



CANYONS SOUTH

FILING 3

NOVEMBER 2021

For:

**HT Canyons South Development LP
1144 15th STREET, SUITE 2600
DENVER, CO 80202**

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SUMMARY OF PROJECT

The Canyons South development is a residential development that encompasses 968 lots over approximately 2000 acres in accordance with the recently approved 6th Amendment Planned Development. The development of Canyons South is to include multiple filings. The Filing 1A 1st Amendment Plat has been recorded and includes 304 lots over 388 acres. The Filing 1A 2nd Amendment Plat combined two tracts into one for the development of the amenity center. The Filing 1A 3rd Amendment has been recorded and includes 39 lots over 234 acres. The Filing 2 Final Plat is currently being reviewed by the County and includes 200 lots over 1100 acres.

Canyons South Filing 3 consists of 90 lots, 3 tracts, and one park over approximately 118 acres. The residential lots range in size from 5400 to 12,000 square feet. The intent of the layout is to preserve the natural scrub oak filled canyons and limit disturbance along steep slope terrain while creating open space backed lots. Open space trail corridors and lot layout will allow utilization of the natural landscape features including rock outcrops, drainage ways, mature vegetation, and canyons. The Town of Castle Rock landscape guidelines are being followed for all landscape areas.

All proposed roadways will be within Right-of-Way and dedicated to and maintained by Douglas County. All proposed tracts will be owned and maintained by the appointed metro district. Platted Macanta Road and Tannahill Road are to remain as previously designed and recorded. All remaining roads are to be replatted and converted to public roads. Tannahill Road is being renamed to Longstory Avenue. All internal road names will be changed with the final plat. Proposed road names will be submitted upon completion. Detention pond and water quality features have been revised to coincide with the proposed site layout and phasing. The ultimate drainage patterns and outfall for the site will remain as originally proposed.

A summary for the overall development is provided below.

- The total residential density for this development is not affected and will remain at 0.80 DU/AC.
- The density for Filing 3 is 0.76 DU/AC.
- Approximately 90 acres of open space will be dedicated with Filing 3.
- Approximately 2.1 acres will be dedicated for local parks (Tract B). The remaining 2 tracts throughout the site will be dedicated as open space.
- Average lot size is 50'x110' with sizes ranging from 50'x110' lots to 60'x115' lots.
- Two points of access are provided into the Site from Crowfoot Valley Road. The first access point is at the intersection of Macanta Blvd. and Crowfoot Valley Road. This intersection was constructed with Filing 1A. The second access point is at the proposed intersection of Crowfoot Valley Road and Longstory Blvd. Longstory Boulevard, (an urban collector roadway), will act as the main trunk line for this portion of the development, connecting from Macanta Blvd on the south, to the existing Crowfoot Valley Road on the North.
- A series of connecting entry streets and urban local roads will branch off this collector roadway to service the residential development.

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As the Site lies within unincorporated Douglas County, the County will own and maintain roadway and storm sewer. The Town of Castle Rock will own and maintain both water and sanitary sewer within the Site. The Pinery Water and Wastewater District will receive and treat sanitary flows from the Canyons South development. All tracts will be owned and maintained by the existing Crowfoot Valley Ranch Metropolitan District No.1.

Sincerely,

CALIBRE ENGINEERING, INC.

A handwritten signature in cursive script, appearing to read "Brian Moss".

Brian Moss, P.E.

Associate