJECT FILE: **US2024-004**

OWNER:
SPRING CREEK FIELDS, LLC
1290 BROADWAY, STE 1150
DENVER, CO 80205

REPRESENTATIVE:
JOHN PFANNENSTEIN, MANAGER
AND SOLE MEMBER OF SPRING
CREEK FIELDS, LLC
7887 CICERO COURT
LITTLETON, CO 80125

| | |
|---|----------------------------------|
| PLANNING COMMISSION HEARING: | AUGUST 5, 2024 @ 6:00 PM |
| BOARD OF COUNTY COMMISSIONERS HEARING: | AUGUST 13, 2024 @ 2:30 PM |

I. EXECUTIVE SUMMARY

The applicant, John Pfannenstein, is requesting approval of a Use by Special Review (USR) for a kennel to operate a training and boarding facility located at 7801 Roxborough Park Road. The site previously contained a residence and still has several structures used for agricultural purposes. The property is approximately 37 acres in size and is located in the Agricultural One (A-1) zone district, which permits a kennel subject to Section 21, Use by Special Review, of the *Douglas County Zoning Resolution (DCZR)*. The facility proposes a maximum of 8 dogs and one employee at full operational capacity.

The Planning Commission is scheduled to hear the proposal at a public hearing on August 5, 2024. Staff will provide an update on the outcome of the Planning Commission hearing at the Board of County Commissioners' public hearing.

II. REQUEST

A. Request

The applicant requests approval of a USR for a kennel to operate a boarding and training operation for up to 8 dogs and one employee on property zoned A-1.

B. Process

A USR application is processed pursuant to Section 21 of the *DCZR*. Section 21 states the intent of the USR process is “to provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board.”

Per Section 2109.09 of the *DCZR*, the “Board shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

C. Location

The site is located approximately 1,600 feet south of the intersection of Roxborough Park Road and Waterton Road. A vicinity map, zoning map, and aerial map are attached to the staff report and show the general location of the project area.

D. Project Description

The 37-acre site is zoned A-1 and is located in the northwest portion of the County. The applicant is requesting approval of a USR to utilize the existing site as a kennel and dog training facility for a maximum of 8 dogs and one employee. The primary purpose is to provide high-level training for dogs from obedience training to training for military and law enforcement agencies. The facility will provide housing for up to 8 dogs with one employee. Boarding is limited to dogs which are trained at the facility.

An existing barn will be refurbished for the proposed use. No other buildings are proposed. The kennel cages will be located inside the existing barn along with a training area. There will also be an outdoor training area that will be enclosed with a 5-foot wood fence with wire mesh to keep dogs within the training area. All buildings and uses are at least 100 feet from property lines in accordance with USR requirements for kennels in the A-1 zone district. The proposed kennel and outdoor training areas are over one-quarter mile from the nearest residence. The natural topography of the area helps to separate the USR permit area from these residences. A parking area will be provided for clients dropping off or picking up their dogs. The barn will not be open to the public and will only be used by the operator of the USR.

A management plan is also required as part of the USR plan exhibit. The management plan addresses hours of operation, maximum number of employees and dogs, and other operational aspects. The facility will be licensed through the Pet Animal Care Facilities Act (PACFA), which is a licensing and inspection program dedicated to protecting the health and well-being of pet animal facilities throughout Colorado. PACFA is administered by the Colorado Department of Agriculture. The management plan element of the USR is described in greater detail within Section III.C of the staff report.

An older single family dwelling was recently demolished on the property with the intent that a new home be constructed in its place. The future home and other buildings are excluded from the USR permit area. The owner of the training facility intends to live in the new home.

III. **CONTEXT**

A. Background

The property totals approximately 37 acres in size and was previously used for residential and agricultural purposes. A 2,640 square foot home was constructed in 1999 and has been recently demolished. A new home (which is not part of the USR) will be built and will house the operator of the kennel. An existing 1,500 square-foot barn that was built in 1976 will be used for the proposed kennel operation. There are also a few smaller structures that will remain and are not part of the USR.

B. Adjacent Land Uses and Zoning

The following table reflects those zone districts and land uses surrounding the site. Two large parcels to the south and west are owned by the City and County of Denver and used for a large water utility facility that has been in existence for several decades. To the east and north of the property is land zoned as part of the Sterling Ranch Planned Development.

| | ZONING | LAND USE |
|--------------|--------------------------|--|
| NORTH | Planned Development (PD) | Undeveloped land |
| SOUTH | Agricultural-One (A-1) | City of County of Denver Utility facility |
| EAST | Planned Development (PD) | Undeveloped land |
| WEST | Agricultural-One (A-1) | City and County of Denver Utility facility |

C. Management Plan

Section 2113 of the *DCZR* requires a site-specific management plan for USR applications. The elements of the management plan are shown on Sheet 5 of the USR exhibit. Key operational limitations include provisions that no more than 8 dogs be on-site at any one time. Dogs will not be allowed outside between 8 p.m. and 8 a.m.

While the kennel is operated on a 24-hour basis, the facility is not a commercial boarding kennel and is not open to the general public. There will be one employee who will live on site. Central water is provided to the site by the Roxborough Water and Sanitation District. Animal waste will be collected and picked-up weekly by a waste service provider. The facility will be licensed by the State of Colorado under the Pet Animal Care Facilities Act (PACFA).

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The property currently has a barn and several other smaller outbuildings. The original home was demolished earlier this year and will be replaced with a new single-family residence outside the USR permit area. The property slopes from north to south and is mainly covered with grasses except for more significant trees and shrubs along Willow Creek. Willow Creek flows north to south across the south and west areas of the property including the floodplain that will remain undisturbed.

B. Access

Access to the site occurs via an existing gravel drive from Roxborough Park Road. No physical improvements will be required for this use. The 2040 Douglas County Transportation Master Plan indicates Roxborough Park Road is a two-lane collector class roadway and is expected to retain this classification through 2040. The owner will be installing a gate for security reasons which will be located at least 60 feet from the edge of Roxborough Park Road to allow for queuing of cars as requested by Engineering. Denver Water has an existing easement on the site that is used to gain access to their facility to the west of the subject property and this easement will not change.

C. Soils and Geology

No geologic or soil conditions preclude proposed onsite activities.

D. Drainage and Erosion

The applicant proposes no new improvements requiring a drainage report, or a grading, erosion, or sediment control (GESD) plan.

E. Floodplain

This property is impacted by a mapped floodplain (Willow Creek) but there are no improvements or disturbance of the floodplain proposed with the USR application.

V. PROVISION OF SERVICES

A. Schools

The proposed use is non-residential and will not generate additional students for the Douglas County School District.

B. Fire Protection

The South Metro Fire Protection District (District) provides fire protection services in the area. The District has no objections to the application and stated that the building currently meets code and will not require a fire sprinkling system. Final inspection will be required to ensure compliance and verification of the any proposed revisions to the existing structures.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the property. The DCSO and DCSO E911 did not respond to the referral request. The DCSO Office of Emergency Management had no large concerns with the project but suggested that the business owner put in place an evacuation plan for client and boarded animals in case the need arises for a short or non-notice evacuation order. The applicant acknowledged the suggestion for an evacuation plan and will post it prominently in the existing barn.

D. Water

The kennel facility is estimated to generate very little water demand (0.88 acre-feet per year). The Roxborough Park Water and Sanitation District (RPWSD) currently provides water service to the property and will continue to do as stated in a will serve letter dated March 6, 2024. The Division of Water Resources (DWR) reviewed the application. DWR indicated that the well on site was permitted for fire protection, ordinary household purposes inside not more than three (3) single-family dwellings, the watering of poultry, domestic animals, and livestock on a farm or ranch, and the irrigation of not more than one (1) acre of home gardens and lawns. The well cannot be used for the dog training and boarding facility. Rather, water for the kennel use will be supplied by RWSD.

As the kennel use generates less than three-acre feet of water demand and can be supplied by existing service from the RWSD, no other requirements of Section 18A, Water Supply Overlay District, of the DCZR are applicable.

E. Sanitation

The previous home on the property was served by an onsite wastewater treatment system (OWTS). Douglas County Health Department (DCHD) reviewed the application and requested that the operator include language in the narrative to provide for cleaning and removal of dog waste so that it does not enter the OWTS, and that language has been included on the management plan. The OWTS will not serve the kennel and training operations but is intended for use by occupants of the new home.

F. Utilities

Utility service providers include Xcel Energy for gas and electrical services, and AT&T, CenturyLink, and Comcast for phone and data services. Xcel Energy responded and indicated that they have no apparent conflict with the application. AT&T responded

and indicated that there are no apparent conflicts with their facilities in the area. A no comment response was received from CenturyLink and CORE. No response was received from Black Hills Energy or Comcast.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners during the 21-day referral period. No comments were received from adjacent property owners or other members of the public during or after the referral period.

Referral response requests were sent to required referral agencies on April 29, 2024. All referral responses received have been included as an attachment to the staff report or are provided in the referral response report, also attached to the staff report. Responses from regulatory referral agencies were standard in nature. All concerns have been addressed. Referrals were sent to several HOAs, community associations, and districts including: the Arrowhead Shores HOA, Chatfield Community Association, Chatfield Farms 1-B HOA, Chatfield Farms Estates HOA, Plum Valley Heights HOA, Ravenna Homeowners Master Association, Roxborough 16B HOA, Roxborough Park Foundation, Roxborough Ridge HOA, Roxborough Village Filing 14B HOA, Roxborough Village First HOA, Sterling Ranch Community Authority Board, and Western Douglas County Citizens Alliance. No responses were received from these entities.

Mailed, published, and posted notices of the public hearings are required in compliance with Section 2113 of the *DCZR*.

VII. PLANNING COMMISSION HEARING

The Planning Commission is scheduled to hear the proposal at a public hearing on August 5, 2024. Staff will provide an update on the outcome of the Planning Commission at the Board of County Commissioners' public hearing.

VII. STAFF ANALYSIS

USR Approval Criteria

Per Section 2102 of the *DCZR*, a USR may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

2102.01: Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

Staff Comment: Kennels are allowed in the A-1 zone district subject to the requirements of Section 21 of the DCZR. The request complies with the minimum requirements of the A-1 zone district for kennels and uses to be setback 100 feet from property lines.

2102.02: Complies with the requirements of this Section 21.

Staff Comment: *The application was processed in accordance with the procedural provisions in Section 21 – USR.*

2102.03: Complies with the Douglas County Subdivision Resolution.

Staff Comment: *This parcel is not platted. Subdivision is not required for this application.*

2102.04: Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

Staff Comment: *The site was previously utilized as a residence and for grazing activities. No physical changes to the property are proposed with the exception of new fencing around an outdoor dog training area to the west of the existing barn. No objections were received from abutting property owners or the general public.*

2102.05: Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

Staff Comment: *The 2040 Douglas County Comprehensive Master Plan (CMP) establishes goals and objectives applicable to development in the County. The CMP designates the property as within the Chatfield Valley Subarea as identified in Section 3 of the CMP. The CMP states that while approval criteria for land use applications requires 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.*

Nonurban development is supported in the Chatfield Subarea to preserve the County's rural heritage while providing compatible outdoor recreation and educational opportunities. Section 3 of the CMP supports nonurban land uses that are generally low-intensity activities such as farming, ranching, large lot residential, parks, and open spaces, as well as limited commercial, service, and civic land uses. Kennel uses are an allowed use in the nonurban area on parcels on A-1-zoned parcels of at least 35 acres in size. The property is 37 acres in size. The kennel use is limited to 8 dogs and is principally intended for training activities. The proposed kennel is adequately spaced from adjacent properties and no additional buildings are added.

The use is generally consistent with CMP goals and policies which call for mitigation of wildlife impacts. The number of dogs is minimal and management plan restrictions require that the dogs be kept within the barn or fencing outdoor training area and restricted from being outside during night-time hours.

Nonurban design policies in the CMP compel development to conserve and showcase important natural and agricultural features of the County. The CMP seeks to establish and preserve, through its policies, the values expressed by citizens for scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and

agricultural landscapes. As no new structures are proposed, the proposed kennel should meet these CMP objectives. Dark skies will be maintained as lighting for the main structure is minimal, pole lights are not proposed, and new lighting will be downcast and full cut-off per Section 30 of the DCZR. The existing Willow Creek floodplain will remain undisturbed.

2102.06: Will not result in an over-intensive use of land.

Staff Comment: No expansion of existing structures is proposed. Parking areas are contained next to the existing barn with little land disturbance required to provide the parking spaces. The applicant will be providing one accessible parking space.

2102.07: Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

Staff Comment: The traffic impacts anticipated from the proposed use are minimal and do not require any improvements to Roxborough Park Road. Due to the minimal traffic created by the proposed use, Engineering Services agreed to waive the requirement for a traffic study or a traffic compliance letter.

2102.08: Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

Staff Comment: All such services are available to the site.

2102.09: Will not cause significant air, water, or noise pollution.

Staff Comment: The kennel facility will not cause significant air or water pollution. The dogs will not be allowed to roam or exercise outside of the existing barn or fenced outdoor training area. DCHD requested that all solid dog waste be bagged and removed from the site. Pet waste will be collected, bagged, and stored in a dumpster for disposal at a solid waste landfill, reducing impacts to storm water runoff. Due to the minimal impacts of the proposed use, Engineering Services agreed to waive the requirement for a drainage report or drainage compliance letter.

2102.10: Will be adequately landscaped, buffered, and screened.

Staff Comment: Due to the topography of the site, existing vegetation, and distance from existing and future development (Roxborough Village is approximately ½ mile to the west and Sterling Ranch borders the site to the north and east), and the location of the fenced training area being roughly 600 feet from the north property line, additional landscaping and buffering is not proposed. Fencing will be added immediately surrounding the new dog training area adjacent to the boarding facility. Dogs will not be allowed to roam or exercise outside of the main boarding facility or fenced training area.

2102.11.2 Complies with the standards regarding water supply, specifically: If it is demonstrated that the USR when located on a conforming parcel within the A-1 or LRR zone district, will generate a water demand not to exceed three (3) acre-feet per year,

and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A, Water supply – Overlay District, herein.

Staff Comment: The subject parcel is located on a conforming parcel within the A-1 zone district and does not generate a water demand exceeding three (3) acre-feet per year. The estimated water demand for the kennel operation is less than one-third acre foot per year. Demands can be met by existing service from the RWSD. The applicant has submitted a will serve letter dated March 6, 2024, from RWSD. There is an existing well on the site, but it will not be used to serve the proposed kennel and training facility.

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

Staff Comment: The proposed use does not constitute a detriment to health, safety, or welfare. The management plan will ensure proper operational procedures are met.

VII. STAFF ASSESSMENT

Staff has evaluated the USR request in accordance with Section 21 of the DCZR. The applicant is required to adhere to the USR plan exhibit and operational limits of the management plan. Per Section 21, all approved USRs are subject to annual inspection to ensure compliance with the management plan. Should the Board find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant’s representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant’s full satisfaction of all such commitments and promises.

| ATTACHMENTS | PAGE |
|---|-------------|
| Douglas County Land Use Application | 11 |
| Applicant’s Narrative | 12 |
| Vicinity Map | 18 |
| Zoning Map | 19 |
| Aerial Map..... | 20 |
| Referral Agency Response Report | 21 |
| Referral Response Letters..... | 26 |

Applicant’s Response to Referral Comments 104
Roxborough Park Water and Sanitation Will Serve Letter 109
Use by Special Review Exhibit..... 111

LAND USE APPLICATION

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

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

OFFICE USE ONLY

PROJECT FILE #:

PROJECT NAME: _____

PLANNING FEES:

PROJECT TYPE: Dog Training and Boarding Facility. Special Use Application under 2107.29 - Kennel.

MARKETING NAME: Waterton Canyon K-9 Academy

SITE ADDRESS: 7801 Roxborough Park Road, Littleton, Colorado 80125

ENGINEERING FEES:

OWNER(S):

Name(s): Spring Creek Fields, LLC

Address: 1290 Broadway, Suite 1150, Denver, Colorado 80203

Phone: 303-809-9138

Email: jtp@rockmontcapital.com

TOTAL FEES:

RELATED PROJECTS:

AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)

Name: John T. Pfannenstien, Manager and Sole Member of Spring Creek Fields, LLC

Address: 7887 Cicero Court, Littleton, Colorado 80125

Phone: 303-809-9138

Email: jtp@rockmontcapital.com

LEGAL DESCRIPTION:

Subdivision Name: Metes and Bounds

Filing #: _____ Lot #: _____ Block #: _____ Section #: 1 Township: 7 Range: 9

STATE PARCEL NUMBER(S): 2355-010-00-012

ZONING:

Present Zoning: A-1 Proposed Zoning: A-1 Gross Acreage: 36.97

Gross Site Density (DU per AC): N/A # of Lots or Units Proposed: N/A

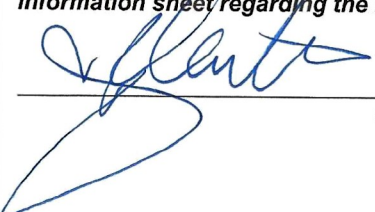
SERVICE PROVIDERS:

Fire District: South Metro Fire Rescue Fire Protection District Metro District: None Gas: None - Propane

Water: Roxborough Water and Sanitation District Sewer: Septic Electric: Core Electric Cooperative

Roads: Public Private (please explain): _____

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.**



John T. Pfannenstien
Applicant Signature

4.8.2024
Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Written Narrative Describing the Request

The following written narrative is being provided pursuant to Section 2111.05 of the Douglas County Zoning Resolutions. The narrative is labeled below to respond to each of the 14 elements required by Section 2111.05.

(1) General Project Concepts.

Waterton Canyon K-9 Academy will be a first-class dog training and boarding operation. It is 100% veteran-owned and operated by John Porricelli. John and his wife Lauren will live on the property in a new manufactured home that we will submit an application for soon.

John Porricelli is 32 years old and a veteran of the United States Army. Upon leaving the military, he used dogs as an important part of his post-military therapy. In doing so, he realized that he has a real gift, and is committed to helping dogs as much as they have helped him.

John trained his own service dog and as well as almost 300 other dogs from throughout Colorado, as he focused on getting better at his craft and educating owners on why a dog's behavior is what it is. He established Waterton Canyon K-9 Academy as a Colorado LLC, and his focus is on continuing to train dogs, but at an even higher level. John will run a full-time training facility at the property to provide a high level of service to pet owners and working dogs in the Douglas County area. He will work with dogs as young as puppies in basic obedience training, all the way up to training full working line breeds, including for military and law enforcement purposes, to meet their owners' demanding objectives.

The Property will allow John to control the environment and provide the best learning conditions for not only the dogs, but for their owners or handlers as well. John is in the process of becoming a certified trainer in several different training techniques, in addition to building on what he has learned from his existing experience and VA dog training resources. He is committed to running a premier, professional operation. He is currently certified under the NEPOPO New Silver Program and will be licensed under the Colorado Pet Animal Care and Facilities Act ("PACFA").

From a property perspective, John is initially working to clean up and bring the entire property to good working condition, free of any hazards. Only after that will he begin to bring clients and their canines to the facility. It is important to John to ensure that the dogs will be in safe and secure conditions for their training and boarding. Waterton Canyon Canine K-9 Academy will provide on-site training by the session and will also provide overnight and extended boarding for a small number of the dogs that he manages and trains.

All kennels will be located inside the existing climate-controlled shed on the Property. Thus, the kennels will not be seen from the road or by any of the neighbors. In addition, the indoor kennels will ensure that there is no impact on the peace and quiet of the surrounding properties. Currently, there are no neighbors adjacent to the Property. The closest house is an estimated ¼ mile away.

We will upgrade the existing entry gate to an electronic gate. The gate is located more than 60 feet from the edge of Roxborough Road, and the entry driveway is over 20 feet wide. Accordingly, there is more than enough space for 2 or more vehicles to queue up in front of the gate and be completely off the public right of way. We will have more than adequate parking available for the clients of Waterton Canyon K-9 Academy alongside the facility, including an ADA parking space.

The shed will contain only (i) kennels for the dogs, (ii) an indoor training area for use only by the trainer and the dogs, and (iii) a storage room. There will be no public access to the shed, and there will be no office, restroom or reception area in the building. The shed will be posted with a prominent sign that will clearly state: "Private Property – No Public Access". The public will not be allowed in the shed.

We do not expect clients dropping off dogs to require a restroom, but we will provide a portable restroom next to the shed, with a portable hand sink. The portable restroom and handwashing station will be properly cleaned and maintained. When the house is constructed, the portable restroom and handwashing station will be removed. The manufactured home is not part of this USR.

Zoning of the land and compliance with the zone district requirements and any additional requirements for the use by special review as defined in Section 2107.

The land is currently zoned A-1 and this zoning will not change. Per 2107.29, the use by special review allows a kennel operation, provided that all uses are located at least 100 feet from all lot lines. Per the Plan Exhibit, the shed is located 180 feet from the closest property line. All uses for the dog training and boarding operation are located at least 180 feet from the closest property line.

(2) Define overall impacts of the proposed use on the adjoining lands.

- The 36.97-acre property will continue to be used for agricultural purposes, including raising hay and grazing cattle.
- The dog training and boarding facilities will generally be conducted on less than 2 acres of the overall property.
- Overall, there will be little to no noise or visual impact on the neighboring properties, and no air, noise or water pollution. To mitigate potential noise impacts, all client dogs will be kenneled indoors at night, and will be supervised at all times while outdoors.
- We believe that there will be little to no impact on the adjoining lands, and that the proposed use will be in harmony and compatible with the character of the surrounding areas.
- There are currently no houses adjacent to the property. The closest house is an estimated ¼ mile away.
- The climate-controlled shed that the dogs will be kenneled in is located 180 feet from the property line, and approximately 300 feet from Roxborough Road, and since all kennels will be indoors, they will not be visible from the road or any adjacent property owner.
- The business hours for clients will be 9:00 a.m. to 6:00 p.m., Tuesday through Saturday.
- All boarded dogs will be housed exclusively inside the shed between the hours of 8:00 p.m. and 8:00 a.m. every day. Accordingly, there will be no noise impact to any adjacent properties during the evening and nighttime hours.
- The fenced training area for the dogs will be located to the west of the shed, thus will be further from the closest property line than the shed. There will also be a confidence course for the dogs, which is incorporated into their training, which will be located north and west of the fenced area. The dogs will be 100% leashed and/or supervised on the confidence course.
- The dog training and boarding operations will use very little water, and the property has existing water service from the Roxborough Water and Sanitation District, and a well that is not active. The kennels will only use water from the Roxborough Water and Sanitation District, and will not use the well in the future.
- The density of the proposed use of the property will mean that there will be very little impact on the existing vegetation and wildlife and will not result in an over-intensive use of the land.
- There will be no more than 8 client dogs on the Property at any time.
- It is expected that there will be no more than 7 clients visiting the Property on any day.

(3) Compliance with the Douglas County Comprehensive Master Plan, as amended.

Per the Comprehensive Master Plan for non-urban areas, it states:

The Douglas County Comprehensive Master Plan enhances the quality of life for residents by protecting the natural landscape, rural areas, and historic sites of the County.

Douglas County citizens have placed a high value on the conservation of the natural and rural character of the nonurban areas of the County as identified in recent Citizen Surveys. To maintain the character of the nonurban portions of the County, the CMP supports efforts by landowners to continue the agricultural lifestyle they enjoy. The County is rich in historic and cultural features that should be preserved for future generations. The CMP supports efforts to keep open rural lands between the urbanized areas to maintain a sense of place and retain community character.

We believe that the proposed use of the property complies with the objectives of the Douglas County Comprehensive Master Plan. The proposed use will assist in allowing us to maintain the rural nature of the overall 36.97-acre property in the face of residential and commercial development pressures in the area.

(4) Compliance with appropriate agency regulations and any necessary permits.

We believe that the proposed use of the property complies with all appropriate agency regulations and any necessary permits.

We received a demolition permit from Douglas County to demolish all the existing buildings on the Property except for the dog training and boarding shed. The demolition began the week of May 20th and was completed by June 10, 2024. We will be applying for a permit from Douglas County to locate a manufactured home on the property where John and Lauren will live. That home is not part of this USR. We will also apply for a permit from the Douglas County Health Department to construct a new septic system for the manufactured home to replace the old system.

(5) Proof of Water Availability.

See Documentation to Demonstrate Evidence of Sufficient Water Supply, in the form of a Will Serve letter from Roxborough Water and Sanitation District.

(6) Method of Wastewater Treatment.

The modular home that was recently demolished had a septic system, which we will not use. In connection with the manufactured home which will be located on the property, which is not part of this USR, a new septic system will be permitted and installed. We do not expect clients dropping off dogs to require a restroom, but we will provide a portable restroom next to the shed, with a portable hand sink. The portable restroom and handwashing station will be properly cleaned and maintained. When the house is constructed, the portable restroom and handwashing station will be removed. The manufactured home is not part of this USR.

The property currently has water service from Roxborough Water and Sanitation District, but the shed has no plumbing. Thus, the dogs will be provided with water through existing service lines from the Roxborough Water and Sanitation District that run to adjacent portions of the Property. The property has a well, which is not active, and will not be used for water for the dogs in the future.

We are highly committed to properly and actively managing dog feces and other wastes from the dog training and boarding facility, to prevent odors, insects and rodents, as well as to protect the septic system. None of the waste will be disposed of through the septic system - all dog waste will be bagged, segregated, and disposed of weekly through contracted services with Waste Connections.

We will provide a Waste Management Plan to Douglas County Health Department per their request.

(7) Type or method of fire protection.

We are currently in discussions with the Fire Marshal's office at South Metro Fire Rescue to determine the appropriate fire protection and life safety practices. At a minimum, we will have a fire extinguisher in the shed and in the manufactured home, and we have purchased a portable defibrillator which will be located in the shed. John Porricelli will be trained to operate the portable defibrillator. We have also purchased first aid kits for humans as well as canines.

(8) Impacts to existing vegetation and wildlife.

The proposed use will not require any grading, removal of vegetation, change in access, nor will it have an impact on wildlife.

The dog training and boarding facility will be operated out of an existing shed, and the outdoor fenced area will be no larger than ½ acre. The confidence course will also be no larger than ½ acre.

All trained and boarded dogs will be supervised at all times while they are not in their indoor kennels.

(9) Impacts on air and water quality.

There will be no impact on air or water quality, as discussed below and elsewhere in this narrative.

There will be no grading of the site required in connection with the dog training and boarding facility.

As discussed in (6) above, we are highly committed to properly and actively managing dog feces and other wastes from the dog training and boarding facility, to prevent odors, insects and rodents, as well as to protect the septic system. None of the waste will be disposed of through a septic system - all dog waste will be bagged, segregated, and disposed of weekly through contracted services with Waste Connections.

There will be no disturbance to the 100-year floodplain, which runs along Willow Creek on the Property.

(10) Impacts on peace of quiet of neighborhood.

As mentioned previously, we believe that there will be little to no impact on the peace and quiet of the neighborhood.

- The climate-controlled shed that the dogs will be kenneled in is located 180 feet from the nearest property line, and approximately 300 feet from Roxborough Road, and since all kennels will be indoors, they will not be visible from the road or any adjacent property owner.
- The business hours for clients will be 9:00 a.m. to 6:00 p.m., Tuesday through Saturday.
- All boarded dogs will be housed exclusively inside the shed between the hours of 8:00 p.m. and 8:00 a.m. every day. Accordingly, there will be no noise impact to any adjacent properties during the evening and nighttime hours.
- The fenced training area for the dogs will be located to the west of the shed, which is further from the closest property line than the shed. There will also be a confidence course for the dogs, which is incorporated into their training, which will be located north and west of the fenced area. The dogs will be 100% leashed and/or supervised on the confidence course.

(11) Provision of buffering, including additional landscaping.

There are significant trees on the property, including along a spring fed creek through the property. There are also a significant number of trees near the shed which contributed to the attractiveness of the property to us as a purchaser.

The shed that the proposed use will be operated from is an existing building, and although we are trimming the trees and bushes, we do not believe that the property requires additional landscaping or buffering.

(12) A description of the availability and adequacy of public services and facilities.

Clients of the Waterton Canyon K-9 Academy will be provided with parking immediately adjacent to the shed, including an ADA space.

The shed will contain only (i) kennels for the dogs, (ii) an indoor training area for use only by the trainer and the dogs, and (iii) a storage room. There will be no public access to the shed, and there will be no office, reception area or restroom in the building. The shed will be posted with a prominent sign that will clearly state: "Private Property – No Public Access".

We do not expect clients dropping off dogs to require a restroom, but we will provide a portable restroom next to the shed, with a portable hand sink. The portable restroom and handwashing station will be properly cleaned and maintained. When the house is constructed, the portable restroom and handwashing station will be removed. The manufactured home is not part of this USR.

Other narrative details unique to the specific type of use by special review.

In the following narrative, we are addressing the Development Reports that may be required by Engineering Services, or waived at their discretion, per Douglas County Zoning Resolutions, section 2111.07.

- Phase III Drainage Report and Plan. There will be no grading, or change in drainage, in connection with the project set forth in this USR. Accordingly, no report or plan is submitted.
- GESC Report and Plan. There will be no grading, or change in drainage, in connection with the project set forth in this USR. Accordingly, no report or plan is submitted.
- Utility Drawings. There is no change to the utilities provided to the shed in connection with the project set forth in the USR. The only utility provided to the shed is the existing electrical service – there is no water or gas connection. Accordingly, no drawings are submitted.
- Off Site Improvements Plans, as Relevant. We do not believe this is relevant, this no plans are submitted.
- Engineering Construction Drawings. The USR applies only to an existing building on the site, thus no drawings are submitted.
- Traffic Impact Study. Following is our calculation of the average daily trips to the site for all uses.
 - SFR (Single Family Residence) – we were directed by Engineering Services to include 10 trips per day per the ITE Trip Generation Manual.

- Trips by owners and vendors to visit horses. The horses will be maintained on a daily basis by John Porricelli, who will reside on the property, as part of his responsibilities as property manager. As owners, we visit the horses a maximum of 5 times per week, which is counted as 10 trips per week. The horses see the vet and farrier a maximum of 1 time per quarter. Accordingly, the total trips per day for this use is a maximum of 1.5.
- Trips related to dog training and boarding. There will be no more than 6 client interactions per day for hourly training sessions, and no more than 1 client interaction per day for weekly or longer board and train sessions. Accordingly, counting each of these interactions as two trips, the total trips per day for this use is 14.

When the trips per day are added up per the above calculations, the total trips per day are not expected to exceed 25.5. As such, the total traffic impact due to the site and the USR is equivalent to between two and three single family residences per the ITE Trip Generation Manual.

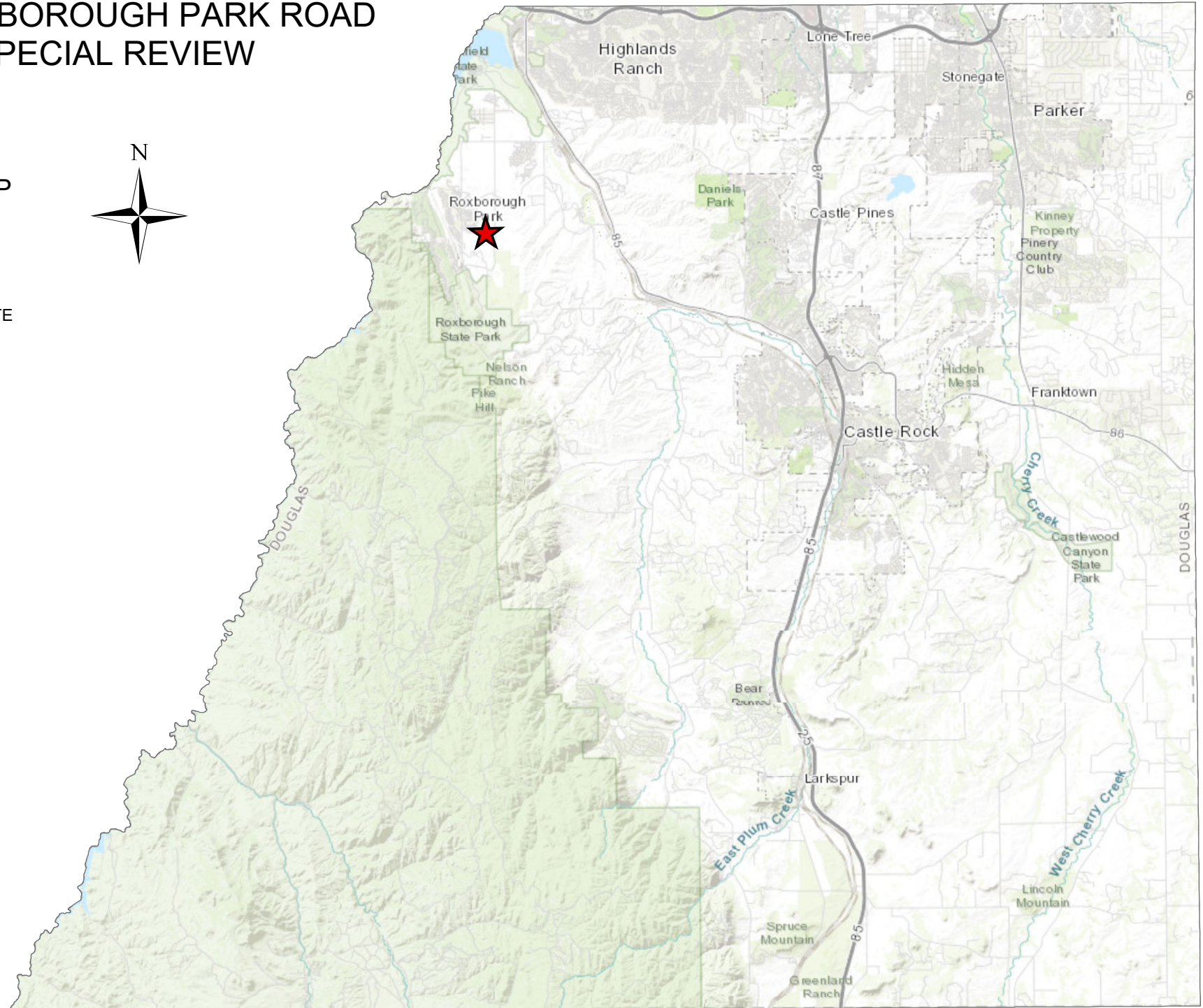
7801 ROXBOROUGH PARK ROAD USE BY SPECIAL REVIEW

US2024-004
VICINITY MAP



LEGEND

 PROJECT SITE



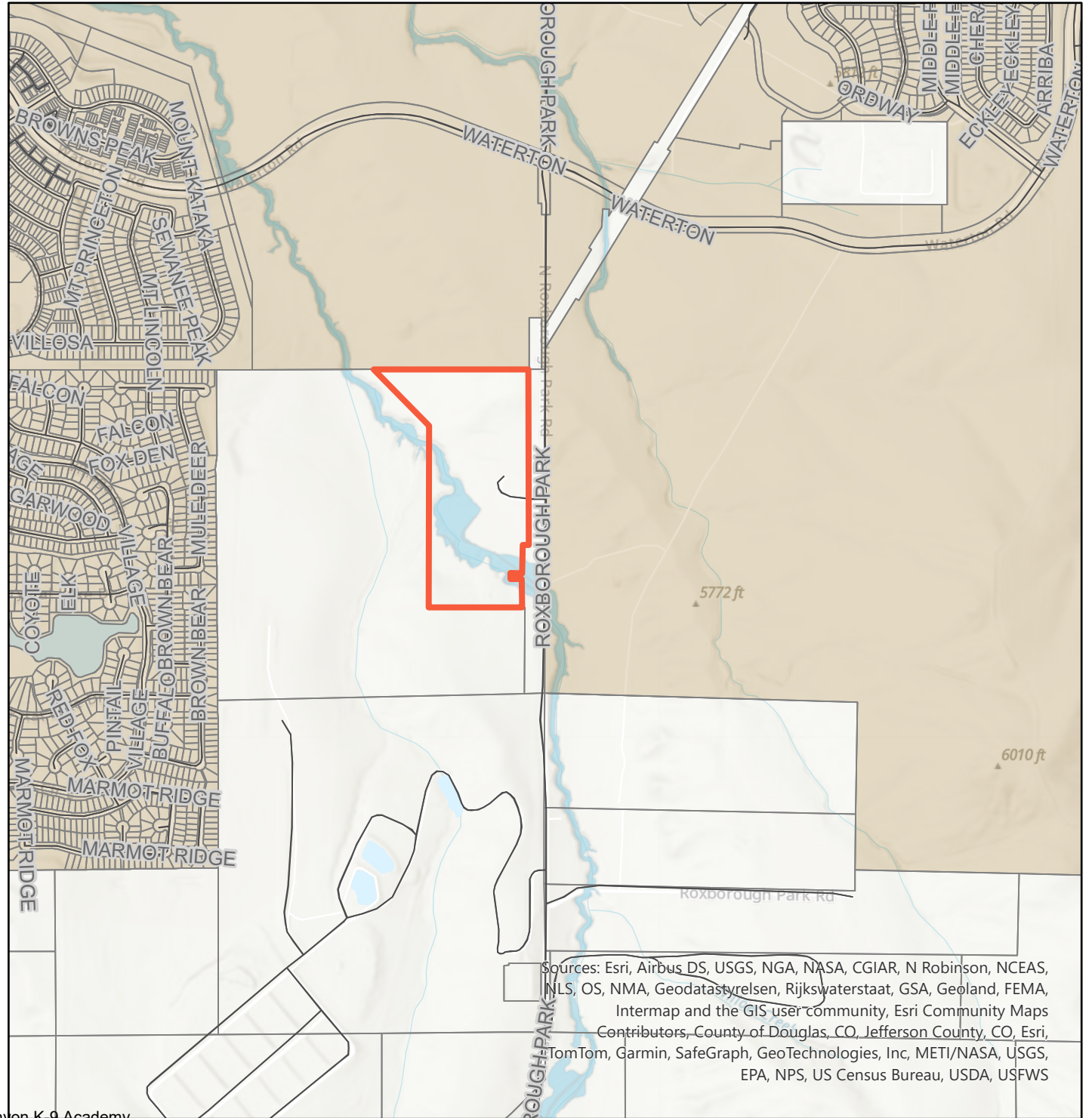
7801 Roxborough Park Road

US2024-004 Zoning Map



LEGEND

- Roads
- Major Roads
- 1% annual chance of flood (100 year flood).
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- PD - PLANNED DEVELOPMENT






Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, County of Douglas, CO, Jefferson County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

7801 Roxborough Park Road

US2024-004
Aerial Map



LEGEND

-  Roads
-  1% annual chance of flood (100 year flood).
-  Parcels - PARCELS



Maxar, Microsoft

Referral Agency Response Report

Project Name: 7801 Roxborough Park Rd

Project File #: US2024-004

Date Sent: 04/29/2024

Date Due: 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|---------------------------------|---------------|--|---|
| Addressing Analyst | 05/03/2024 | <p>Received: Proposed addresses are listed below. These addresses are not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>7801 ROXBOROUGH PARK ROAD (Future 2,500 SF manufactured home) 7801A ROXBOROUGH PARK ROAD (Existing 1,500 SF barn to be converted into the dog training and boarding facility) 7801B ROXBOROUGH PARK ROAD (Future 3,200 SF equestrian barn)</p> <p>Please notify this office by email when demolition of the existing residence is complete AND when construction of the new residence is commenced.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p> | Address designations have been acknowledged by the applicant. |
| Arrowhead Shores | | No Response Received: | No Response Required |
| Assessor | 05/02/2024 | No Comment: | No Response Required |
| AT&T Long Distance - ROW | | No Response Received: | No Response Required |
| Black Hills Energy | | No Response Received: | No Response Required |
| Building Services | 05/01/2024 | <p>Received: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.</p> | Acknowledge by the applicant |
| CenturyLink | 05/01/2024 | No Comment: | No Response Required |
| Chatfield Community Association | | No Response Received: | No Response Required |
| Chatfield Farms 1-B HOA | | No Response Received: | No Response Required |

Referral Agency Response Report

Project Name: 7801 Roxborough Park Rd

Project File #: US2024-004

Date Sent: 04/29/2024

Date Due: 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|---|---------------|--|---|
| Chatfield Farms Estates HOA | | No Response Received: | No Response Required |
| Colorado Division of Water Resources | 05/02/2024 | Received: See comments from DWR in their letter dated May 1, 2024 | |
| Colorado Geological Survey | 05/03/2024 | No Comment: | No Response Required |
| Comcast | | No Response Received: | No Response Required |
| CORE Electric Cooperative | 05/09/2024 | No Comment: | No Response Required |
| Denver Water Board | | No Response Received: | No Response Required |
| Douglas County Conservation District (DCCD) | 05/20/2024 | Received: Following is a summary of comments from DCCD in their letter dated May 20, 2024. -Alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques. -All disturbed areas should be seeded and mulched with weed free hay mulch between the dates of November 1 and April 30. -Recommend a Noxious Weed Control plan. -DCCD does not support development proposals that are located in or near drainages or development that disturb wetlands. | Applicant has indicated that they will contact the NRCS to discuss planting and weed management recommendations for the overall property. No development is proposed within a floodplain or wetlands area. Engineering handles all requirements related to site grading. |
| Douglas County Health Department (DCHD) | 05/17/2024 | Received: Following is a summary of comments from DCHD in their letter dated May 17, 2024. -DCHD has no objection to the use of a portable toilet until a permitted OWTS is constructed. -Disposal of animal waste and feces into the OWTS is not recommended. We strongly recommend that the applicant provide a Waste Management Plan to DCHD that indicates how animal waste will be managed. Per an email from DCHD dated June 10, 2024, all comments have been addressed. | A temporary restroom and handwashing station will be installed until the manufacture home is installed at which time the restroom will be available for the employee but not clients of the facility. Management plan addresses management of dog waste, including bagging and disposing of all dog waste. Septic system is not to be used for any dog waste disposal. |

Referral Agency Response Report**Project Name:** 7801 Roxborough Park Rd**Project File #:** US2024-004**Date Sent:** 04/29/2024**Date Due:** 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--|----------------------|--|--|
| Engineering Services | 05/17/2024 | Received: See Redlined USR Exhibit dated May 17, 2024. Per an email dated June 20, 2024, all comments from Engineering Services have been addressed. | Applicant has made all necessary revisions as requested by Engineering. No public improvements or improvements agreement is required for this project. |
| Mile High Flood District | | No Response Received: | No Response Required |
| Office of Emergency Management | 04/30/2024 | Received: OEM has no large concerns with this project but would like it suggested to the business owner that he put in place a solid evacuation plan and capabilities for client and boarded animals to be evacuated for a short or no-notice evacuation order. | Applicant has indicated that they will develop and post an evacuation plan in the barn. |
| Plum Valley Heights HOA | | No Response Received: | No Response Required |
| Ravenna Homeowners Master Association | | No Response Received: | No Response Required |
| Roxborough 16B HOA | | No Response Received: | No Response Required |
| Roxborough Park Foundation | | No Response Received: | No Response Required |
| Roxborough Ridge HOA | | No Response Received: | No Response Required |
| Roxborough Village Filing 14B HOA | | No Response Received: | No Response Required |
| Roxborough Village First HOA | | No Response Received: | No Response Required |
| Roxborough Water & Sanitation District | 05/02/2024 | No Comment: | No Response Required |
| Sheriff's Office | | No Response Received: | No Response Required |
| Sheriff's Office E911 | | No Response Received: | No Response Required |

Referral Agency Response Report

Project Name: 7801 Roxborough Park Rd

Project File #: US2024-004

Date Sent: 04/29/2024

Date Due: 05/20/2024

| | | | |
|--------------------------------|-------------------|---|--|
| <p>South Metro Fire Rescue</p> | <p>05/07/2024</p> | <p>Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents. Revisions are required prior to USR approval.</p> <p>USR application is not clear as to how this modified property which is currently a residential property will be classified by Douglas County within the proposed USR. Determination of the classification of the business is expected to be indicated within the USR.</p> <p>Demolishing all structures except the “barn” which will be converted into a business would appear to require the property to be reclassified as a commercial property. The USR documents do not indicate an intent to meet the applicable commercial requirements applicable within the Building Code and Fire Code of Douglas County.</p> <p>While the USR narrative indicates intent to construct a new residential structure and septic these items are outside the USR and could be delayed indefinitely. Expect a new home and septic must be constructed prior to the USR and the business to meet Douglas County Home Occupation requirements to remain as a residential property and residential accessory use.</p> <p>As presented the “barn” as the sole structure on the property will need to meet all applicable requirements for a change of use including access, water supply, and the applicable building code and fire code requirements.</p> <p>Per a letter from South Metro Fire dated May 7, 2024, the applicant addressed their initial review comments. The barn, which will</p> | <p>South Metro Fire’s comments have been addressed and they have no further concerns.</p> <p>Applicant is required to obtain all necessary building permits through Douglas County and meet all applicable codes and standards for the limited dog use proposed within the barn.</p> |
|--------------------------------|-------------------|---|--|

Referral Agency Response Report

Project Name: 7801 Roxborough Park Rd

Project File #: US2024-004

Date Sent: 04/29/2024

Date Due: 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--|----------------------|--|----------------------------|
| | | house the kennel and training operations will need to meet all applicable building code and fire code requirements. | |
| Sterling Ranch Community Authority Board | | No Response Received: | No Response Required |
| Western Douglas County Citizens Alliance | | No Response Received: | No Response Required |
| Wildfire Mitigation | | No Response Received: | No Response Required |
| Xcel Energy-Right of Way & Permits | 05/09/2024 | Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documents for the above-mentioned project and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. | No Response Required |

5/1/2024



Mike Pesicka, Principle Planner
Planning Services
100 Third Street
Castle Rock, CO 80104

P861769
No Reservations/No Objection

SUBJECT: Request for approval of an Encroachment at 7801 Roxborough Park Rd, Littleton, CO.

To Whom It May Concern:

CenturyLink of Colorado, Inc. d/b/a CENTURYLINK (“CenturyLink”) has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit “A”, said Exhibit “A” attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions please contact Phil Hackler at (432) 288-08418 or Phil.Hackler@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

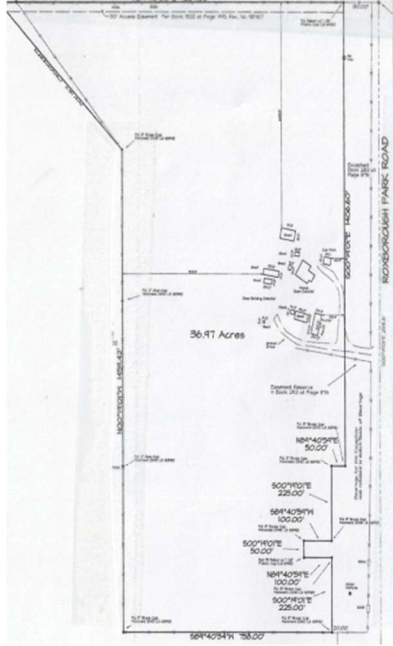
EXHIBIT A

7801 ROXBOROUGH PARK ROAD
Tract in NE ¼ of Section 1, Township 7 South, Range 69 West
Permit Area 2 Acres – Total Area 36.97 Acres
USR Plan Exhibit – Project Number US2024-004

| Approval Certificate | |
|----------------------|---------------------|
| Planning _____ | Initials/Date _____ |
| Owner _____ | Initials/Date _____ |

- Zoning Summary – Top of Page is North**
- North – Planned Development
 - East – Planned Development
 - South – Agricultural One
 - West – Agricultural One

- Flood Plain Overlay**
- The property is outlined in green.
 - As indicated, all existing buildings are outside of the flood plain, including the existing barn which will be used for the dog training facility.



Overall Site Plan from Survey

Flood Plain Overlay from Douglas County GIS Mapping System

SHEET 2 – OVERALL SITE PLAN

REFERRAL RESPONSE REQUEST – USE BY SPECIAL REVIEW

Date sent: April 29, 2024

Comments due by: **May 20, 2024**

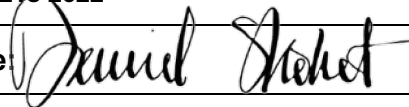
Fax: 303.660.9550

Project Name: 7801 Roxborough Park Road

Project File #: US2024-004

Project Summary: The applicant, John Pfannenstein, is requesting approval of a Use by Special Review (USR) to operate a dog training and boarding operation for up to 8 dogs on a 36.97-acre tract of land zoned Agricultural One (A1).

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: | |
| <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> | |
| <input checked="" type="checkbox"/> See letter attached for detail. | |
| Agency: Douglas County Conservation District | Phone #: 303 218-2622 |
| Your Name: David Shohet, President <i>(please print)</i> | Your Signature:  |
| | Date: May 18, 2024 |

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,

Mike Pesicka

Mike Pesicka, Principal Planner



DOUGLAS COUNTY CONSERVATION DISTRICT

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

DATE: 04/30/24

RE: US2024-004

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey, soils at 7801 Roxborough Park Rd., hereafter referred to as “on-site,” are very limited to not limited for dwellings with and without basements (pages 23, 27) and limited to very limited for small commercial buildings (p. 40) due to slope and flooding. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are somewhat limited to very limited for streets and roads (p. 31) due to frost action, flooding and slope, and somewhat limited for shallow excavations due to frost action, flooding, unstable excavation walls and slope. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

According to NRCS soils survey, soils on-site are somewhat limited to very limited for septic tanks and absorption fields (p. 45) due to slow water movement, slope, filtering capacity, seepage, and flooding. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil should be included in the engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs/acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the rate.

The Douglas County Conservation District recommends disturbed land be revegetated within 45 days of disturbance. Recommended reseeding dates are November 1 to May 1, when soil is not frozen.



DOUGLAS COUNTY CONSERVATION DISTRICT

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

The Conservation District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 36.97 acres.

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

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

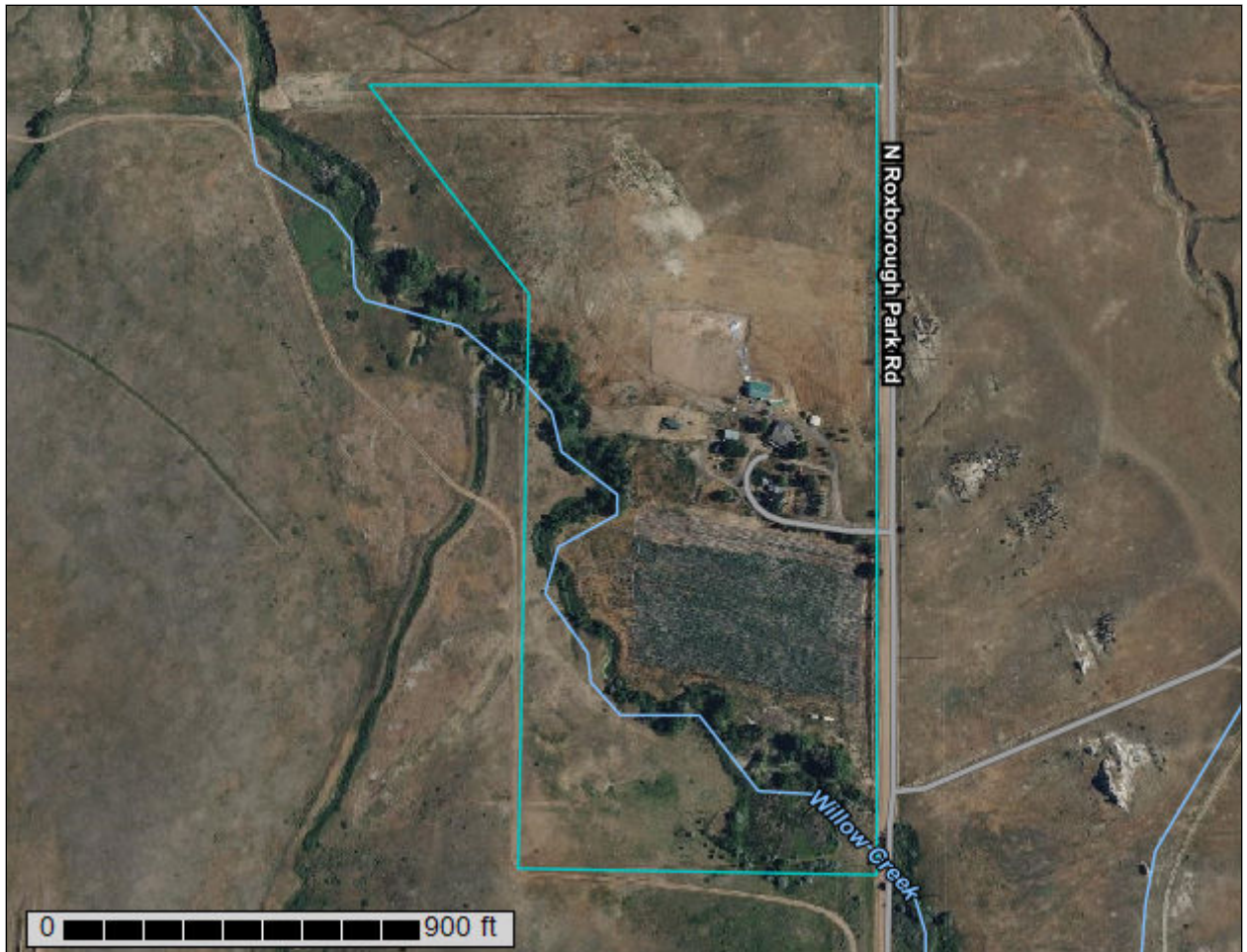
The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The Conservation District does not support development proposals that are located in or near drainages or development that disturbs wetlands.

Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

The Douglas County Conservation District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Thank you for the opportunity to review this project. Direct any questions to the District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

Custom Soil Resource Report for Castle Rock Area, Colorado



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

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

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

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

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

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

Contents

| | |
|--|----|
| Preface | 2 |
| How Soil Surveys Are Made | 5 |
| Soil Map | 8 |
| Soil Map..... | 9 |
| Legend..... | 10 |
| Map Unit Legend..... | 11 |
| Map Unit Descriptions..... | 11 |
| Castle Rock Area, Colorado..... | 13 |
| BrD—Bresser sandy loam, cool, 5 to 9 percent slopes..... | 13 |
| FoD—Fondis clay loam, 3 to 9 percent slopes..... | 14 |
| Fu—Fondis-Kutch association..... | 15 |
| Lo—Loamy alluvial land..... | 17 |
| NsE—Newlin-Satanta complex, 5 to 20 percent slopes..... | 19 |
| Soil Information for All Uses | 21 |
| Suitabilities and Limitations for Use..... | 21 |
| Building Site Development..... | 21 |
| Dwellings With Basements..... | 21 |
| Dwellings Without Basements..... | 25 |
| Local Roads and Streets..... | 29 |
| Shallow Excavations..... | 34 |
| Small Commercial Buildings..... | 38 |
| Sanitary Facilities..... | 42 |
| Septic Tank Absorption Fields..... | 43 |
| References | 48 |

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

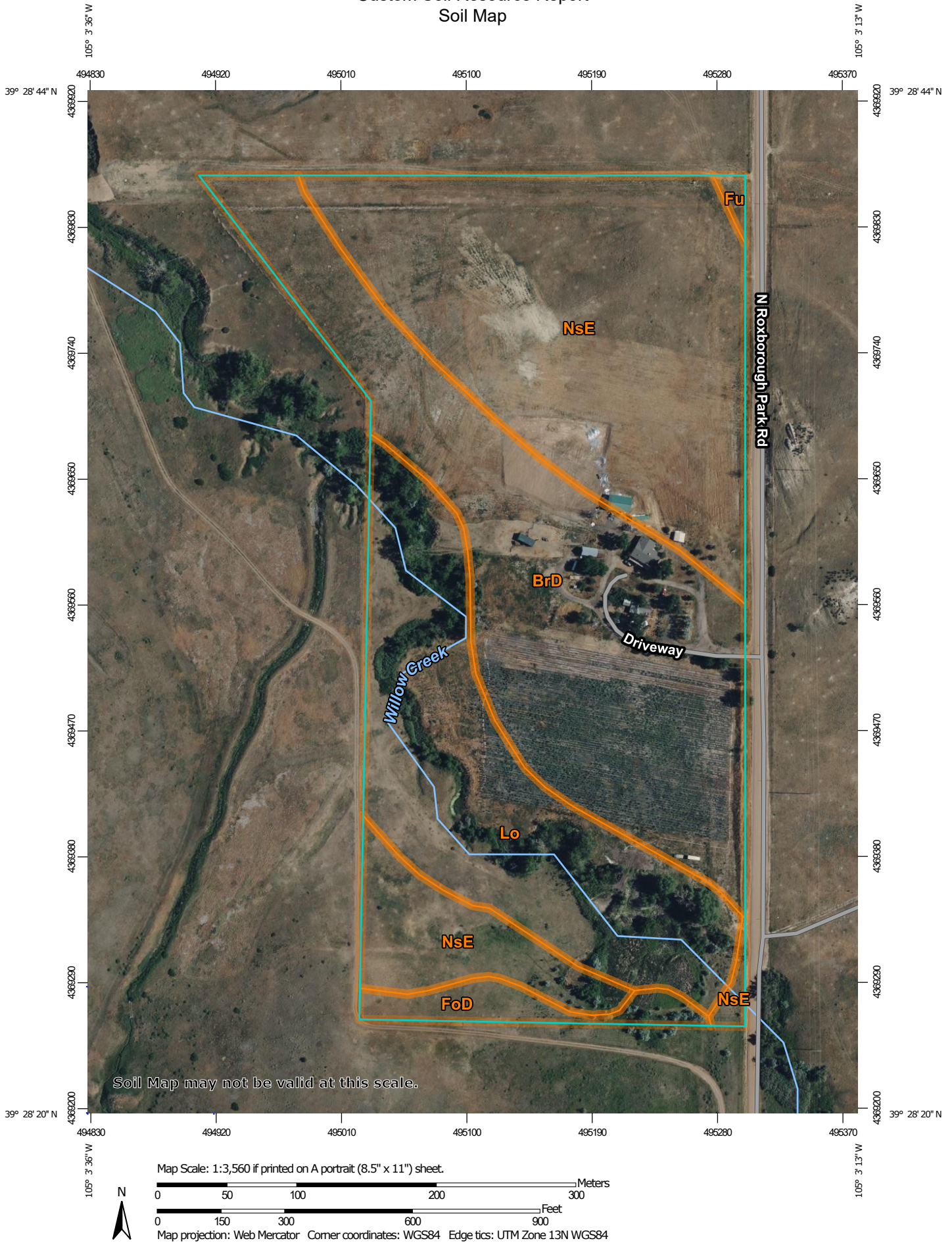
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

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

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.





































Map Scale: 1:3,560 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| BrD | Bresser sandy loam, cool, 5 to 9 percent slopes | 14.6 | 33.6% |
| FoD | Fondis clay loam, 3 to 9 percent slopes | 1.2 | 2.9% |
| Fu | Fondis-Kutch association | 0.1 | 0.3% |
| Lo | Loamy alluvial land | 10.3 | 23.9% |
| NsE | Newlin-Satanta complex, 5 to 20 percent slopes | 17.0 | 39.3% |
| Totals for Area of Interest | | 43.3 | 100.0% |

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

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

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

Castle Rock Area, Colorado

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

Map Unit Setting

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

Map Unit Composition

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

Description of Bresser, Cool

Setting

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

Typical profile

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

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

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

Minor Components

Ascalon

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

Truckton

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

FoD—Fondis clay loam, 3 to 9 percent slopes

Map Unit Setting

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

Map Unit Composition

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

Description of Fondis

Setting

Landform: Mesas, buttes, ridges
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over coarse-silty outwash derived from arkose

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Kutch

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

Englewood

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

Denver

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

Aquic haplustolls

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

Fu—Fondis-Kutch association

Map Unit Setting

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

Map Unit Composition

Fondis and similar soils: 50 percent

Kutch and similar soils: 35 percent

Minor components: 15 percent

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

Description of Fondis

Setting

Landform: Valley sides, draws

Down-slope shape: Linear

Across-slope shape: Linear

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

Typical profile

H1 - 0 to 7 inches: loam

H2 - 7 to 24 inches: clay

H3 - 24 to 60 inches: sandy clay loam

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: High

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

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

Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: C

Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

Description of Kutch

Setting

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Fine-textured residuum weathered from calcareous shale

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 32 inches: clay

H3 - 32 to 36 inches: weathered bedrock

Properties and qualities

Slope: 5 to 40 percent

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

Drainage class: Well drained

Runoff class: Very high

Custom Soil Resource Report

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Gypsum, maximum content: 2 percent

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

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

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: D

Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent

Hydric soil rating: No

Newlin

Percent of map unit: 5 percent

Hydric soil rating: No

Hilly gravelly land

Percent of map unit: 4 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

Lo—Loamy alluvial land

Map Unit Setting

National map unit symbol: jqzb

Elevation: 7,000 to 8,000 feet

Mean annual precipitation: 17 to 19 inches

Mean annual air temperature: 44 to 46 degrees F

Frost-free period: 115 to 120 days

Farmland classification: Not prime farmland

Map Unit Composition

Loamy alluvial land: 80 percent

Minor components: 20 percent

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

Description of Loamy Alluvial Land

Setting

Landform: Flood plains, swales
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 20 inches: sandy loam
H2 - 20 to 40 inches: stratified loamy sand to clay loam
H3 - 40 to 60 inches: sand and gravel

Properties and qualities

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

Interpretive groups

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

Minor Components

Sampson

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

Bresser

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

Sandy alluvial land

Percent of map unit: 5 percent

Fluvaquentic haplustolls

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

NsE—Newlin-Satanta complex, 5 to 20 percent slopes

Map Unit Setting

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

Map Unit Composition

Newlin and similar soils: 50 percent
Satanta and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newlin

Setting

Landform: Drainageways, knobs
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Unconformable sandy and gravelly and/or mixed source alluvium

Typical profile

H1 - 0 to 8 inches: gravelly sandy loam
H2 - 8 to 17 inches: gravelly sandy clay loam
H3 - 17 to 22 inches: gravelly sandy loam
H4 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ
Hydric soil rating: No

Description of Satanta

Setting

Landform: Drainageways, knobs
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 30 inches: clay loam
H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 6 percent
Hydric soil rating: No

Buick

Percent of map unit: 6 percent
Hydric soil rating: No

Truckton

Percent of map unit: 6 percent
Hydric soil rating: No

Aquic haplustolls

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

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

Dwellings With Basements

ENG - Engineering

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

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

Custom Soil Resource Report

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Dwellings With Basements



Soil Map may not be valid at this scale.





















Map Scale: 1:3,560 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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

Tables—Dwellings With Basements

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|------------------------------------|---|------------------|---------------------------|---------------------------------|--------------|----------------|
| BrD | Bresser sandy loam, cool, 5 to 9 percent slopes | Not limited | Bresser, cool (85%) | | 14.6 | 33.6% |
| | | | Ascalon (10%) | | | |
| | | | Truckton (5%) | | | |
| FoD | Fondis clay loam, 3 to 9 percent slopes | Somewhat limited | Fondis (85%) | Shrink-swell (0.01) | 1.2 | 2.9% |
| Fu | Fondis-Kutch association | Somewhat limited | Fondis (50%) | Slope (0.16) | 0.1 | 0.3% |
| | | | | Shrink-swell (0.01) | | |
| Lo | Loamy alluvial land | Very limited | Loamy alluvial land (80%) | Flooding (1.00) | 10.3 | 23.9% |
| | | | | Depth to saturated zone (0.15) | | |
| NsE | Newlin-Satanta complex, 5 to 20 percent slopes | Somewhat limited | Newlin (50%) | Slope (0.84) | 17.0 | 39.3% |
| Totals for Area of Interest | | | | | 43.3 | 100.0% |

| Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| Somewhat limited | 18.4 | 42.5% |
| Not limited | 14.6 | 33.6% |
| Very limited | 10.3 | 23.9% |
| Totals for Area of Interest | 43.3 | 100.0% |

Rating Options—Dwellings With Basements

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

Dwellings Without Basements

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced

Custom Soil Resource Report

concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

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

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report Map—Dwellings Without Basements



Soil Map may not be valid at this scale.





















Map Scale: 1:3,560 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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

Tables—Dwellings Without Basements

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|------------------------------------|---|------------------|---------------------------|---------------------------------|--------------|----------------|
| BrD | Bresser sandy loam, cool, 5 to 9 percent slopes | Not limited | Bresser, cool (85%) | | 14.6 | 33.6% |
| | | | Ascalon (10%) | | | |
| | | | Truckton (5%) | | | |
| FoD | Fondis clay loam, 3 to 9 percent slopes | Somewhat limited | Fondis (85%) | Shrink-swell (0.42) | 1.2 | 2.9% |
| Fu | Fondis-Kutch association | Somewhat limited | Fondis (50%) | Shrink-swell (0.42) | 0.1 | 0.3% |
| | | | | Slope (0.16) | | |
| Lo | Loamy alluvial land | Very limited | Loamy alluvial land (80%) | Flooding (1.00) | 10.3 | 23.9% |
| NsE | Newlin-Satanta complex, 5 to 20 percent slopes | Somewhat limited | Newlin (50%) | Slope (0.84) | 17.0 | 39.3% |
| | | | Satanta (30%) | Shrink-swell (0.06) | | |
| Totals for Area of Interest | | | | | 43.3 | 100.0% |

| Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| Somewhat limited | 18.4 | 42.5% |
| Not limited | 14.6 | 33.6% |
| Very limited | 10.3 | 23.9% |
| Totals for Area of Interest | 43.3 | 100.0% |

Rating Options—Dwellings Without Basements

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

Local Roads and Streets

ENG - Engineering

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and

Custom Soil Resource Report

grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

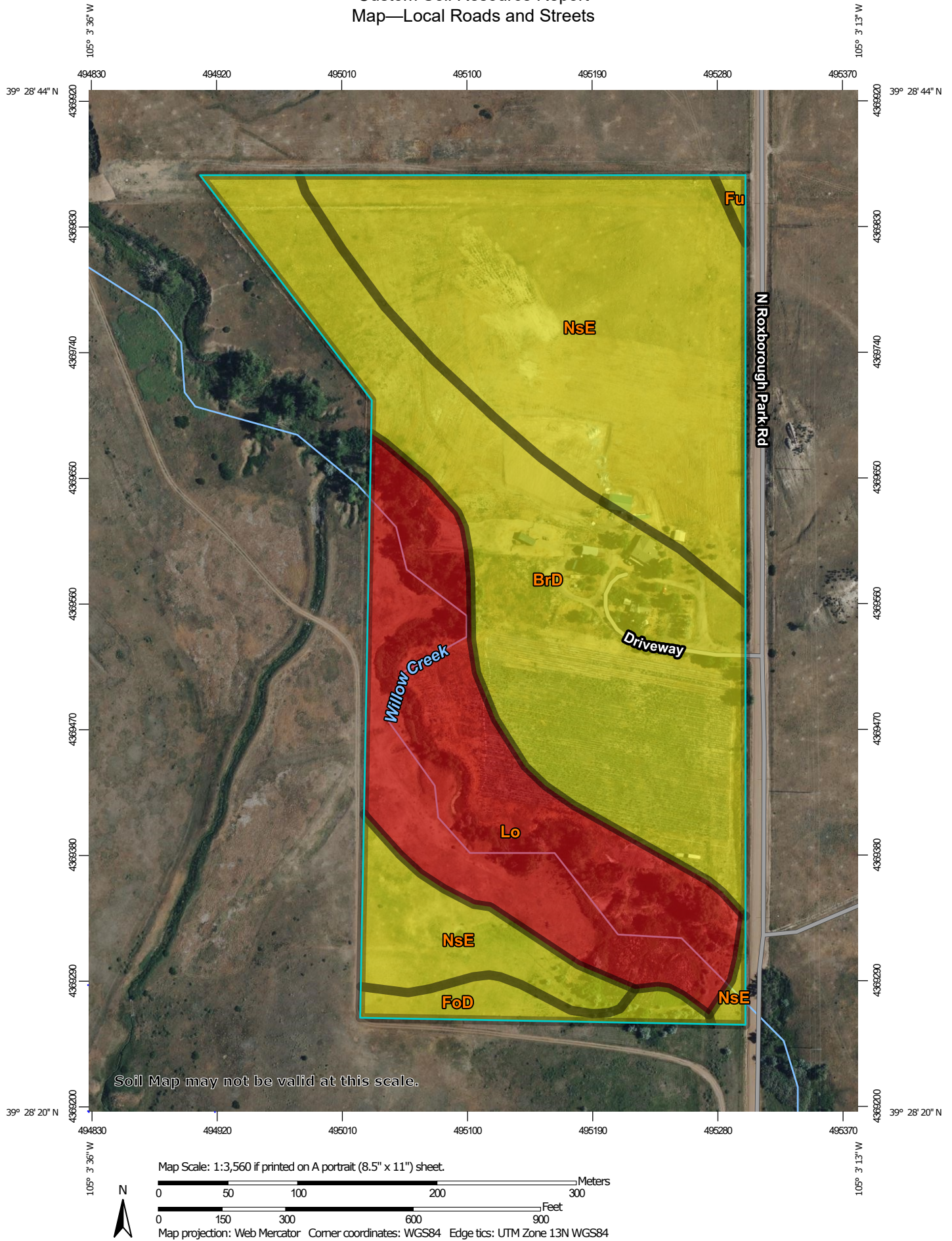
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).





















The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report Map—Local Roads and Streets



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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

Custom Soil Resource Report

Tables—Local Roads and Streets

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|------------------------------------|---|------------------|---------------------------|---------------------------------|--------------|----------------|
| BrD | Bresser sandy loam, cool, 5 to 9 percent slopes | Somewhat limited | Bresser, cool (85%) | Frost action (0.50) | 14.6 | 33.6% |
| | | | Ascalon (10%) | Frost action (0.50) | | |
| | | | Truckton (5%) | Frost action (0.50) | | |
| FoD | Fondis clay loam, 3 to 9 percent slopes | Somewhat limited | Fondis (85%) | Frost action (0.50) | 1.2 | 2.9% |
| | | | | Shrink-swell (0.42) | | |
| | | | | Low strength (0.19) | | |
| Fu | Fondis-Kutch association | Somewhat limited | Fondis (50%) | Frost action (0.50) | 0.1 | 0.3% |
| | | | | Shrink-swell (0.42) | | |
| | | | | Low strength (0.19) | | |
| | | | | Slope (0.16) | | |
| Lo | Loamy alluvial land | Very limited | Loamy alluvial land (80%) | Flooding (1.00) | 10.3 | 23.9% |
| | | | | Frost action (0.50) | | |
| NsE | Newlin-Satanta complex, 5 to 20 percent slopes | Somewhat limited | Newlin (50%) | Slope (0.84) | 17.0 | 39.3% |
| | | | Satanta (30%) | Frost action (0.50) | | |
| | | | | Shrink-swell (0.06) | | |
| | | | | Low strength (0.04) | | |
| Totals for Area of Interest | | | | | 43.3 | 100.0% |

| Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| Somewhat limited | 33.0 | 76.1% |
| Very limited | 10.3 | 23.9% |
| Totals for Area of Interest | 43.3 | 100.0% |

Rating Options—Local Roads and Streets

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Shallow Excavations

ENG - Engineering

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).





















The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Shallow Excavations



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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

Custom Soil Resource Report

Tables—Shallow Excavations

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|------------------------------------|---|------------------|---------------------------|----------------------------------|--------------|----------------|
| BrD | Bresser sandy loam, cool, 5 to 9 percent slopes | Somewhat limited | Bresser, cool (85%) | Dusty (0.09) | 14.6 | 33.6% |
| | | | | Unstable excavation walls (0.01) | | |
| | | | Ascalon (10%) | Dusty (0.09) | | |
| | | | | Unstable excavation walls (0.01) | | |
| | | | Truckton (5%) | Dusty (0.02) | | |
| | | | | Unstable excavation walls (0.01) | | |
| FoD | Fondis clay loam, 3 to 9 percent slopes | Somewhat limited | Fondis (85%) | Dusty (0.31) | 1.2 | 2.9% |
| | | | | Too clayey (0.13) | | |
| | | | | Unstable excavation walls (0.01) | | |
| Fu | Fondis-Kutch association | Somewhat limited | Fondis (50%) | Dusty (0.30) | 0.1 | 0.3% |
| | | | | Slope (0.16) | | |
| | | | | Too clayey (0.13) | | |
| | | | | Unstable excavation walls (0.01) | | |
| Lo | Loamy alluvial land | Somewhat limited | Loamy alluvial land (80%) | Flooding (0.80) | 10.3 | 23.9% |
| | | | | Depth to saturated zone (0.15) | | |
| | | | | Dusty (0.02) | | |
| | | | | Unstable excavation walls (0.01) | | |
| NsE | Newlin-Satanta complex, 5 to 20 percent slopes | Somewhat limited | Newlin (50%) | Unstable excavation walls (0.94) | 17.0 | 39.3% |
| | | | | Slope (0.84) | | |
| | | | | Dusty (0.07) | | |
| | | | Satanta (30%) | Dusty (0.26) | | |
| | | | | Unstable excavation walls (0.01) | | |
| Totals for Area of Interest | | | | | 43.3 | 100.0% |

Custom Soil Resource Report

| Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| Somewhat limited | 43.3 | 100.0% |
| Totals for Area of Interest | 43.3 | 100.0% |

Rating Options—Shallow Excavations

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

Small Commercial Buildings

ENG - Engineering

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

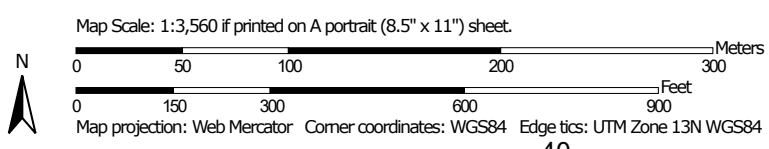
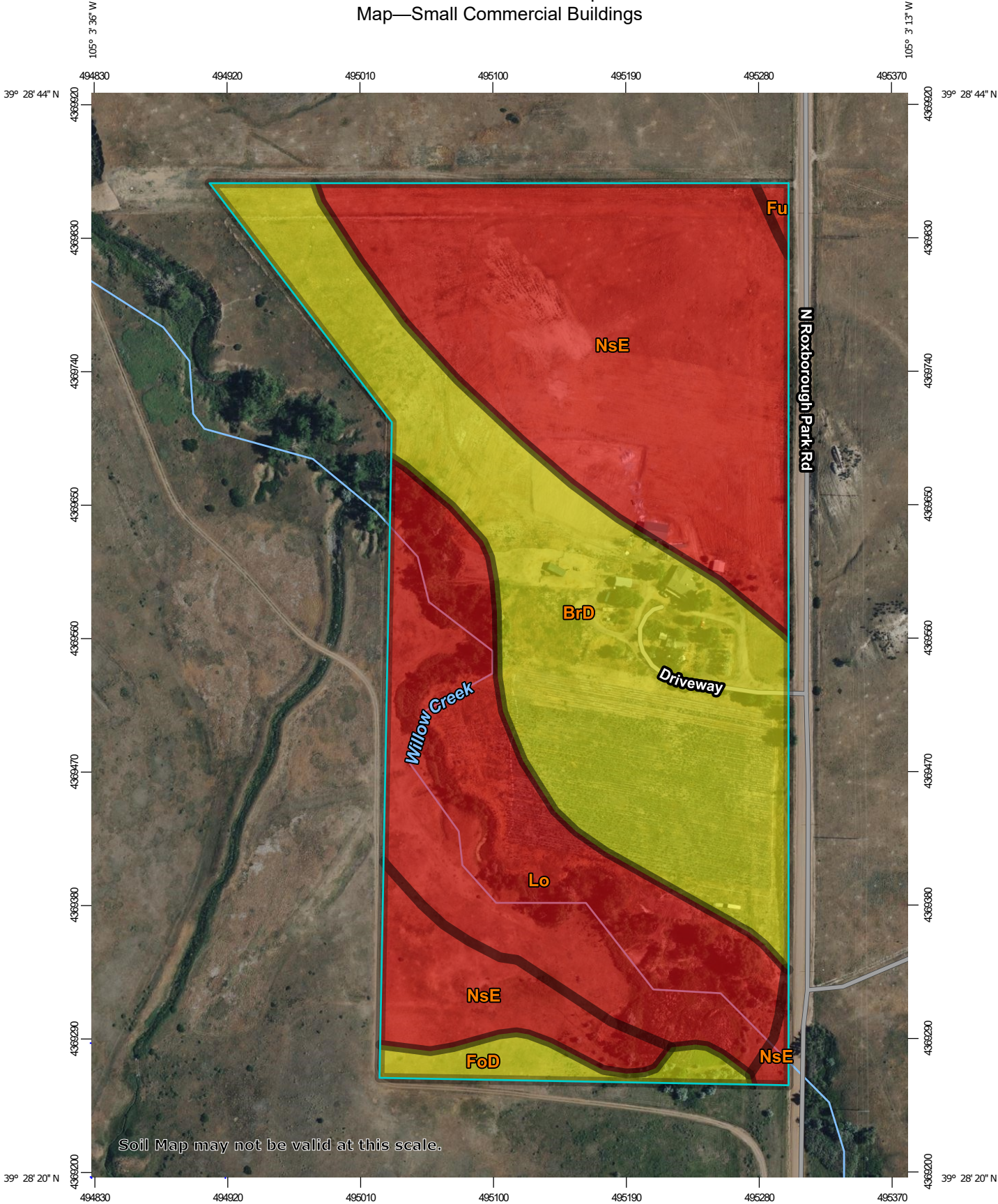
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer

Custom Soil Resource Report





















are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report Map—Small Commercial Buildings



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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

Tables—Small Commercial Buildings

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|------------------------------------|---|------------------|---------------------------|---------------------------------|--------------|----------------|
| BrD | Bresser sandy loam, cool, 5 to 9 percent slopes | Somewhat limited | Bresser, cool (85%) | Slope (0.88) | 14.6 | 33.6% |
| | | | Ascalon (10%) | Slope (0.88) | | |
| | | | Truckton (5%) | Slope (0.88) | | |
| FoD | Fondis clay loam, 3 to 9 percent slopes | Somewhat limited | Fondis (85%) | Slope (0.52) | 1.2 | 2.9% |
| | | | | Shrink-swell (0.42) | | |
| Fu | Fondis-Kutch association | Very limited | Fondis (50%) | Slope (1.00) | 0.1 | 0.3% |
| | | | | Shrink-swell (0.42) | | |
| | | | Kutch (35%) | Slope (1.00) | | |
| | | | | Shrink-swell (0.50) | | |
| Lo | Loamy alluvial land | Very limited | Loamy alluvial land (80%) | Flooding (1.00) | 10.3 | 23.9% |
| NsE | Newlin-Satanta complex, 5 to 20 percent slopes | Very limited | Newlin (50%) | Slope (1.00) | 17.0 | 39.3% |
| | | | Satanta (30%) | Slope (1.00) | | |
| | | | | Shrink-swell (0.06) | | |
| Totals for Area of Interest | | | | | 43.3 | 100.0% |

| Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| Very limited | 27.5 | 63.5% |
| Somewhat limited | 15.8 | 36.5% |
| Totals for Area of Interest | 43.3 | 100.0% |

Rating Options—Small Commercial Buildings

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

Sanitary Facilities

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

Septic Tank Absorption Fields

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

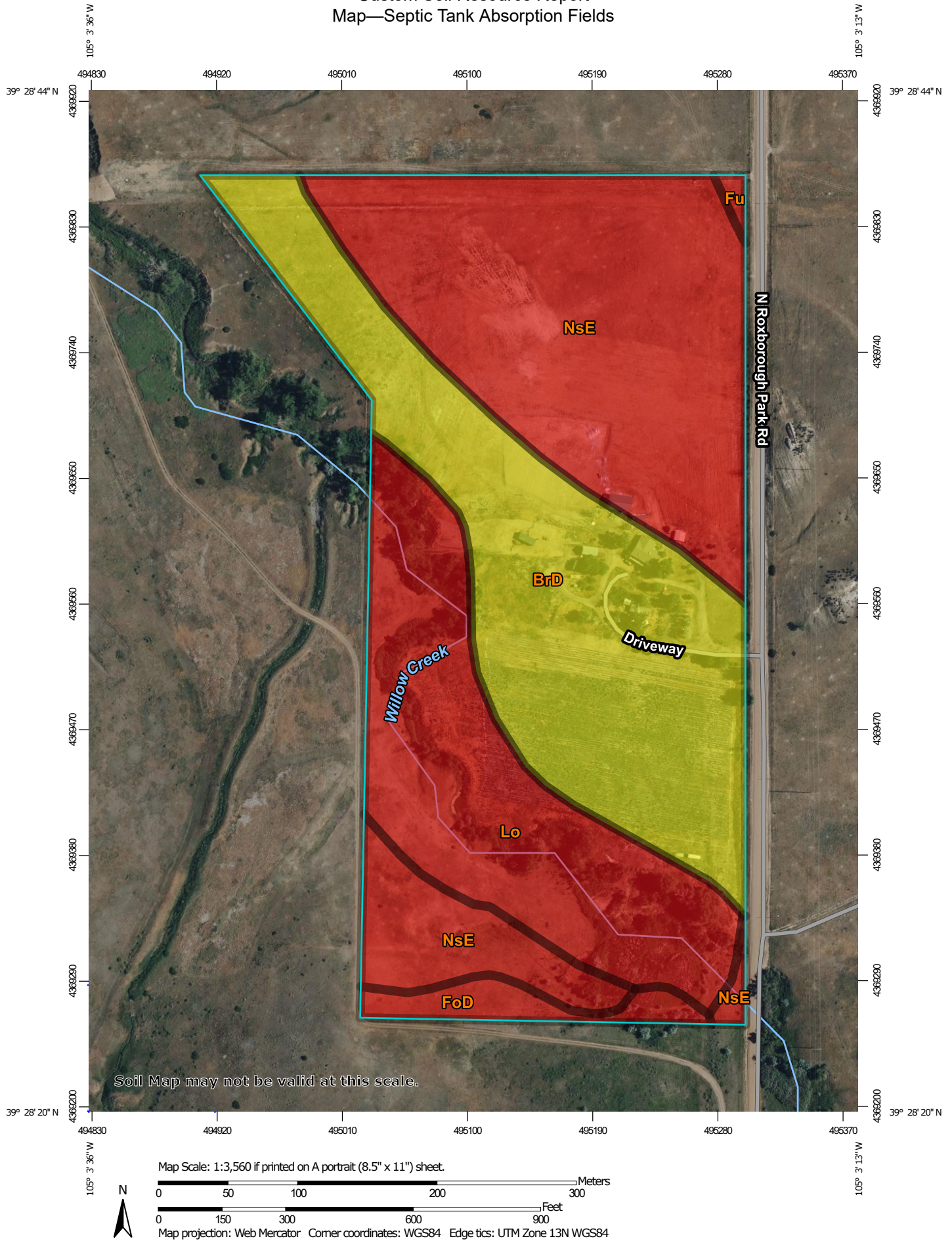
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil





















Custom Soil Resource Report

Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report Map—Septic Tank Absorption Fields



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

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

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

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

Custom Soil Resource Report

Tables—Septic Tank Absorption Fields

| Map unit symbol | Map unit name | Rating | Component name (percent) | Rating reasons (numeric values) | Acres in AOI | Percent of AOI |
|------------------------------------|---|------------------|---------------------------|---------------------------------|--------------|----------------|
| BrD | Bresser sandy loam, cool, 5 to 9 percent slopes | Somewhat limited | Bresser, cool (85%) | Slow water movement (0.47) | 14.6 | 33.6% |
| FoD | Fondis clay loam, 3 to 9 percent slopes | Very limited | Fondis (85%) | Slow water movement (1.00) | 1.2 | 2.9% |
| Fu | Fondis-Kutch association | Very limited | Fondis (50%) | Slow water movement (1.00) | 0.1 | 0.3% |
| | | | | Slope (0.16) | | |
| | | | Kutch (35%) | Slow water movement (1.00) | | |
| | | | | Depth to bedrock (1.00) | | |
| Slope (1.00) | | | | | | |
| Lo | Loamy alluvial land | Very limited | Loamy alluvial land (80%) | Flooding (1.00) | 10.3 | 23.9% |
| | | | | Seepage, bottom layer (1.00) | | |
| | | | | Depth to saturated zone (0.40) | | |
| NsE | Newlin-Satanta complex, 5 to 20 percent slopes | Very limited | Newlin (50%) | Filtering capacity (1.00) | 17.0 | 39.3% |
| | | | | Slope (0.84) | | |
| Totals for Area of Interest | | | | | 43.3 | 100.0% |

| Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--------------|----------------|
| Very limited | 28.8 | 66.4% |
| Somewhat limited | 14.6 | 33.6% |
| Totals for Area of Interest | 43.3 | 100.0% |

Rating Options—Septic Tank Absorption Fields

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

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

May 17, 2024

Mike Pesicka
100 Third St.
Castle Rock, CO 80104

RE: US2024-004

Dear Mr. Pesicka,

Thank you for the opportunity to review and comment on the request for the dog training & boarding facility. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments:

Water and Sewer Service

A will-serve letter has been provided by Roxborough Water & Sanitation District. *Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service.*

On-Site Wastewater Treatment System (OWTS) – New

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected, and operated in accordance with DCHD’s current OWTS Regulation. Based on the applicant’s description, a permit for the installation and final approval of the OWTS will be required. To start the process, the applicant may contact DCHD at the time of development. More information is available at <https://www.douglas.co.us/health-department/environmental-health/>.

Wastewater – Portable Toilets for Onsite Personnel

DCHD has no objection to the use of portable toilets until a permitted OWTS is constructed, provided the units are properly cleaned and maintained. DCHD recommends that the applicant also provide a portable hand sink near the restrooms.

Kennel Wastes and Onsite Wastewater Treatment System

Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents) and to protect the Onsite Wastewater Treatment System (OWTS). Disposal of these wastes into the OWTS is not recommended since they do not biodegrade within the septic tank. As a result, more frequent pumping of the septic tank is

necessary, and cleaning of the septic tank is more difficult. In addition, some of these wastes may leach into the absorption area and cause failure of the absorption area. If the kennel will be served by OWTS, it must be separate from other uses. We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill.

We recommend that the applicant provide a Waste Management Plan to DCHD that indicates how animal waste will be managed.

Please feel free to contact me at 720-907-4886 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

From: [Brent Freyer](#)
To: [Michael Pesicka](#)
Subject: RE: Project No. US2024-004 Resubmittal
Date: Monday, June 10, 2024 4:34:55 PM

Mike-

The revised documents address all of DCHD's comments. We have no additional concerns.

Brent Freyer | Environmental Health Specialist II
Douglas County Health Department
Address | 410 S Wilcox St. Ste 101 Castle Rock, CO 80104
Cell | 720-737-5756 **Office** | 720-907-4888
Email | bfreyer@douglas.co.us

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Monday, June 10, 2024 9:45 AM
To: Brent Freyer <bfreyer@douglas.co.us>
Subject: Project No. US2024-004 Resubmittal

Brent,

Attached are the revised documents for Project No. US2024-004, a proposed Use by Special Review for 7801 Roxborough Park Road. Please let me know if your comments have been addressed.

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us



May 1, 2024

Mike Pesicka, Principal Planner
Douglas County Department of Community Development
Transmitted via email: mpesicka@douglas.co.us

Re: Project File #: US2024-004, Waterton Canyon K-9 Academy
Part of the NE ¼ of Sec. 1, Twp. 7 South, Rng. 69 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Referral No. 31317

Dear Mike Pesicka:

We have received the referral for the application for a Use by Special Review to operate a dog training and boarding operation for up to eight (8) dogs on 36.97 acres located at 7801 Roxborough Park Road in Littleton. The proposed water supply for the facility is service provided by the Roxborough Water & Sanitation District ("District").

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

According to the letter dated March 6, 2024 from the District, the proposed water use is commercial with an estimated water demand of 0.88 acre-feet/year. According to that letter, the District can provide service to the commercial facility. This office has no comments on the District supplying the commercial uses associated with the facility.

A review of our records shows well permit no. 314562 located on the subject property. Permit no. 314562 was issued on August 16, 2019 pursuant to section 37-92-602(3)(b)(II)(A), C.R.S. as the only well on the subject property. The well is permitted for fire protection; ordinary household purposes inside not more than three (3) single-family dwellings; the watering of poultry, domestic animals, and livestock on a farm or ranch; and the irrigation of not more than one (1) acre of home gardens and lawns. The well must be used in compliance with its permitted terms and conditions and cannot be used for the dog training and boarding facility.

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

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Water well permit no. 314562 file



APPLICATION FOR WELL LOCATION AMENDMENT

**PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE
INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED**

Name, address and phone number of well owner:

Name(s): _____

Mailing Address: _____

City, St. Zip: _____

Phone: (____) - _____ Email: _____

Well Permit Number: _____ **Receipt Number:** _____

Location Amendment requested for:

Exempt/small capacity well – NO FEE REQUIRED.

Non-exempt well permitted prior to May 17, 1965, or registered pursuant to Section 37-90-139 – NO FEE REQUIRED.

Non-exempt well permitted on or after May 17, 1965 – FEE MAY BE REQUIRED (see instructions on reverse side).

AMENDED WELL LOCATION: County: _____ Owner's Well Designation (optional): _____

Street Address at Well Location (if applicable) City State Zip

Subdivision Name (if applicable): _____, Lot _____, Block _____, Filing/Unit _____

Location Information (preferred location format): GPS well location information in UTM format. The following GPS settings are **required:** Format must be **UTM**. Zone 12 or Zone 13. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**.

Easting: _____ **Northing:** _____

Optional Location Information (must be provided if GPS location is not provided above):

____ 1/4 of the ____ 1/4, Sec. _____, Township _____ N. or S., Range _____ E. or W., _____ P.M.

Distance from Section Lines: _____ Ft. from N. or S. Line, _____ Ft. from E. or W. Line.

The location of the existing well needs to be amended for the following reason(s): Attach appropriate documentation as necessary.

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

| | | |
|---|--|------------------------|
| Signature(s) of the well owner or agent _____ _____ | Please print the Signer's Name & Title _____ _____ | Date _____ _____ |
|---|--|------------------------|

INSTRUCTIONS FOR APPLICATION FOR WELL LOCATION AMENDMENT FORM

The form must be typed or printed in **DARK INK**. All changes on the form must be initialed and dated. **Attach additional sheets if more space is required.**

INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED.

To submit the application you will need to save the completed PDF form and email the PDF to: dwrpermitsonline@state.co.us. Refer to the "Form Submittal, Payment Options and Fee Schedule" instructions, found under "Important Links" on the Well Permitting page (<https://dwr.colorado.gov/services/well-permitting>) **for further information.** If a filing fee is required to submit the form, this form will not be processed until the fee has been received. Once the PDF form has been submitted, if a fee is required, you will receive an email with an attached invoice containing a link to submit payment online.

THERE IS NO FEE REQUIRED TO USE THIS FORM TO AMEND THE PERMITTED WELL LOCATION IF:

- A. Your well was approved under the provisions of C.R.S. 37-92-602 (outside of the Designated Ground Water Basins) or C.R.S. 37-90-105 (inside of the Designated Ground Water Basins). For permits of this type the statute number may appear in the permit conditions of approval and permit numbers generally are not followed by a suffix. If the well has been replaced, the number is followed by the suffix "A" such as 75550, 75600-A.
- B. Your well is not of the type described in A above, but was permitted or registered prior to May 17, 1965, or registered under the provisions of Section 37-90-139. If your well is within the Designated Ground Water Basins other procedures and forms are required. More information on the Designated Ground Water Basins is available at <https://dwr.colorado.gov/services/well-permitting/designated-basins>.
- C. Your well was approved under the provisions of C.R.S. 37-90-137 and is permitted to serve an individual residential site and the permitted maximum pumping rate does not exceed fifteen gallons per minute. Permits of this type typically have a permit number followed by the suffix "F". If your well is within the Designated Ground Water Basins other procedures and forms are required.

THERE IS A \$100 FILING FEE REQUIRED TO SUBMIT THIS FORM IF:

Your well is not one of the types described in A, B, or C above. Permits of this type typically have a permit number followed by the suffix "F". If your well is within the Designated Ground Water Basins other procedures and forms are required

GENERAL INSTRUCTIONS

- ◆ Enter the **Owner's Name** and indicate the owner's mailing address, phone number, and email address.
- ◆ Enter the **Well Permit Number** in the space provided. If you do not know your well permit number, please contact our Records section at 303-866-3581 or Ground Water Information desk at 303-866-3587, or submit a question at: [Ask DWR-Location Amendment](#) for assistance.
- ◆ Complete the CORRECT well location information of where the well was drilled. It is recommended the well location be provided using GPS (Global Positioning System) coordinates in UTM format. The [Location Converter](#) can be used to convert between Latitude/Longitude and UTM coordinates. If a UTM format location is provided, it is optional to provide the ¼, ¼, Section, Township, Range, Principal Meridian, and distances from section lines. For wells located in subdivisions, the lot, block, and subdivision information must also be provided. The required GPS unit settings must be as indicated on this form. Colorado contains two (2) UTM zones. Zone 13 covers most of Colorado. The boundary between Zone 12 and Zone 13 is the 108th Meridian (longitude). West of the 108th Meridian is UTM Zone 12 and east of the 108th Meridian is UTM Zone 13. The 108th Meridian is approximately 57 miles east of the Colorado-Utah state line. On most GPS units, the UTM zone is given as part of the Easting measurement, e.g. 12T0123456. Check the appropriate box.
- ◆ Indicate the reason(s) the location must be corrected. If this well was approved as the only well on a tract of land, a metes and bounds legal description may be required to be provided, if such a legal description is not currently included in the well permit file.
- ◆ The individual signing the application or entering their name (and title if applicable) must be the applicant or an officer of the corporation/company/agency identified as the applicant, or their attorney. An authorized agent may also sign or enter their name on the application if a letter signed by the applicant, or their attorney, is submitted with the application authorizing that agent to sign or enter their name on the applicant's behalf.

Approval of this request will also update the well owner and mailing address. In some cases, this request to correct the location may not be accepted. If accepted, a copy of the accepted form will be mailed or emailed to you at the address provided on the form.

Refer to State Engineer Policy 93-1 for further information regarding amendments to well locations.

If you have questions, contact the Denver Office or the Division Office where the well is located or submit a question at: [Ask DWR-Location Amendment](#) for assistance. Contact information is available from our website at: <https://dwr.colorado.gov/about-us/contact-us>

REFERRAL RESPONSE REQUEST – USE BY SPECIAL REVIEW


 Date sent: April 29, 2024

 Comments due by: **May 20, 2024**

Fax: 303.660.9550

| | |
|-------------------------|--|
| Project Name: | 7801 Roxborough Park Road |
| Project File #: | US2024-004 |
| Project Summary: | The applicant, John Pfannenstein, is requesting approval of a Use by Special Review (USR) to operate a dog training and boarding operation for up to 8 dogs on a 36.97-acre tract of land zoned Agricultural One (A1). |

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: | |
| <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> | |
| <input checked="" type="checkbox"/> See letter attached for detail. | |
| Agency: Ken Murphy, P.E. | Phone #: 303-660-7490 |
| Your Name: Douglas County Public Works <i>(please print)</i> | Your Signature:  |
| | Date: 17 MAY 2024 |

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,



Mike Pesicka, Principal Planner

Written Narrative Describing the Request

Per Section 2111.05, the following information is being provided:

(1) General Project Concepts.

Waterton Canyon K-9 Academy will be a first-class dog training and boarding operation. It is 100% veteran-owned and operated by John Porricelli. John and his wife Lauren will live on the property in a new manufactured home that we will submit an application for soon.

John Porricelli is 32 years old and a veteran of the United States Army. Upon leaving the military, he used dogs as an important part of his post-military therapy. In doing so, he realized that he has a real gift, and is committed to helping dogs as much as they have helped him.

John trained his own service dog and as well as almost 300 other dogs from throughout Colorado, as he focused on getting better at his craft and educating owners on why a dog's behavior is what it is. He established Waterton Canyon K-9 Academy as a Colorado LLC, and his focus is on continuing to train dogs, but at an even higher level. John will run a full-time training facility at the property to provide a high level of service to pet owners and working dogs in the Douglas County area. He will work with dogs as young as puppies in basic obedience training, all the way up to training full working line breeds, including for military and law enforcement purposes, to meet their owners' demanding objectives.

The Property will allow John to control the environment and provide the best learning conditions for not only the dogs, but for their owners or handlers as well. John is in the process of becoming a certified trainer in several different training techniques, in addition to building on what he has learned from his existing experience and VA dog training resources. He is committed to running a premier, professional operation. He is currently certified under the NEPOPO New Silver Program and will be licensed under the Colorado Pet Animal Care and Facilities Act ("PACFA").

From a property perspective, John will initially work to clean up and bring the entire property to good working condition, free of any hazards. Only after that will he begin to bring clients and their canines to the facility. It is important to John to ensure that the dogs will be in safe and secure conditions for their training and boarding. Waterton Canyon Canine K-9 Academy will provide on-site training by the session and will also provide overnight and extended boarding for a small number of the dogs that he manages and trains.

All kennels will be located inside the existing climate-controlled barn on the Property. Thus, the kennels will not be seen from the road or by any of the neighbors. In addition, the indoor kennels will ensure that is no impact on the peace and quiet of the surrounding properties. Currently, there are no neighbors adjacent to the Property. The closest house is an estimated ¼ mile away.

We will install an electronic entry gate and will have more than adequate parking available for the clients of Waterton Canyon K-9 Academy in front of the facility. The reception and office area for the business will be located in the barn. Until an equestrian barn with a restroom is completed on the property in the fall, which a permit will be applied for soon, a portable restroom will be provided for clients next to the barn.

(2) Zoning of the land and compliance with the zone district requirements and any additional requirements for the use by special review as defined in Section 2107.

The land is currently zoned A-1, and we expect to maintain this zoning with our agricultural activities on the overall property. Per 2107.29, the use by special review allows a kennel operation, provided that all uses are located at least 100 feet from all lot lines. Per the Plan Exhibit, all uses for the dog training and boarding operation are located at least 100 feet from the property line.

(3) Define overall impacts of the proposed use on the adjoining lands.

- The 36.97-acre property will continue to be used for agricultural purposes, including raising hay and grazing cattle.
- The dog training and boarding facilities will generally be conducted on less than 2 acres of the overall property.
- Overall, there will be little to no noise or visual impact on the neighboring properties, and no air, noise or water pollution.
- We believe that there will be little to no impact on the adjoining lands, and that the proposed use will be in harmony and compatible with the character of the surrounding areas.
- There are currently no houses adjacent to the property. The closest house is an estimated ¼ mile away.
- The climate-controlled barn that the dogs will be kenneled in is located more than 100 feet from the property line, and since all kennels will be indoors, they will not be visible from the road or any adjacent property owner.
- The business hours for clients will be 9:00 a.m. to 6:00 p.m., Tuesday through Saturday.
- All boarded dogs will be housed exclusively inside the barn between the hours of 8:00 p.m. and 8:00 a.m. every day. Accordingly, there will be no noise impact to any adjacent properties during the evening and nighttime hours.
- The fenced training area for the dogs will be located to the west of the barn, thus will be further from the closest property line than the barn. There will also be a confidence course for the dogs, which is incorporated into their training, which will be located west of the fenced area. The dogs will be 100% leashed and/or supervised on the confidence course.
- The dog training and boarding operations will use very little water, and the property has both city water and a water well on the property.
- The density of the proposed use of the property will mean that there will be very little impact on the existing vegetation and wildlife and will not result in an over-intensive use of the land.
- It is expected that there would be no more than 8 dogs on the Property at any time.
- It is expected that there will be no more than 7 clients visiting the Property on any day.

(4) Compliance with the Douglas County Comprehensive Master Plan, as amended.

Per the Comprehensive Master Plan for non-urban areas, it states:

The Douglas County Comprehensive Master Plan enhances the quality of life for residents by protecting the natural landscape, rural areas, and historic sites of the County.

Douglas County citizens have placed a high value on the conservation of the natural and rural character of the nonurban areas of the County as identified in recent Citizen Surveys. To maintain the character of the nonurban portions of the County, the CMP supports efforts by landowners to continue the agricultural lifestyle they enjoy. The County is rich in historic and cultural features that should be preserved for future generations. The CMP supports efforts to keep open rural lands between the urbanized areas to maintain a sense of place and retain community character.

We believe that the proposed use of the property complies with the objectives of the Douglas County Comprehensive Master Plan. The proposed use will assist in allowing us to maintain the rural nature of the overall 36.97-acre property in the face of residential and commercial development pressures in the area.

(5) Compliance with appropriate agency regulations and any necessary permits.

We believe that the proposed use of the property complies with all appropriate agency regulations and any necessary permits.

We will be applying for demolition permits to demolish all the existing structures on the property, except for the barn used for the dog training and boarding facility. We will also be applying for permits to construct an equestrian barn, and to locate a manufactured home on the property. This process will include applying for a permit to construct a new septic system to replace the old system.

(6) Proof of Water Availability.

See Documentation to Demonstrate Evidence of Sufficient Water Supply, in the form of a Will Serve letter from Roxborough Water and Sanitation District.

(7) Method of Wastewater Treatment.

The property currently has a modular home, which is serviced by a septic system. This modular home will be demolished, a new equestrian barn with a restroom and a manufactured home will be permitted and constructed or installed, and a new septic system will be permitted and installed. Prior to having access to the indoor restroom in the equestrian barn, a portable toilet will be provided to clients next to the barn.

The property has water service from Roxborough Water and Sanitation, but the barn has no plumbing. Thus, the dogs will be provided with water through existing hydrants, with water provided by the Roxborough Water and Sanitation district.

All dog waste will be bagged, segregated, and disposed of weekly through contracted services with Waste Connections.

(8) Type or method of fire protection.

We are currently in discussions with the Fire Marshal's office at South Metro Rescue to determine the appropriate fire protection and life safety practices. At a minimum, we will have a fire extinguisher in the barn and in every other building, and we have purchased a portable defibrillator which will be located in the barn. John Porricelli will be trained to operate the portable defibrillator. We have also purchased first aid kits for humans as well as canines.

(9) Impacts to existing vegetation and wildlife.

The proposed use will not require any grading, removal of vegetation, change in access, nor will it have an impact on wildlife.

The dog training and boarding facility will be operated out of an existing barn, and the outdoor fenced area will be no larger than ½ acre. The confidence course will also be no larger than ½ acre.

All trained and boarded dogs will be supervised at all times while they are not in their kennels.

(10) Impacts on air and water quality.

There will be no impacts on air or water quality.

(11) Impacts on peace of quiet of neighborhood.

As mentioned previously, we believe that there will be little to no impact on the peace and quiet of the neighborhood.

- The climate-controlled barn that the dogs will be kenneled in is located more than 100 feet from the property line, and since all kennels will be indoors, they will not be visible from the road or any adjacent property owner.
- The business hours for clients will be 9:00 a.m. to 6:00 p.m., Tuesday through Saturday.
- All boarded dogs will be housed exclusively inside the barn between the hours of 8:00 p.m. and 8:00 a.m. every day. Accordingly, there will be no noise impact to any adjacent properties during the evening and nighttime hours.
- The fenced training area for the dogs will be located to the west of the barn, which is further from the closest property line than the barn. There will also be a confidence course for the dogs, which is incorporated into their training, which will be located west of the fenced area. The dogs will be 100% leashed and/or supervised on the confidence course.

(12) Provision of buffering, including additional landscaping.

There are significant trees on the property, including along a spring fed creek through the property. There are also a significant number of trees near the barn and the proposed improvements which contributed to the attractiveness of the property to us as a purchaser.

The barn that the proposed use will be operated from is an existing building, and although we are trimming the trees and bushes, we do not believe that the property requires additional landscaping or buffering.

(13) A description of the availability and adequacy of public services and facilities.

Clients of the Waterton Canyon K-9 Academy will be provided with parking immediately adjacent to the barn. The clients will have access to an indoor restroom in the equestrian barn when it is completed this fall. Until then, there will be a portable toilet next to the barn for clients to use.

(14) Other narrative details unique to the specific type of use by special review.

None. However, we are available to answer questions at any time.

Please address items described in DCZR 2111.07. If there are no impacts for one or more items please provide a short description supporting this, e.g. state that a GESC plan and report are not provided as no grading is planned with the project.

For traffic impacts, please describe the number of average daily trips to the site including trips by employees, vendors, clients, residents, and others.

For each single-family dwelling assume the industry-standard 10 trips per day

Keep in mind a trip is a vehicle arriving or leaving the site, e.g a delivery would constitute two trips - one for the inbound trip and one for the outbound trip.

2111.07 Development Reports, unless waived by Engineering Services:

- Phase III Drainage Report and Plan
- GESC Report and Plan
- Utility drawings(s)
- Off-site improvement plans, as required
- Engineering construction drawings
- Traffic Impact Study

An improvements agreement may be required to identify and financially secure the public and private improvements and other commitments required as part of the use by special review approval.

7801 ROXBOROUGH PARK ROAD
Tract in NE ¼ of Section 1, Township 7 South, Range 69 West
Total Area 36.97 Acres
USR Plan Exhibit – PS2024—048



PHOTOGRAPH OF EXISTING BARN BUILDING



SUNSET FROM THE PROPERTY

Waterton Canyon K-9 Academy will provide high-quality canine obedience training and board-and-train facilities for a limited number of dogs. Waterton Canyon K-9 Academy is 100% Veteran-Owned and Operated by John Porricelli, a 32-year-old former Army Ranger. John and his wife Lauren will live on the property full-time, and they will also serve as the property managers. The dog boarding will be housed in an existing climate-controlled 1,500 square foot metal barn on the 36.79-acre agricultural zoned property. The majority of the property will continue to be used to graze cattle and horses, and the rural nature and views of the property will be preserved for the overall benefit of the Douglas County community, in compliance with the Douglas County Comprehensive Master Plan.

PROJECT STATEMENT

SHEET 1 – COVER SHEET

| Drawing Index | |
|---------------|---------------------|
| Sheet 1 | – Cover Sheet |
| Sheet 2 | – Overall Site Plan |
| Sheet 3 | – Partial Site Plan |
| Sheet 4 | – Improvement Plans |
| Sheet 5 | – Management Plan |

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2 ____.

 Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution. The undersigned as the owner or owner’s representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

Spring Creek Fields, LLC

By: _____(signature)
 Title: Manager
 Date: _____

STATE OF COLORADO)
 COUNTY OF) ss.

Acknowledged before me this ___ day of _____, 20____, by John T. Pfannenstain as Manager of Spring Creek Fields, LLC, a Colorado Limited Liability Corporation.

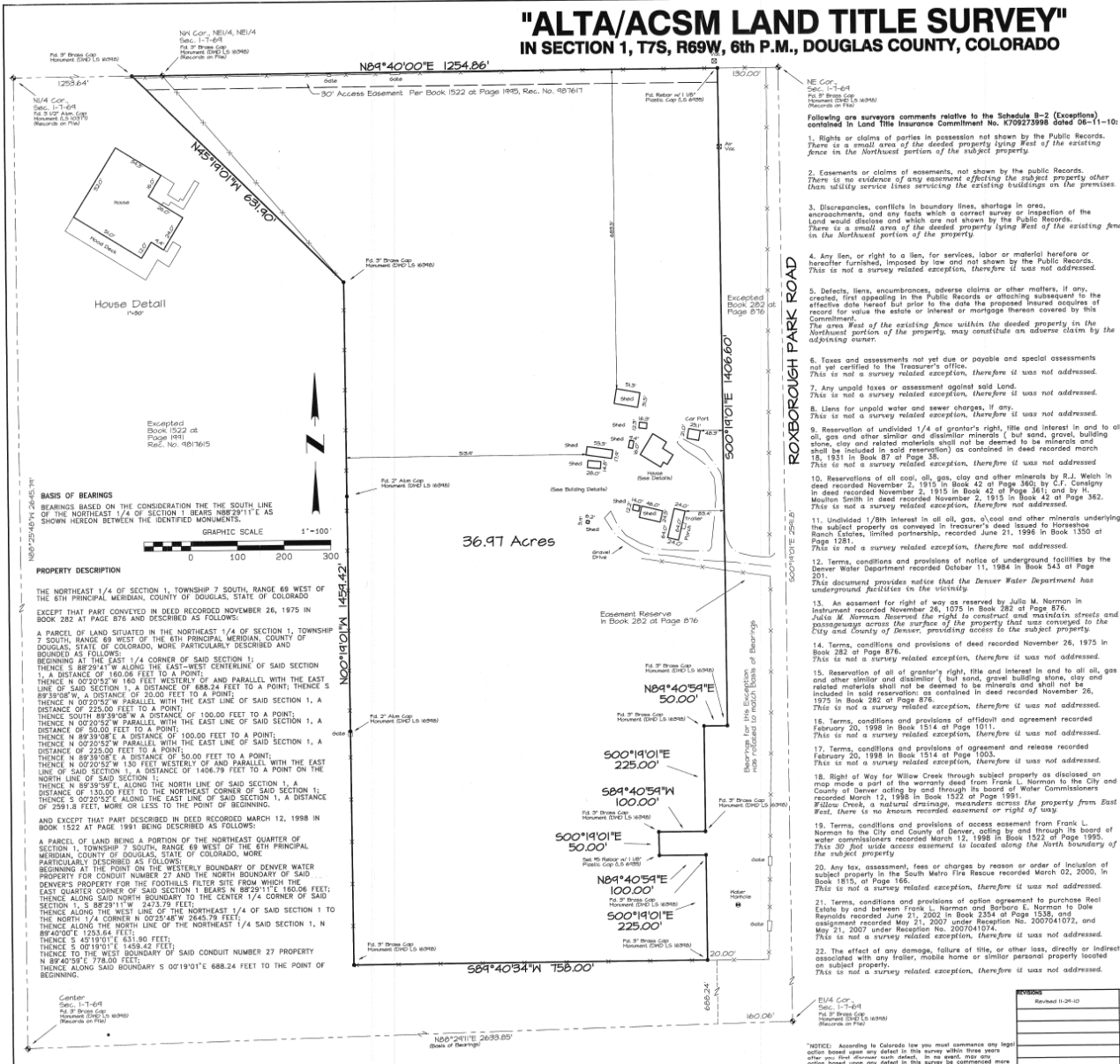
My commission expires: _____
 Witness my hand and official seal.

 Notary Public

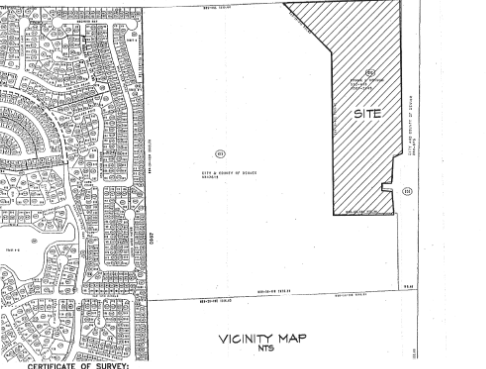
Planning _____
Initials/Date _____
Owner _____
Initials/Date _____

7801 ROXBOROUGH PARK ROAD
7801 ROXBOROUGH PARK ROAD
Tract in NE 1/4 of Section 1, Township 7 South, Range 69 West
Total Area 36.97 Acres
USR Plan Exhibit – PS2024–048

"ALTA/ACSM LAND TITLE SURVEY"
IN SECTION 1, T7S, R69W, 6th P.M., DOUGLAS COUNTY, COLORADO



Schedule B-2 (Exceptions) Cont.
23. Terms, conditions, provisions, burdens, and obligations as set forth and specified in memorandum of water service agreement by and between the City of Aurora, Frank and Kathryn Norman, and Roxborough Park Metropolitan District recorded July 03, 2006 under Reception No. 2006058533, and as amended in instrument recorded April 21, 2008 under Reception No. 2008027813. This is not a survey related exception, therefore it was not addressed.
24. Mineral interests evidenced by tax lien sale certificate of purchases recorded November 28, 2000 in Book 1929 of Page 2182, November 9, 2001 in Book 2177 of Page 548, November 14, 2002 under Reception No. 2002122563, November 21, 2003 under Reception No. 2003167265, and January 4, 2010 under Reception No. 2010000229 and deed recorded June 21, 1986 in Book 1350 of Page 1281, March 12, 1988 in Book 1522 of Page 1934, and any and all assignments thereof or interests therein. This is not a survey related exception, therefore it was not addressed.
25. Lack of access to and from Public Road, Highway, or Street. Julia M. Norman reserved the right of access to the public road in the deed to the City and County of Denver recorded November 26th, 1975 in Book 282 of Page 876.



CERTIFICATE OF SURVEY:
This is to certify to ARS Land Development, LLC, the Estate of Frank L. Norman, Barbara E. Norman and Land Title Guarantee Company that on August 13, 2010, a survey was made under my direct supervision, of the herein described property at 7801 North Roxborough Park Road, Douglas County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyor's practicing in Douglas County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all buildings, improvements, easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown.
This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:
1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Right of way, easements and encumbrances of record affecting this tract of land.
Land Title Guarantee Company Commitment Number K70273998, dated June 11, 2010, was entirely relied upon for the recorded information regarding rights of way, easements and encumbrances in the preparation of this survey.
Corner monuments were set or found and accepted as indicated hereon.
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1,2,3,4,7,8,10, and 13 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Ordinance Survey.

Date: 11-20-10
Signed: [Signature]
Professional Land Surveyor
PLS #6985
CERTIFICATE OF DEPOSIT:
Deposited this _____ day of _____, 20____, in the county surveyor's land survey plates/right-of-way survey of reception number _____ in the office of the Douglas County Clerk and Recorder.
Signed _____

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
109 WILSON ST. CASTLE ROCK, COLORADO 80104
EVA Cor. Sec. 1-7-64 Pl. 37 Dr. 69 W. 6th P.M. (Mileage on Plat)
NE 1/4 of Section 1, T7S, R69W, 6th P.M., Douglas County, Colorado
SHEET 2 OF 2
DATE: 11-20-10
BY: [Signature]
FOR: ARS SAND & GRAVEL LLC
SHEET 2 OF 2
10-0334

SHEET 2 - OVERALL SITE PLAN (FROM SURVEY)

7801 ROXBOROUGH PARK ROAD
Tract in NE ¼ of Section 1, Township 7 South, Range 69 West
Total Area 36.97 Acres
USR Plan Exhibit – PS2024--048

| | |
|-----------------------------|---------------------|
| Approval Certificate | |
| Planning _____ | Initials/Date _____ |
| Owner _____ | Initials/Date _____ |



Existing 1,500 square foot barn to be used for dog training and boarding.

Parking area for dog training clients.

Approximate location of 3,200 square foot future equestrian barn.

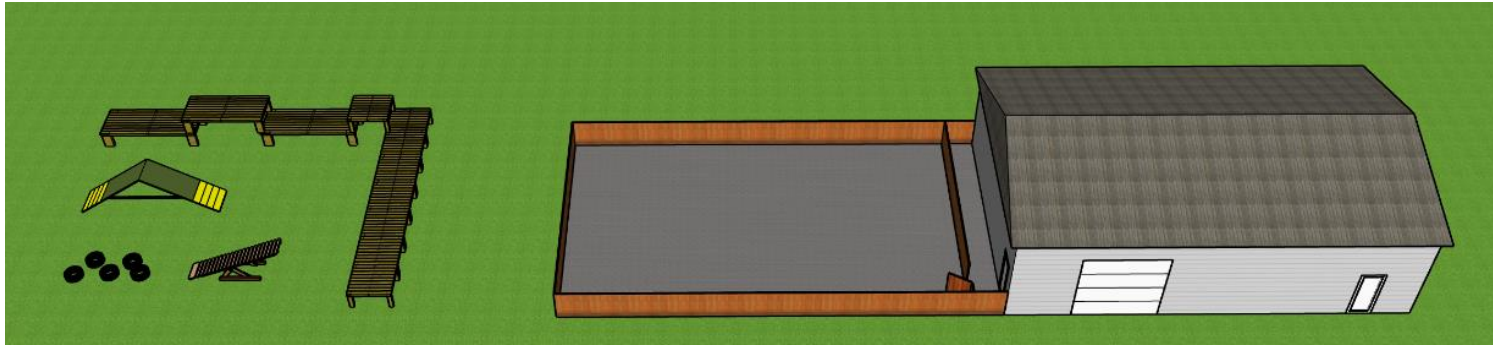
Approximate location of 2,500 square foot future manufactured home, with attached garage.

All of the existing buildings will be demolished in the next 60 days, per a to-be-obtained Douglas County permit, except for the barn to be used for dog training and boarding. A new manufactured home, and an equestrian barn, will be installed or constructed on the site, per to-be-obtained Douglas County permits, during the balance of 2024. The barn is located approximately 120 feet from the closest property line (east), and no building or training area will be located within 100 feet of the closest property line.

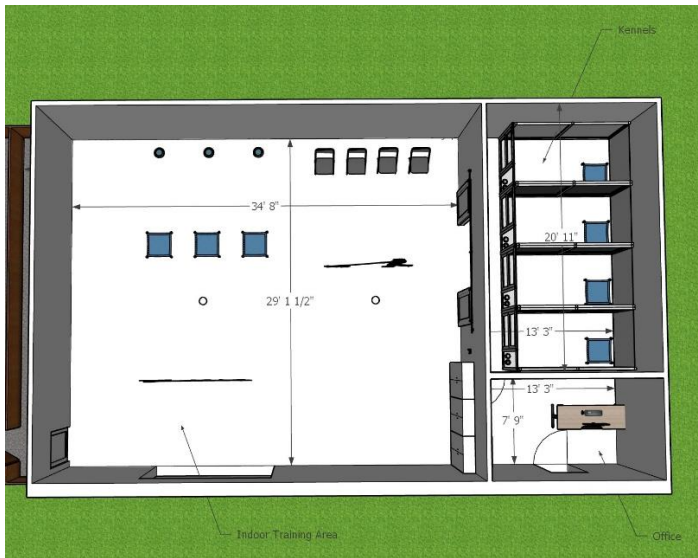
Please show the electronic entry gate mentioned in the narrative. Ensure the gate is sited so vehicles can pull off the public right-of-way while waiting for the gate to open. Ideally the gate would be sited at least 40 feet behind the right-of-way to allow at least 2 vehicles to pull off the roadway simultaneously.

7801 ROXBOROUGH PARK ROAD
Tract in NE ¼ of Section 1, Township 7 South, Range 69 West
Total Area 36.97 Acres
USR Plan Exhibit – PS2024--048

| | |
|-----------------------------|---------------|
| Approval Certificate | |
| Planning _____ | Initials/Date |
| Owner _____ | Initials/Date |



RENDERING OF EXISTING BARN, NEW OUTDOOR FENCED TRAINING AREA, AND NEW OUTDOOR CONFIDENCE COURSE



RENDERING OF PROPOSED INDOOR KENNELS AND INDOOR OFFICE/RECEPTION AREA



RENDERING OF PROPOSED OUTDOOR TRAINING AREA

There are no landscaping, grading, drainage, change in access or other proposed changes to the site. There is lighting on the outside of the barn.

SHEET 4 - IMPROVEMENT PLANS

From: [Ken Murphy](#)
To: [Michael Pesicka](#)
Subject: RE: 7801 South Roxborough Park Road - USR Application
Date: Thursday, June 20, 2024 9:14:31 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Mike,

My apologies – I thought I had gotten back to you on this one.

It looks like they have addressed my comments and I have no additional comments.

Thanks,

Ken

Ken Murphy, MSCE, P.E. | Senior Development Review Engineer
**Douglas County Department of Public Works Engineering
Engineering Services**
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | kmurphy@douglas.co.us

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Thursday, June 20, 2024 8:42 AM
To: Ken Murphy <kmurphy@douglas.co.us>
Subject: RE: 7801 South Roxborough Park Road - USR Application

Hi Ken, will you have additional comments on Project No. US2024-004?

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

From: Michael Pesicka
Sent: Thursday, May 30, 2024 7:52 AM
To: Ken Murphy <kmurphy@douglas.co.us>
Cc: Carol LeMaire <CLemaire@douglas.co.us>
Subject: FW: 7801 South Roxborough Park Road - USR Application

Hi Ken,

Attached are the revised documents for Project No. US2024-004, 7801 Roxborough Park Road. Please let me know if you have any comments or questions.

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

From: John Pfannenstein <jtp@rockmontcapital.com>
Sent: Tuesday, May 28, 2024 8:56 PM
To: Michael Pesicka <mpesicka@douglas.co.us>
Cc: Rama Pfannenstein <ramamom2000@gmail.com>; John Porricelli (jporricelli@gmail.com) <jporricelli@gmail.com>; Lauren Porricelli <jporricelli@jacobcustomhomes.com>
Subject: RE: 7801 South Roxborough Park Road - USR Application

Mike:

As you requested, attached are the revised documents. Please let me know if you have any requested revisions after your review.

How do you suggest that we respond to South Metro Fire and Rescue? I will take your lead on that – let me know if it makes sense for me, or for you or your colleagues, to discuss the changes with them.

Thanks again for all your assistance.

Regards.

John

JOHN T. PFANNENSTEIN
MANAGING PARTNER

ROCKMONT CAPITAL PARTNERS, LTD.

■ ■ ■
1290 NORTH BROADWAY, SUITE 1150

DENVER, COLORADO 80203
TELEPHONE 303-839-8500
FACSIMILE 303-839-1111
jtp@rockmontcapital.com
www.rockmontcapital.com

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Friday, May 24, 2024 1:01 PM
To: John Pfannenstein <jtp@rockmontcapital.com>
Subject: RE: 7801 South Roxborough Park Road - USR Application

John,

Attached are redlines of the USR exhibit and project narrative. Some of the redlines are suggestions in order to not have the barn classified with a B occupancy but ultimately how the barn will be used is your decision. Also attached are all the referral responses letters and emails (which you should already have), and a summary of referral agency responses. Please provide a revised USR exhibit and project narrative for review along with a written response to all referral agency responses. You can provide a separate letter addressing all referral comments or respond in the right-hand column of the referral agency summary.

Please let me know if you have any questions.

Sincerely,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 Main | 303-660-7460
Email | mpesicka@douglas.co.us

From: John Pfannenstein <jtp@rockmontcapital.com>
Sent: Thursday, May 23, 2024 8:56 AM
To: Michael Pesicka <mpesicka@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: RE: 7801 South Roxborough Park Road - USR Application

Michael:

We definitely want to meet the U Occupancy category criteria; thus we will make the revisions necessary to meet these requirements. I am standing by to revise the USR narrative and exhibits as appropriate.

I look forward to working with you to ensure that we can remove the objection from SMFR and continue to move the process forward.

Thanks so much for your assistance, and I will await further guidance from you.

Regards.

John

JOHN T. PFANNENSTEIN
MANAGING PARTNER

ROCKMONT CAPITAL PARTNERS, LTD.

■ ■ ■
1290 NORTH BROADWAY, SUITE 1150
DENVER, COLORADO 80203
TELEPHONE 303-839-8500
FACSIMILE 303-839-1111
jtp@rockmontcapital.com
www.rockmontcapital.com

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Wednesday, May 22, 2024 5:03 PM
To: John Pfannenstein <jtp@rockmontcapital.com>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: RE: 7801 South Roxborough Park Road - USR Application

John,

Eventually a written response to South Metro will be needed but please wait until I send you our redlines of the USR exhibit. I should have those done by the end of the week.

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 Main | 303-660-7460
Email | mpesicka@douglas.co.us

From: John Pfannenstein <jtp@rockmontcapital.com>
Sent: Wednesday, May 22, 2024 4:56 PM
To: Michael Pesicka <mpesicka@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>

Subject: Re: 7801 South Roxborough Park Road - USR Application

Michael:

Thank you. Do you think that I should respond to SMFR with the updated information to try to get their approval?

Please let me know your thoughts.

Thanks.

John

Get [Outlook for iOS](#)

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Wednesday, May 22, 2024 4:36:51 PM
To: John Pfannenstein <jtp@rockmontcapital.com>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: FW: 7801 South Roxborough Park Road - USR Application

John,

Following-up with you on the U occupancy classification in the building code (Section 312) see below.

Also had a few questions for the Chief Building Official and he responded below in red.

So as we discussed this morning if you want to pursue the U occupancy standard then adjustments will need to be made to the USR exhibit, management plan, and project narrative to specifically state what the uses of the existing barn and will be and possibly placing an office in the new home.

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

From: Matthew Dziubanski <mdziubanski@douglas.co.us>
Sent: Wednesday, May 22, 2024 2:54 PM
To: Michael Pesicka <mpesicka@douglas.co.us>
Subject: RE: 7801 South Roxborough Park Road - USR Application

1. Would you be able to send me or provide the section of the building code for the Class U occupation standards. **Building code section attached below.**
2. If the applicant removes the bathroom and office from the existing barn, restricts public access, and only uses it for training and boarding then it would classify as U occupancy, correct? **Yes, we would consider it as a U occupancy.**
3. What is the trigger for requiring a bathroom in the existing barn? Is it if he has an employee on site or if the public has access to the barn or both? Would a bathroom in the new home satisfy the requirement? **The change of occupancy, public access, and having employees would trigger the requirement for a bathroom. The bathroom would have to be located in the same structure and meet all the ADA requirements.**

SECTION 312

UTILITY AND MISCELLANEOUS GROUP U

312.1 General.

Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

- *Agricultural buildings*
- Aircraft hangars, accessory to a one- or two-family residence (see [Section 412.4](#))
- Barns
- Carports
- Communication equipment structures with a *gross floor area* of less than 1,500 square feet (139 m²)
- Fences more than 7 feet (2134 mm) in height
- Grain silos, accessory to a residential occupancy
- Livestock shelters
- *Private garages*
- Retaining walls
- Sheds
- Stables
- Tanks
- Towers
-

[BG] AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

Thank you,

Matthew Dziubanski | Chief Building Official
Department of Public Works, Building Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-660-7497 Ext. 2201
Email | mdziubanski@douglas.co.us



From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Wednesday, May 22, 2024 9:42 AM
To: Matthew Dziubanski <mdziubanski@douglas.co.us>
Subject: 7801 South Roxborough Park Road - USR Application

Hi Matt,

Thanks for meeting with us yesterday to discuss the Use by Special Review for 7801 South Roxborough Park Road. Few follow-up of questions for you.

1. Would you be able to send me or provide the section of the building code for the Class U occupation standards.
2. If the applicant removes the bathroom and office from the existing barn, restricts public access, and only uses it for training and boarding then it would classify as U occupancy, correct?
3. What is the trigger for requiring a bathroom in the existing barn? Is it if he has an employee on site or if the public has access to the barn or both? Would a bathroom in the new home satisfy the requirement?

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 Main | 303-660-7460
Email | mpesicka@douglas.co.us

REFERRAL RESPONSE REQUEST – USE BY SPECIAL REVIEW

Date sent: April 29, 2024

Comments due by: **May 20, 2024**

Fax: 303.660.9550

Project Name: 7801 Roxborough Park Road

Project File #: US2024-004

Project Summary:

The applicant, John Pfannenstein, is requesting approval of a Use by Special Review (USR) to operate a dog training and boarding operation for up to 8 dogs on a 36.97-acre tract of land zoned Agricultural One (A1).

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

| | |
|--|--|
| <input checked="" type="checkbox"/> No Comment | |
| <input type="checkbox"/> Please be advised of the following concerns: | |
| <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> | |
| <input type="checkbox"/> See letter attached for detail. | |
| Agency: Roxborough Water & Sanitation District | Phone #: 303.979.7286 |
| Your Name: Mike Marcum | Your Signature:  |
| (please print) | Date: 05/02/2024 |

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,

Mike Pesicka

Mike Pesicka, Principal Planner

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Mike Pesicka, Principal 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: 7801 Roxborough Park Road
Project File #: **US2024-004**
S Metro Review # REFOTH24-00075

Review date: May 7, 2024

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant, John Pfannenstein, is requesting approval of a Use by Special Review (USR) to operate a dog training and boarding operation for up to 8 dogs on a 36.97-acre tract of land zoned Agricultural One (A1).

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. Revisions are required prior to USR approval.

USR application is not clear as to how this modified property which is currently a residential property will be classified by Douglas County within the proposed USR. Determination of the classification of the business is expected to be indicated within the USR.

Demolishing all structures except the "barn" which will be converted into a business would appear to require the property to be reclassified as a commercial property. The USR documents do not indicate an intent to meet the applicable commercial requirements applicable within the Building Code and Fire Code of Douglas County.

While the USR narrative indicates intent to construct a new residential structure and septic these items are outside the USR and could be delayed indefinitely. Expect a new home and septic must be constructed prior to the USR and the business to meet Douglas County Home Occupation requirements to remain as a residential property and residential accessory use.

As presented the "barn" as the sole structure on the property will need to meet all applicable requirements for a change of use including access, water supply, and the applicable building code and fire code requirements.

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Mike Pesicka, Principal 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: 7801 Roxborough Park Road
Project File #: **US2024-004**
S Metro Review #: REFOTH24-00075

Review date: **Revised June 6, 2024**

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant, John Pfannenstein, is requesting approval of a Use by Special Review (USR) to operate a dog training and boarding operation for up to 8 dogs on a 36.97-acre tract of land zoned Agricultural One (A1).

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 revised documents and has no objection to the proposed Use by Special Review. Per the revised documents the use remains private agricultural and residential accessory in nature.

New electronic access gate should be equipped with a Knox key switch for emergency access. Access gate permit from SMFR required.



Right of Way & Permits

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

May 9, 2024

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

Attn: Mike Pesicka

Re: 7801 Roxborough Park Road, Case # US2024-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documents for **the above-mentioned project** and currently has **no apparent conflict**.

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

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

Referral Agency Response Report

Project Name: 7801 Roxborough Park Rd

Project File #: US2024-004

Date Sent: 04/29/2024

Date Due: 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|---------------------------------|---------------|--|--|
| Addressing Analyst | 05/03/2024 | <p>Received: Proposed addresses are listed below. These addresses are not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>7801 ROXBOROUGH PARK ROAD (Future 2,500 SF manufactured home) 7801A ROXBOROUGH PARK ROAD (Existing 1,500 SF barn to be converted into the dog training and boarding facility) 7801B ROXBOROUGH PARK ROAD (Future 3,200 SF equestrian barn)</p> <p>Please notify this office by email when demolition of the existing residence is complete AND when construction of the new residence is commenced.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p> | N/A |
| Arrowhead Shores | | No Response Received: | N/A |
| Assessor | 05/02/2024 | No Comment: | N/A |
| AT&T Long Distance - ROW | | No Response Received: | N/A |
| Black Hills Energy | | No Response Received: | N/A |
| Building Services | 05/01/2024 | <p>Received: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.</p> | We will apply for a building permit for the manufactured housing unit that we plan to install. |
| CenturyLink | 05/01/2024 | No Comment: | N/A |
| Chatfield Community Association | | No Response Received: | N/A |
| Chatfield Farms 1-B HOA | | No Response Received: | N/A |

Referral Agency Response Report

Project Name: 7801 Roxborough Park Rd

Project File #: US2024-004

Date Sent: 04/29/2024

Date Due: 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--------------------------------------|---------------|---|---|
| Chatfield Farms Estates HOA | | No Response Received: | N/A |
| Colorado Division of Water Resources | 05/02/2024 | Received: See comments from DWR in their letter dated May 1, 2024 | We filed the DWR requested Well Location Amendment form for well permit #314562 |
| Colorado Geological Survey | 05/03/2024 | No Comment: | N/A |
| Comcast | | No Response Received: | N/A |
| CORE Electric Cooperative | 05/09/2024 | No Comment: | N/A |
| Denver Water Board | | No Response Received: | N/A |
| Douglas County Conservation District | 05/20/2024 | Received: Please see comments from DCCD in their letter dated May 20, 2024. | We have provided the feedback received from DCCD to the septic engineer and the manufactured home contractor, and we/they will follow the recommended process and procedures in designing and constructing the septic system and the buildings. We will contact the NRCS to discuss planting and weed management recommendations. No development will occur in the floodplain, nor will any development disturb the wetlands on the site. |
| Douglas County Health Department | 05/17/2024 | Received: See comments from Douglas County Health Department in their letter dated May 17, 2024. | We will apply for a permit from the DCHD to construct a new septic system. We will provide a temporary restroom and handwashing station until the manufactured home is completed, at which time that restroom will be available to clients of the facility. We will properly manage the dog waste, including bagging and disposing of all dog waste on a weekly basis. We will not use the septic system for any dog waste. We will submit a Waste Management Plan to DCHD as requested by them. |

Referral Agency Response Report**Project Name:** 7801 Roxborough Park Rd**Project File #:** US2024-004**Date Sent:** 04/29/2024**Date Due:** 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--|----------------------|--|--|
| Engineering Services | 05/17/2024 | Received: See Redlined USR Exhibit dated May 17, 2024 | We complied with the detailed revisions to the Project Narrative and Plan Exhibit requested by Engineering Services. |
| Mile High Flood District | | No Response Received: | N/A |
| Office of Emergency Management | 04/30/2024 | Received: OEM has no large concerns with this project but would like it suggested to the business owner that he put in place a solid evacuation plan and capabilities for client and boarded animals to be evacuated for a short or no-notice evacuation order. | We will comply with this request and develop a solid evacuation plan and post it prominently in the shed. |
| Plum Valley Heights HOA | | No Response Received: | N/A |
| Ravenna Homeowners Master Association | | No Response Received: | N/A |
| Roxborough 16B HOA | | No Response Received: | N/A |
| Roxborough Park Foundation | | No Response Received: | N/A |
| Roxborough Ridge HOA | | No Response Received: | N/A |
| Roxborough Village Filing 14B HOA | | No Response Received: | N/A |
| Roxborough Village First HOA | | No Response Received: | N/A |
| Roxborough Water & Sanitation District | 05/02/2024 | No Comment: | N/A |
| Sheriff's Office | | No Response Received: | N/A |
| Sheriff's Office E911 | | No Response Received: | N/A |

Referral Agency Response Report

Project Name: 7801 Roxborough Park Rd

Project File #: US2024-004

Date Sent: 04/29/2024

Date Due: 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--|---------------|--|---|
| South Metro Fire Rescue | 05/07/2024 | <p>Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents. Revisions are required prior to USR approval.</p> <p>USR application is not clear as to how this modified property which is currently a residential property will be classified by Douglas County within the proposed USR. Determination of the classification of the business is expected to be indicated within the USR.</p> <p>Demolishing all structures except the “barn” which will be converted into a business would appear to require the property to be reclassified as a commercial property. The USR documents do not indicate an intent to meet the applicable commercial requirements applicable within the Building Code and Fire Code of Douglas County.</p> <p>While the USR narrative indicates intent to construct a new residential structure and septic these items are outside the USR and could be delayed indefinitely. Expect a new home and septic must be constructed prior to the USR and the business to meet Douglas County Home Occupation requirements to remain as a residential property and residential accessory use.</p> <p>As presented the “barn” as the sole structure on the property will need to meet all applicable requirements for a change of use including access, water supply, and the applicable building code and fire code requirements.</p> | <p>We have revised the operating plan for the dog training and boarding facility, and the Project Narrative and Plan Exhibit have been revised to reflect the operating changes that we are implementing.</p> <p>In summary, the shed which will be used for the dog training and boarding operation will be exclusively used to (i) kennel the dogs, (ii) train the dogs, and (iii) store supplies. There will be no restroom, office or reception area in the building.</p> <p>We will prominently post a sign on the shed which states “Private Property – No Public Access”. The public will not be allowed in the shed.</p> <p>Based on conversations with the Douglas County Department of Community Development, and feedback from the Chief Building Official of the Douglas County Building Department, with the above changes to the operating plan, the shed is expected to qualify as a Class U occupancy under Section 312 of the building code.</p> <p>This response needs to be reviewed with SMFR to determine if it properly addresses their response.</p> |
| Sterling Ranch Community Authority Board | | No Response Received: | N/A |

Referral Agency Response Report

Project Name: 7801 Roxborough Park Rd

Project File #: US2024-004

Date Sent: 04/29/2024

Date Due: 05/20/2024

| Agency | Date Received | Agency Response | Response Resolution |
|--|----------------------|--|---|
| Western Douglas County Citizens Alliance | | No Response Received: | N/A |
| Wildfire Mitigation | | No Response Received: | N/A |
| Xcel Energy-Right of Way & Permits | 05/09/2024 | Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documents for the above-mentioned project and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. | We will follow the PSCo recommendation to call the Utility Notification Center prior to construction. |



Roxborough

Water & Sanitation District

March 06, 2024

Mike Pesicka
Douglas County Planning
Division 100 Third Street
Castle Rock, Colorado 80104

Re: PS2024-048 - 7801 Roxborough Park Rd.
Spring Creek Fields, LLC Waterton
Canyon K-9 Academy LLC

Dear Mr. Pesicka:

Roxborough Water and Sanitation District is providing this letter regarding water service to the referenced property, in accordance with the Rules and Regulations of the District as amended from time to time. The referenced project is within the boundaries of the District.

Development Water Demand

The referenced property will accommodate the proposed 1 commercial development with up to 2 equivalent residential units (EQR) for water. Water demand to the above-mentioned property is planned as follows:

| <u>Type of Use</u> | <u>Quantity</u> | <u>Required Water Supply (ac-ft/yr)</u> |
|---------------------|-----------------|---|
| Commercial / Kennel | 2 EQR's | 0.88 Acre feet per year |

Water Supply Availability

Roxborough Water and Sanitation District has a 90-year agreement with automatic and continuous renewals with the City of Aurora to purchase 2,235 acre feet of water annually. Under that agreement, 1,950 acre feet per year is available for potable water supply, and 285 acre feet per year is available for irrigation of Arrowhead golf course and the Roxborough Village Metro District parks.

Per the water supply agreement with Aurora, 1,950 acre feet of water, with a maximum of 0.44 ac-ft/yr/EQR, can serve a maximum of 4,431 EQRs. As of December 31, 2023, the District provided water service to 3,974 EQRs, that used a total of 985 acre feet of water in 2023, or 0.25 ac-ft/yr/EQR. Buildout within the current service area, which includes this property is expected to be 4,326 EQRs with a required water supply of 1,903 ac-ft/yr, leaving 47 acre feet remaining for future inclusions in the District service area.



Roxborough

Water & Sanitation District

Mike Pesicka, Principal Planner
Waterton Canyon K-9 Academy, LLC
March 6, 2024 – Page 2

Water Quality

The District's water is diverted from the South Platte River at Strontia Springs Reservoir and then runs through the City of Aurora's tunnel to Rampart Range Reservoir and transmission pipelines to the District's Larry D. Moore Water Treatment Plant. Once it reaches the treatment facility, we utilize a number of treatment processes including coagulation, flocculation, sedimentation, filtration and disinfection. Roxborough Water and Sanitation District meets or exceeds all Colorado Department of Public Health and Environment testing and quality requirements and provides high quality water to its customers. The District's most recent Annual Water Quality Report can be found on our website (www.roxwater.org).

This letter affirms that Roxborough Water and Sanitation District has sufficient water supply to serve the property. For the purposes of Douglas County's concurrency management process, please accept this letter as confirmation that Roxborough Water and Sanitation District has reviewed the proposed development and determined that it meets the District's service standards.

Sincerely,

Mike Marcum

General Manager

7801 ROXBOROUGH PARK ROAD
Tract in NE ¼ of Section 1, Township 7 South, Range 69 West
Permit Area 2 Acres – Total Area 36.97 Acres
USR Plan Exhibit – Project Number US2024-004

| |
|-----------------------------|
| Drawing Index |
| Sheet 1 – Cover Sheet |
| Sheet 2 – Overall Site Plan |
| Sheet 3 – Partial Site Plan |
| Sheet 4 – Improvement Plans |
| Sheet 5 – Management Plan |



PHOTOGRAPH OF EXISTING SHED BUILDING

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2 ____.

 Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
 - Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
 - The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
 - Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
 - Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.
- The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

Spring Creek Fields, LLC

By: _____(signature)

Title: Manager

Date: _____

STATE OF COLORADO)
 COUNTY OF) ss.

Acknowledged before me this ___ day of _____, 20___, by John T. Pfannenstain as Manager of Spring Creek Fields, LLC, a Colorado Limited Liability Corporation.

My commission expires: _____

Witness my hand and official seal.

 Notary Public

Waterton Canyon K-9 Academy will provide high-quality canine obedience training and board-and-train facilities for a limited number of dogs. Waterton Canyon K-9 Academy is 100% Veteran-Owned and Operated by John Porricelli, a 32-year-old former Army Ranger. John and his wife Lauren will live on the property full-time, and they will also serve as the property managers. The dog boarding will be housed in an existing climate-controlled 1,500 square foot metal shed on the 36.79-acre agricultural zoned property. The majority of the property will continue to be used to graze cattle and horses, and the rural nature and views of the property will be preserved for the overall benefit of the Douglas County community, in compliance with the Douglas County Comprehensive Master Plan.

PROJECT STATEMENT

SHEET 1 – COVER SHEET

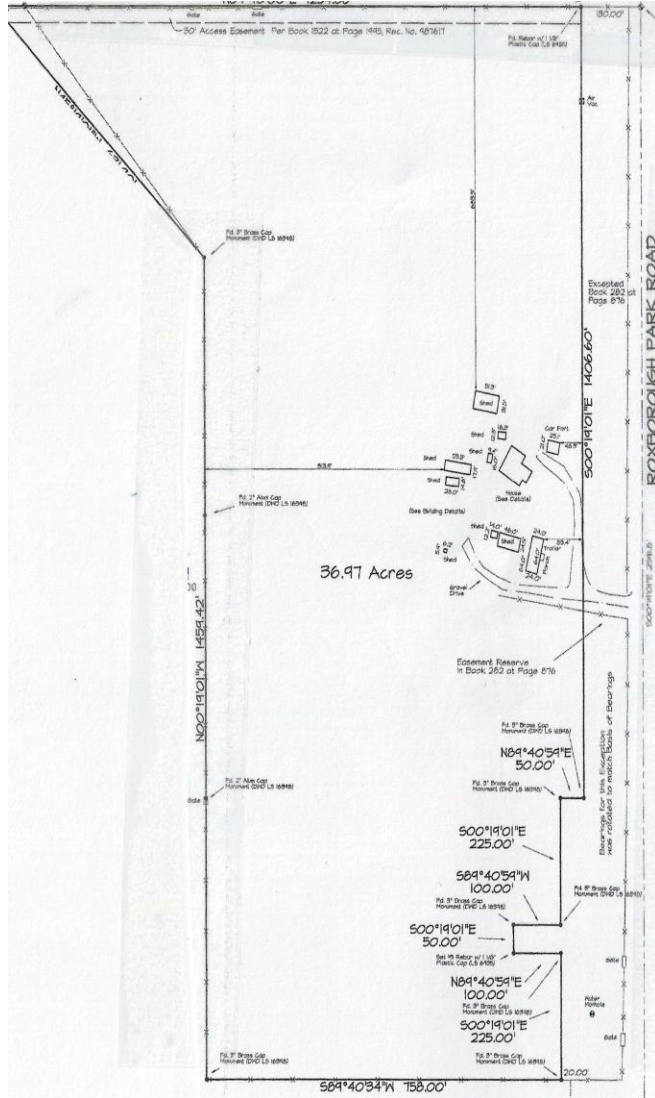
7801 ROXBOROUGH PARK ROAD
 Tract in NE ¼ of Section 1, Township 7 South, Range 69 West
 Permit Area 2 Acres – Total Area 36.97 Acres
 USR Plan Exhibit – Project Number US2024-004

Zoning Summary – Top of Page is North

- North – Planned Development
- East – Planned Development
- South – Agricultural One
- West – Agricultural One

Flood Plain Overlay

- The property is outlined in green.
- As indicated, all existing buildings are outside of the flood plain, including the existing shed which will be used for the dog training facility.



Overall Site Plan from Survey



Flood Plain Overlay from Douglas County GIS Mapping System

SHEET 2 – OVERALL SITE PLAN

7801 ROXBOROUGH PARK ROAD
 Tract in NE ¼ of Section 1, Township 7 South, Range 69 West
 Permit Area 2 Acres – Total Area 36.97 Acres
 USR Plan Exhibit – Project Number US2024-004



Outdoor fenced area for dog training (West of shed), and unfenced confidence course for dogs (North and West of shed).

Existing 1,500 square foot shed to be used for dog training and boarding. The shed is located 180 feet from the closest (East) property line, and approximately 300 feet from Roxborough Road. The shed will be posted with a prominent sign stating: "Private Property – No Public Access".

Two parking areas for dog training clients, including ADA space on the East side.

New electronic gate for entrance, located over 60 feet from the edge of Roxborough Road. The driveway is over 20 feet wide, thus allowing for two or more cars to easily queue up off Roxborough Road.

Approximate location of 2,000 square foot future manufactured home, with attached garage.

All the existing buildings have been demolished, except for the shed to be used for dog training and boarding.
A new manufactured home (not part of the USR) will be installed on the site, per a to-be-obtained Douglas County permit, in about August 2024.
The existing shed is located 180 feet from the closest property line (East), and no building or training area will be located within 180 feet of the closest property line.

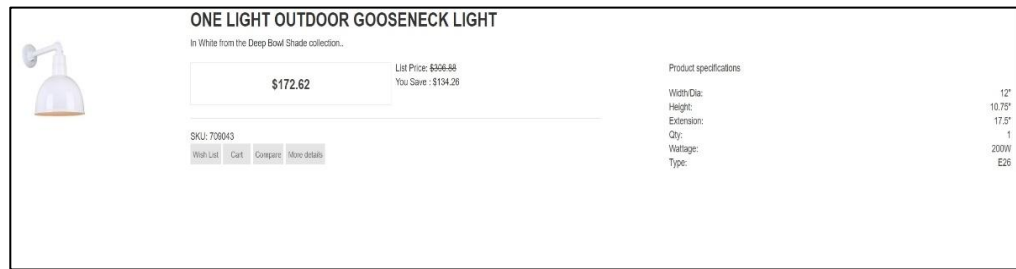
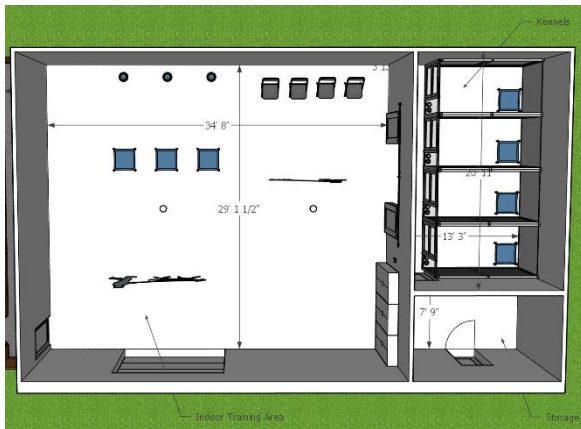
SHEET 3 - PARTIAL SITE PLAN

**7801 ROXBOROUGH PARK ROAD
 Tract in NE ¼ of Section 1, Township 7 South, Range 69 West
 Permit Area 2 Acres – Total Area 36.97 Acres
 USR Plan Exhibit – Project Number US2024-004**

| | |
|-----------------------------|---------------|
| Approval Certificate | |
| Planning _____ | Initials/Date |
| Owner _____ | Initials/Date |



RENDERING OF EXISTING SHED, NEW OUTDOOR FENCED TRAINING AREA, AND NEW OUTDOOR CONFIDENCE COURSE



RENDERING OF PROPOSED INDOOR KENNELS, DOG TRAINING ROOM AND STORAGE ROOM

CUT SHEET FOR TWO OUTDOOR FULL CUTOFF LIGHT FIXTURES

There are no landscaping, grading, drainage, change in access or other proposed changes to the site. We will install full cutoff lighting fixtures, per Section 30 of the Douglas County Zoning Resolution, above each of the two front doors, at a height of 128" above ground level. See top rendering for the location of lighting fixtures on the front of the shed, and immediately above for the cut sheet for the full cutoff lighting fixtures that will be installed.

SHEET 4 - IMPROVEMENT PLANS

