COVER ENGINEERING

CANYONS FAR SOUTH

PROJECT NARRATIVE

MARCH 2025

For:
Canyons Far South Owner LP
1144 15th Street, Suite 3675
DENVER, CO 80202

SUMMARY OF DEVELOPMENT

Civil Plan Narrative

The Canyons Far South development is a residential development that encompasses 515 lots over approximately 409 acres in accordance with the Planned Development Plan (PDP). The 47.6 acre parcel has been dedicated to the Town as open space per the PDP. The Canyons Far South development will be divided into two filings, as summarized below. The construction plans are following the Site Development Plan (SDP) that is currently under review. We do not anticipate any significant deviations from the SDP.

Founders Parkway is an existing four lane arterial roadway that the Colorado Department of Transportation (CDOT) owns and maintains. The development of Canyons Far South will add a full movement access point and acceleration and deceleration lanes on Founders Parkway at the new access point. The new access point will result in some modifications to the existing median and storm drainage facilities within the roadway. The additional lanes will be concrete matching the existing road surface. The median improvements within the development area will be completed with concrete median cover material matching the existing color and pattern. The approximate area impacted with the improvements is 4 acres.

The new access point from Founders Parkway was previously approved. The access location shown on the construction plans utilizes the approved location. The Founders Parkway improvements will include adding westbound acceleration and deceleration lanes, two eastbound left turn lanes, and westbound left turn lanes. Modifications will be made to the existing storm drainage system and median. Additional right-of-way will be dedicated to accommodate the proposed improvements. The traffic signal design has been included with the construction plans.

The CDOT and Town's current criteria manuals for transportation, temporary erosion and sediment control, storm drainage, water, and sanitary sewer have been followed and current details have been referenced.

Landscape Narrative

The landscape plan submittal is a continuation of the planting design established in the Canyons Far South SDP plans, maintaining consistent planting patterns and plant species. The character of the community has focused on preserving and working with the existing native landscape found on the site.

The landscape documents for Filing 1 and Filing 2 will eliminate the use of sod, focusing instead on native seeding to preserve the site's existing natural landscape found on the site and to follow the guidelines established with the site's Water Efficiency Plan (WEP). In areas where ornamental plantings are included, the design will prioritize xeric, drought-tolerant planting species. When trees are used, they have been located in compliance with the Town of Castle Rock's Street Tree Design Guidelines or they have been used to accentuate the larger open spaces. To keep with the preservation of the existing native landscape, the trees along the central spine road have been clustered to maintain a natural feel to the streetscape. When trees are utilized elsewhere within the development, streetscape plantings will follow a more typical 40' spacing between trees. To the North of the central spine collector road, which is being considered Filing 1, there will be a total of 3 park areas (OSP- 1, OSP-2, and PLD-1 Town Park).

This area will also include a regional trail connection that navigates along the northern boundary of the site which is planned to connect to the town's regional trail system. On the south side of this central spine road, the area will have a single park (OSP-3) and a berming buffer between this project and the adjacent Terrain neighborhood. The landscape enhancements at all monument locations (Secondary and Tertiary) use a blend of low-water shrubs, perennials, and ground covers. The trail connectivity of Canyons Far South is designed to provide a myriad of concrete, crusher fines, and natural surface trails throughout the community and connect to existing communities to the North (Macanta), proposed trail systems to the South and areas regional trail system.

Within the first phase of the development, located north of the spine road, there will be a total of three park areas. In the OSP- 1 Park area, there will be a central active use turf area that will be surrounded by a walking path and anchored at the southeast end with a seating area to include a shade shelter and playground structures. Centrally located within the phase 1 landscape will be the OSP-2 Park area. This park area will include a community amenity area to be provided for the entire Canyons Far South community. The park space will include a pool area, larger active turf space to allow the use of soccer games, walking trails, and picnic table node spaces. Across from OSP-2 will be the PLD-1 park (Town Park.) Working with the town, the space was designed to include an overlook viewing space that has seating and a shade shelter. This space will also include an artificial turf space with a volleyball court. In the second phase of this development, there will be a total of one park space (OSP-3) that will be provided to the community on this side of the development. This space includes an active turf space for youth soccer games, a shade shelter, and playground equipment.

In conclusion, an extensive trail system that is being provided throughout the development will bring together all the residents within the development connecting these residents closer to their extensive surrounding native landscape, park amenities, and open space areas. As stated previously, this landscape plan strives to maintain the native landscape and vegetation that is already found existing on the site. Utilizing a palette of native trees, grasses and shrubs, the landscape of this site should fit seamlessly into the greater landscape of the Town of Castle Rock community.

Irrigation Narrative

The Irrigation design of this landscape has thoughtfully considered low water-use irrigation to promote sustainability and water conservation. In alignment with the overall design philosophy of preserving the native landscape, the irrigation system is designed to minimize water consumption by focusing on drought-tolerant plant species, including native grasses, shrubs, and xeric plants. The irrigation system will be strategically implemented to ensure efficient water use, targeting areas with ornamental plantings and specific landscaping features, while avoiding unnecessary irrigation in areas with native vegetation that require minimal water.

The irrigation system will be designed per Town of Castle Rock and Community HOA standards and regulations and will utilize the HOA preferred materials. The permanent irrigation system is to be composed of a combination of equipment to properly cover the landscaped areas. The turf will use a combination of pop-up sprays on areas 20' or less and low to medium range rotors in areas greater than 20'. Shrub beds will use a drip system, and any permanent native areas will be irrigated with temporary irrigation installed above ground for establishment, then removed once seed is established. A separate drip tree-ring system will be installed to the trees and plant material in the native, such that when the spray system is turn off, the tree-rings will supplement water to the plants in those areas. Sprinklers will be spaced not to exceed the manufacturer's recommended maximum spacings. Overspray of hard

surfaces and areas outside of the project limits will be minimized to avoid wasting water. We would suggest that any native areas would be irrigated with a permanently installed system for establishment and then can be turned down or off once seed is established. This would allow periodical watering of the area in a drought situation after establishment or when re-seeding is required to replenish the flowering plants. Within the balance of the site where there is un-irrigated native area, we would install a separate drip tree-ring system to the trees and standard point source drip to all shrub type plant material. The system will be zoned such that different plant materials, exposures and elevation will be considered and will be irrigated on separate zones. The temporary native seed irrigation system is composed of a combination of equipment to properly cover the landscaped areas. The native will use a combination of hi-pop-up sprays on areas 20' or less and low to medium range hi-pop rotors in areas greater than 20'. The native seed will be irrigated for an assumed establishment period of two years. The irrigation control valves will be installed below ground but then come above ground and the heads and lateral lines will be installed above ground and removed after the establishment period. Both systems will be zoned such that different plant materials, exposures and elevations will be considered and will be irrigated on separate zones.

The water source for the permanent irrigation system will be potable city water. The irrigation backflow preventer will be located such that it is accessible by the owner or maintenance company for maintenance and testing and will have a vandal resistant cover. The controller will be an ET Based control system with mini weather station on site for adjusting the watering programs daily. A flow sensor and master valve will be installed on the system. The water source for the temporary native irrigation system will be potable city water off of hydrant(s). An irrigation hydrant meter & backflow preventer will be installed temporary for water during the establishment period. The controller will be an ET Based control system with mini weather station on site for adjusting the watering programs daily. A flow sensor and master valve will be installed on the system.

Lighting Narrative

Lighting for Canyons Far South Filing 1 and Filing 2 has been designed to create a uniform lighting experience that complies with Castle Rock's exterior lighting standards while minimizing light pollution and glare. Landscape lighting has been designed to provide way-finding points for pedestrians. All lights are LED for energy efficiency. Local street lights are spaced no more than 300' apart, at least 12 inches behind the attached walks, and within the right-of-way. All lighting is full cutoff apart from the tree and monument uplights, which are below the 2,000 lumen threshold for full-cutoff requirement. Lighting at the pool courtyard has been designed to meet the 3 foot-candle average to comply with national lighting standards.

Sincerely,

COVER 3 ENGINEERING

Brian Moss, P.E.
Principal