

Pioneer Ranch

Supplemental PDP Information

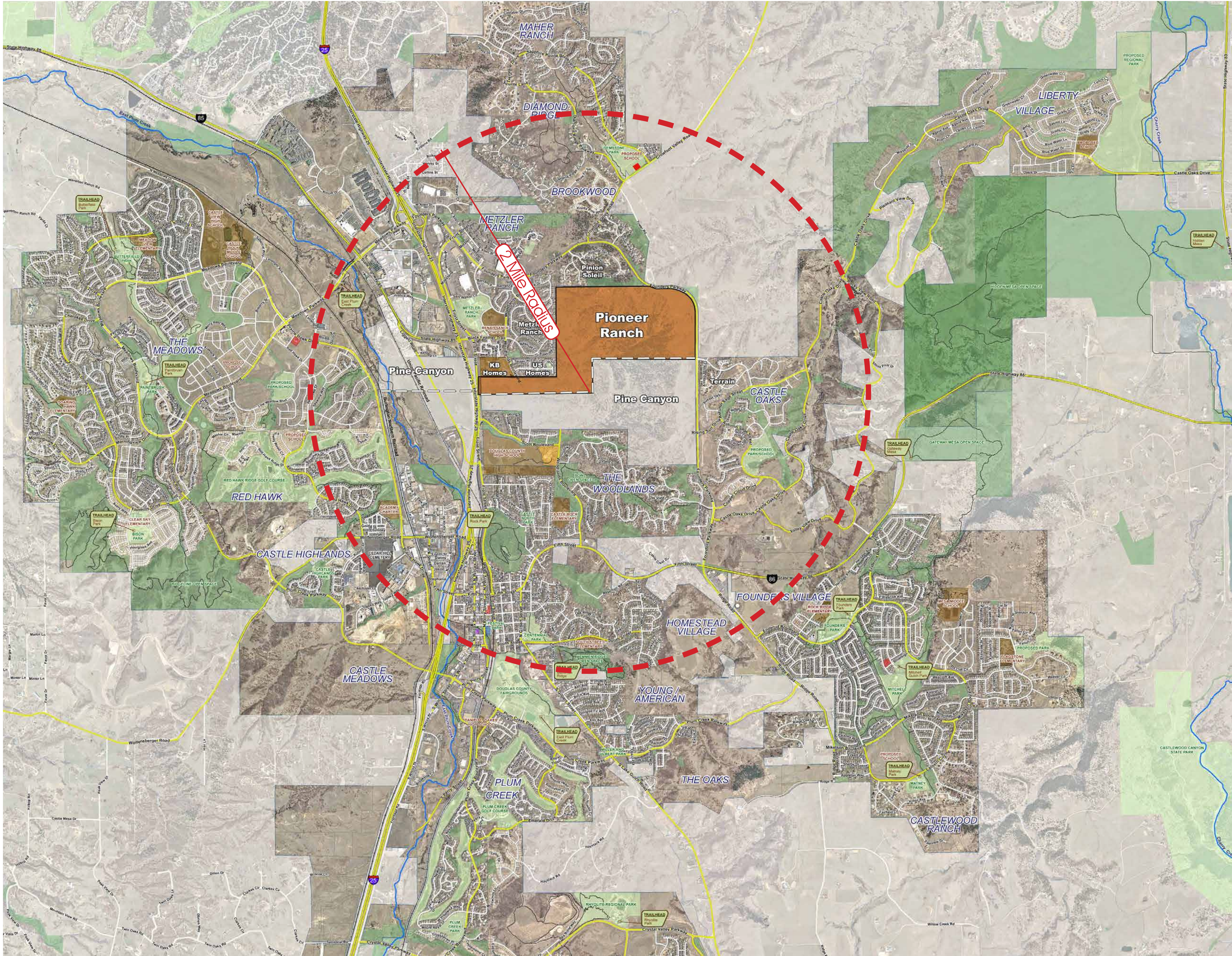
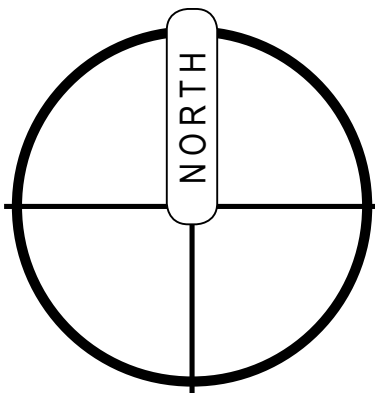
APPLICANTS/LAND OWNERS
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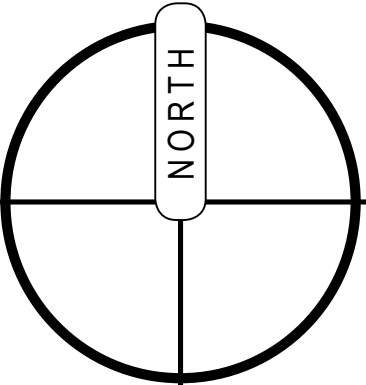
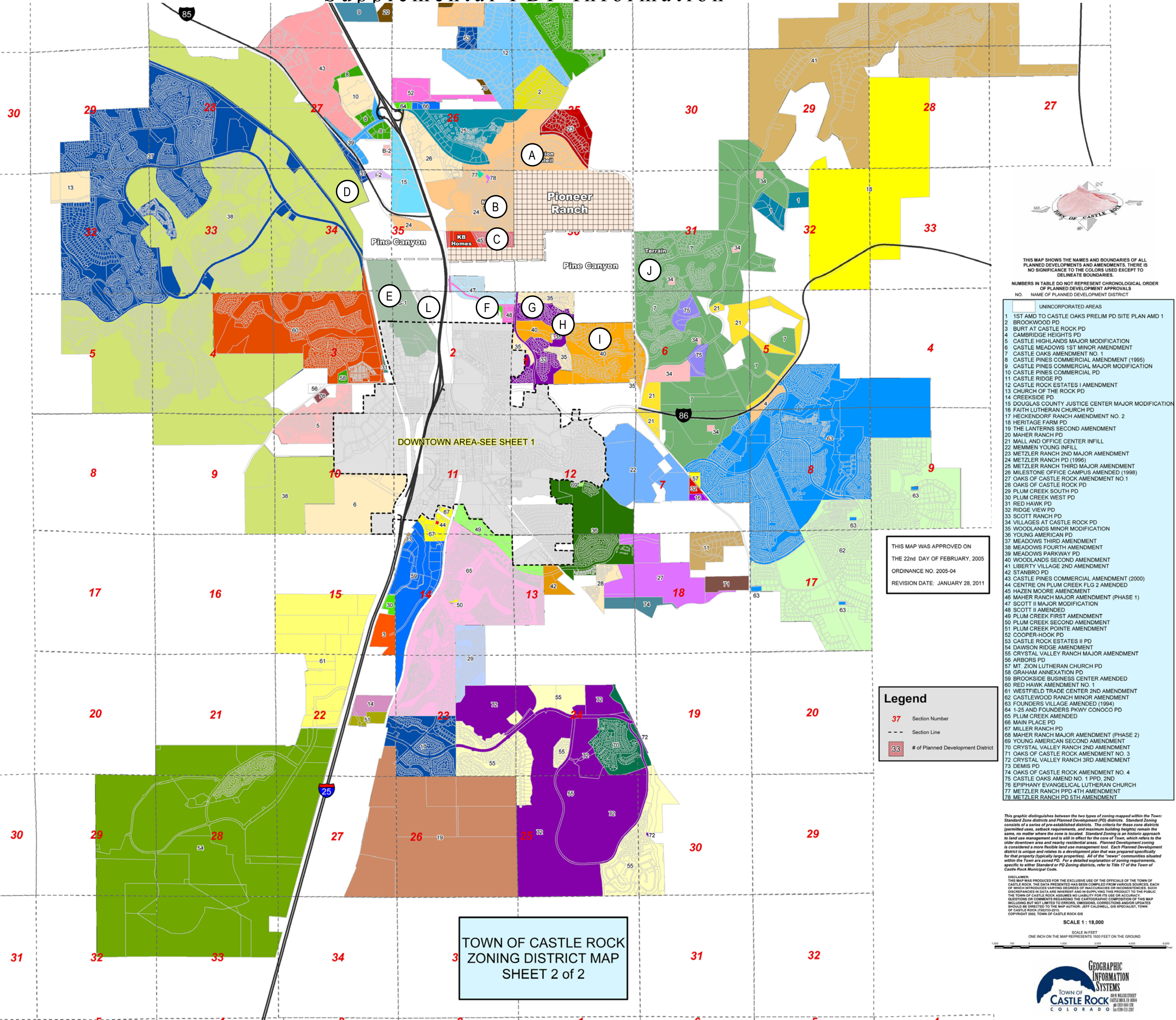


Pioneer Ranch

Supplemental PDP Information

Land Use Key

- A- Pinon Soleil - semi-custom/custom residential
- B- Metzler Ranch PD - residential on the east side of I-25
- C- Hazen Moore Amendment - primarily residential on the east side of project, a mix of allowed uses on the west side of the property. Woodlands Blvd. bisects the property in a north south manner.
- D- Meadows Fourth Amendment - a mix of commercial uses within this area, primarily open space adjacent to the Walker property.
- E- Parks and Open Space - open space and trail uses.
- F- Scott II Major Modification- a mix of uses within this area, primarily residential, high density attached housing on the west portion of this area, with medium density single family detached housing on the east portion of this area.
- G- Woodlands Minor Modification- primarily residential uses within this area, low to medium density single family detached housing.
- H- Woodlands Minor Modification- primarily residential uses within this area, low to medium density single family detached housing.
- I- Woodlands Second Amendment- primarily residential uses within this area, low to medium density single family detached housing. Primarily lower density adjacent to the Walker property.
- J- Castle Oaks Amendment No. 1- primarily residential uses within this area, low to medium density single family detached housing. This property is located on the east side of Founders Parkway from the Walker property. Our sketch plan anticipates limited access along Founders Parkway.
- L- Hangmans Gulch- Industrial Park



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Vicinity & Adjacent Zoning

Submission Date:
November 24th 2015

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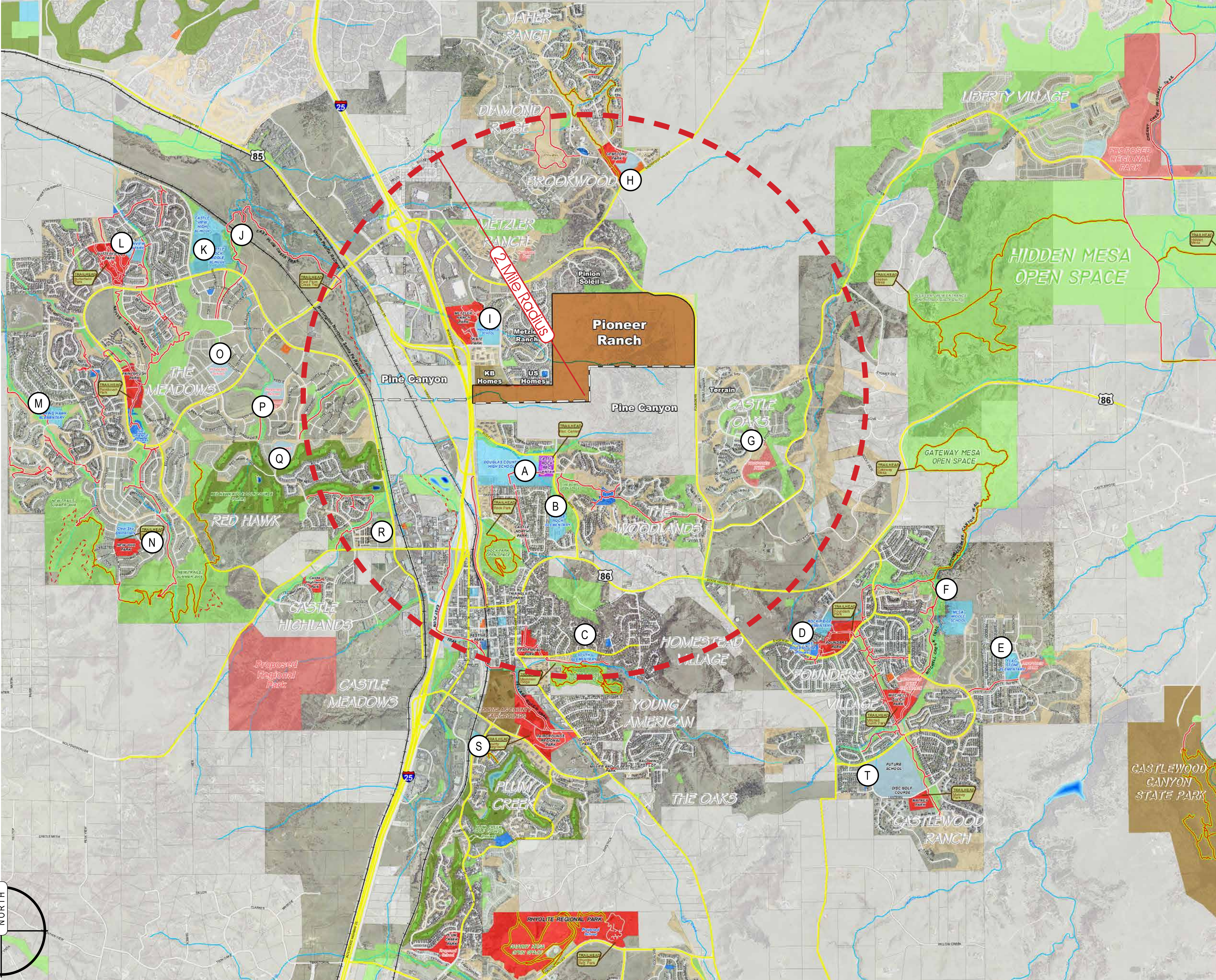
Pioneer Ranch

Supplemental PDP Information

Existing Parks, Open Space, Schools & Trails

This map depicts the Walker and Scott properties in the context of the Town of Castle Rock existing Parks, Open Space Areas, Schools and Trails.

- A- Douglas County High School
- B- Castle Rock Elementary
- C- South Street Elementary
- D- Rock Ridge Elementary
- E- Flagstone Elementary
- F- Mesa Middle School
- G- Sage Canyon Elementary
- H- Proposed School
- I- Renaissance School
- J- Castle Rock Middle School
- K- Castle Rock High School
- L- Meadow View Elementary
- M- Soaring Hawk Elementary
- N- Clear Sky Elementary
- O- Proposed School
- P- Proposed School
- Q- Proposed School
- R- Academy Charter School
- S- Daniel Oaks High School
- T- Proposed School



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Supplemental PDP Information

PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

	PLANNING DESIGNATIONS	OWNERSHIP & MAINTENANCE	AREA
	OPEN SPACE / RECREATION AREA		
OS	OS-1	Pioneer Ranch HOA (public access)	3.62 ACRES
	OS-2	Pioneer Ranch HOA (private & public access)	68.68 ACRES
	OS-3	Pioneer Ranch HOA (public access)	4.52 ACRES
	OS-4	Pioneer Ranch HOA (public access)	1.23 ACRES
		OPEN SPACE TOTAL:	78.05 ACRES
			20.09%
PL	PUBLIC LAND DEDICATION / SCHOOL		
	PL-1	Town of Castle Rock	23.28 ACRES
	PL-2 ¹	Town of Castle Rock	15.67 ACRES
		PLD TOTAL:	38.95 ACRES
		GROSS SITE AREA (388.43 AC)	10.03%

PLANNING DESIGNATIONS		TOTAL AREA ²	ANTICIPATED RESIDENTIAL GROSS DENSITY	ANTICIPATED DWELLING UNITS ⁴	ANTICIPATED COMMERCIAL SQUARE FOOTAGE ³	MAX DENSITY ACRE ²	PER
SF	SINGLE FAMILY						
PA-1	Mixed Use District	19.10 ACRES	15.0 du / ac	221	200,000	20.0 DU/ACRES	
PA-2	Single Family - Medium Density	14.95 ACRES	5.0 du / ac	75	-	6.5 DU/ACRES	
PA-3	Single Family - Medium Density	10.09 ACRES	5.0 du / ac	50	-	6.5 DU/ACRES	
PA-4	Single Family - Medium Density	16.27 ACRES	5.0 du / ac	81	-	6.5 DU/ACRES	
PA-5	Single Family - Medium Density	60.30 ACRES	5.0 du / ac	301	-	6.5 DU/ACRES	
PA-6	Single Family - Low Density	68.70 ACRES	1.0 du / ac	69	-	2.0 DU/ACRES	
PA-7	Single Family - Low Density	8.17 ACRES	1.1 du / ac	9	-	2.0 DU/ACRES	
PA-8	Single Family - Low Density	22.21 ACRES	1.0 du / ac	22	-	2.0 DU/ACRES	
PA-9	Single Family - Medium Density	8.97 ACRES	4.0 du / ac	36	-	6.5 DU/ACRES	
PA-10	Mixed Use District	20.36 ACRES	15.0 du / ac	259	200,000	20.0 DU/ACRES	
	TOTAL	249.1 ACRES	4.5 du / ac	1123	400,000.0		
	GROSS SITE AREA (388.42 AC)	64.13%					

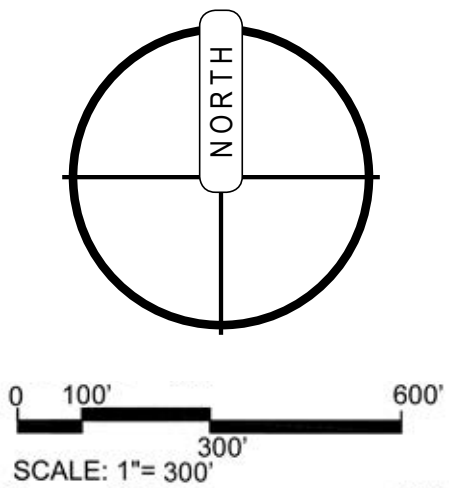


FOOTNOTES:

- PL-2 IS INTENDED TO INCLUDE 15.6 ACRES OF LAND TO FULL FILL THE DOUGLAS COUNTY SCHOOL DEDICATION REQUIREMENT.
- UNIT COUNTS MAY BE TRANSFERABLE BETWEEN PLANNING AREAS SO LONG AS THE MAXIMUM APPROVED DENSITY AND DWELLING UNITS FOR THE PROJECT IS NOT EXCEEDED.
- COMMERCIAL SQUARE FOOTAGE SHALL NOT EXCEED A TOTAL OF 400,000 SF OR .35 FAR & SHALL BE CALCULATED BY THE MORE RESTRICTIVE REQUIREMENT.
- DWELLING UNITS MAY VARY FROM THIS CHART SO LONG AS THE MAXIMUM DENSITIES WITHIN THE ZONING REGULATIONS ARE NOT EXCEEDED.

GENERAL NOTES:

- STREETS AND ACCESS POINTS ARE CONCEPTUAL IN NATURE. REFINED LOCATIONS WILL BE IDENTIFIED IN THE SDP AND CD's. PROPOSED STREET SECTIONS TO MEET THE TOWN OF CASTLE ROCK ROADWAY DESIGN AND SPECIFICATIONS MANUAL - MAY 15, 2012.
- PLANNING AREAS ARE DEPICTED FOR GRAPHIC PURPOSES AND MAY CHANGE UP TO 20% IN SIZE SO LONG AS THE OVERALL OPEN SPACE & PUBLIC DEDICATION REQUIREMENTS ARE MAINTAINED.
- ANY IMPROVEMENTS AND THEIR ASSOCIATED FEES WITHIN THE PUBLIC LAND DEDICATION AREAS SHALL BE THE TOWN OF CASTLE ROCKS RESPONSIBILITY.



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Planned Development Plan

Submission Date:
November 24th 2015

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Pioneer Ranch

Supplemental PDP Information

PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

OS	OPEN SPACE / RECREATION AREA				
OS-1	Open Space. Buffer and community trail corridor.	3.62 ACRES	Pioneer Ranch HOA (Public Access)		3.62 ACRES
OS-2 ³	Open Space. Buffer and trail corridor with seating areas and interpretive signage. Utility facilities.	68.68 ACRES	Pioneer Ranch HOA (Private and Public Access)		68.68 ACRES
OS-3	Open Space. Buffer and community trail corridor.	4.52 ACRES	Pioneer Ranch HOA (Public Access)		4.52 ACRES
OS-4	Open Space. Buffer and community trail corridor.	1.23 ACRES	Pioneer Ranch HOA (Public Access)		1.23 ACRES
PL	PUBLIC LAND DEDICATION / SCHOOL				
¹ PL-1	Trailheads and overlook viewing areas, school, trail corridors, seating areas, picnic facilities, playground facilities serving different age ranges, small open air pavilion, multi-purpose turf areas, interpretive signage, public art, outdoor amphitheater, utility facilities.	23.28 ACRES	Town of Castle Rock	23.28 ACRES	
¹ PL-2		15.67 ACRES	Town of Castle Rock	15.67 ACRES	
TOTAL:		117.00 ACRES		38.95 ACRES	78.05 ACRES

¹ Any improvements and their associated fees shall be the responsibility of the Town of Castle Rock

² The description of facilities is not an exhaustive list and may include other amenities as described in the Town of Castle Rocks municipal code and the Pioneer Ranch Zoning Regulations.

³ Steeper slopes over 15%, drainages, bluffs and other sensitive areas shall have limited or restricted access as defined in subsequent site development plans



NOTES:

- All Trails designated as "Major Pedestrian Corridors" shall be 8 feet wide with a concrete surface or other surface acceptable to Owner and the Town's Director of Development Services and may be a part of the residential collector street cross section. Trails designated as "Minor Pedestrian Corridors" shall at a minimum be between two and four feet wide, with a native surface. Material and width may vary based upon the intended use and destination of the trail.
- In general, planning areas with an 'OS' designation or a 'PL' designation represent open space intended for preservation of natural areas, for buffering adjacent neighbors, and for providing trail corridors and connectivity to

- passive and active park areas. While the majority of the 'OS' and 'PL' planning areas are envisioned to include passive recreation opportunities (trails, trail heads, seating areas, open-air pavilions, picnic areas and overlooks, others may include more active recreation opportunities at the towns discretion.
- Trail alignments are depicted for purposes of intent only. Final augments shall be determined at the time of final site plan submittal.
 - Description of facilities above are possible program elements that may be revised in future site plan submitting.

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Proposed Zoning & Open Space

Imagery and sketches are intended to depict the general character and quality of the development proposed and not any final design.

Submission Date:
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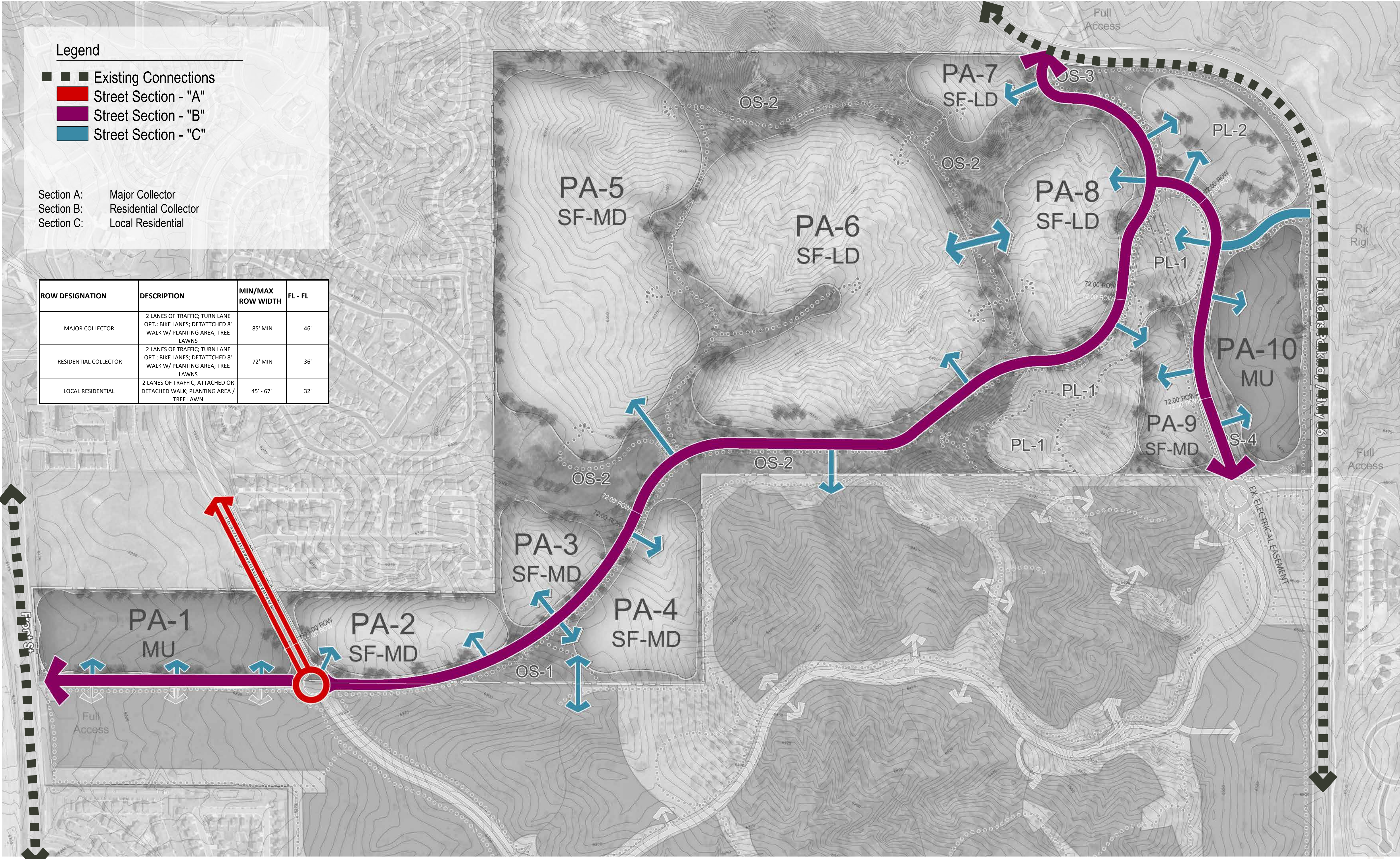
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PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO



Notes:

- Streets and access points are conceptual in nature. Refined locations will be identified in the SDP and CDs. Proposed street sections to meet minimum standards from the Town of Castle Rock TRANSPORTATION DESIGN CRITERIA SEPT 2012

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Transportation and Street Network Overview

Submission Date:
November 24th 2015

SHEET:

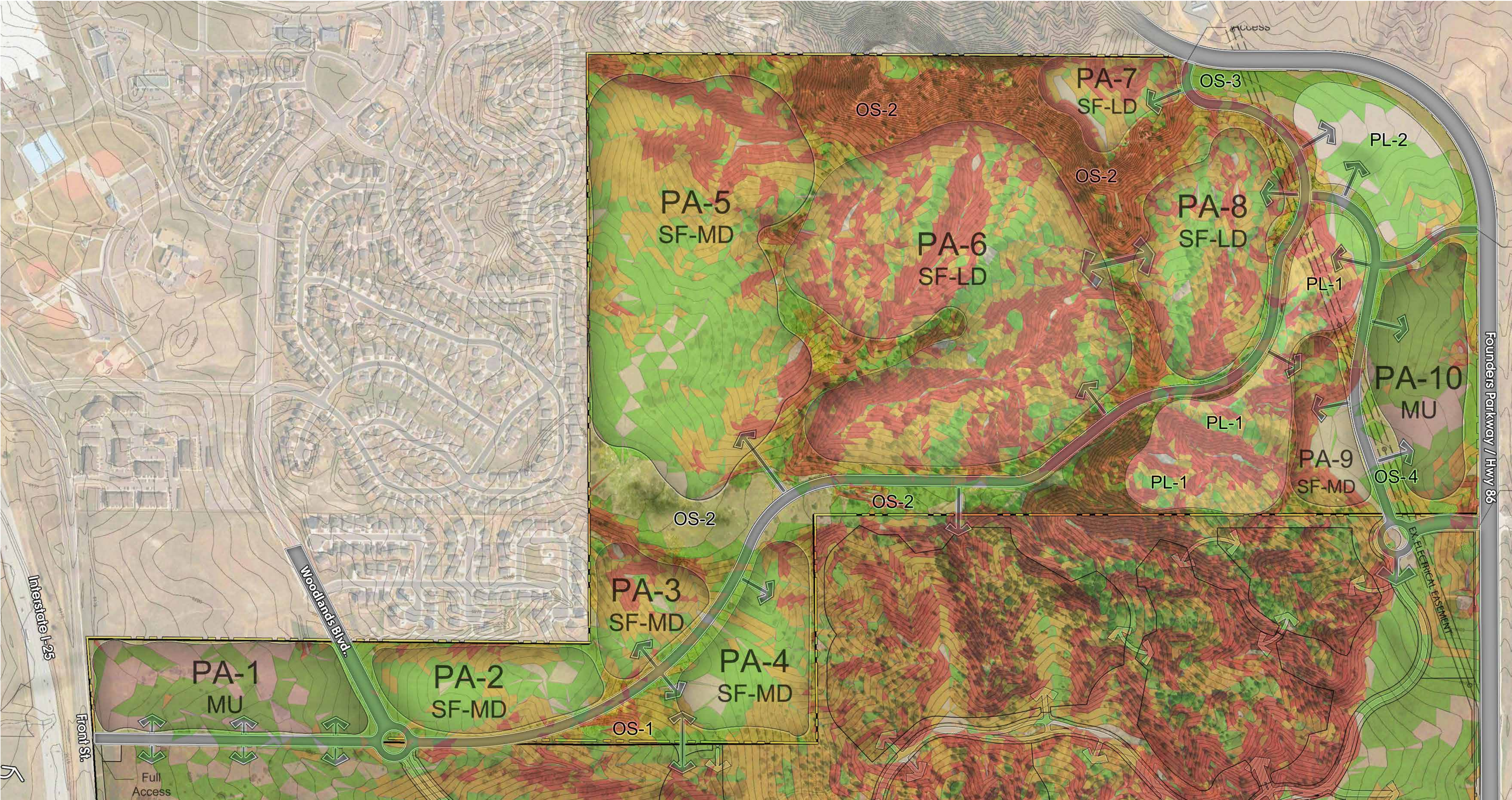
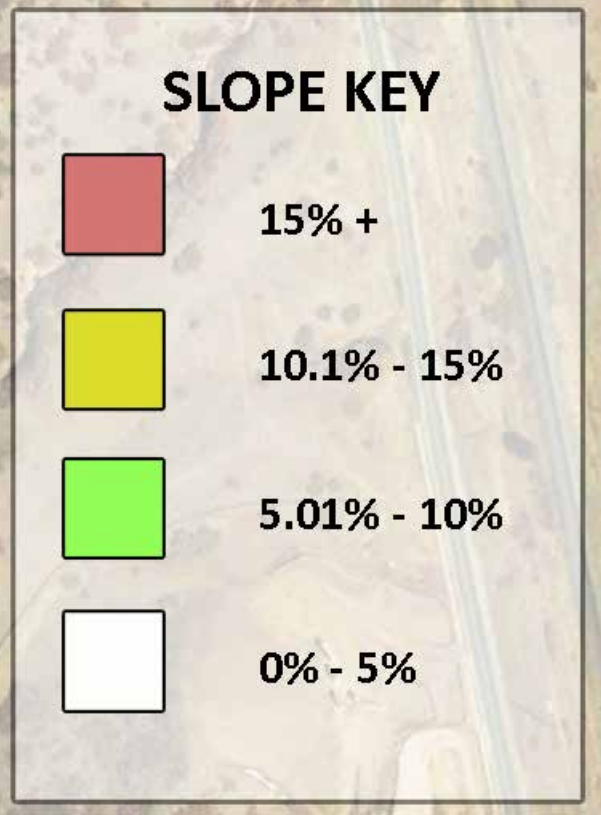
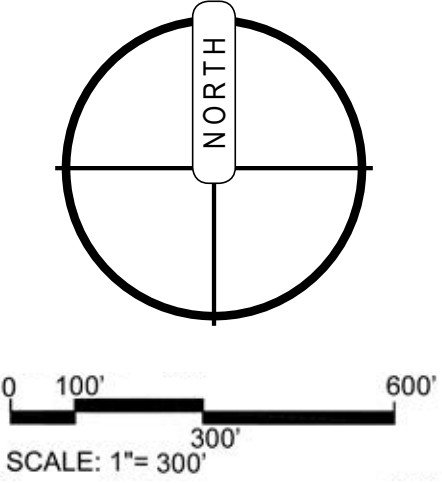
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PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO



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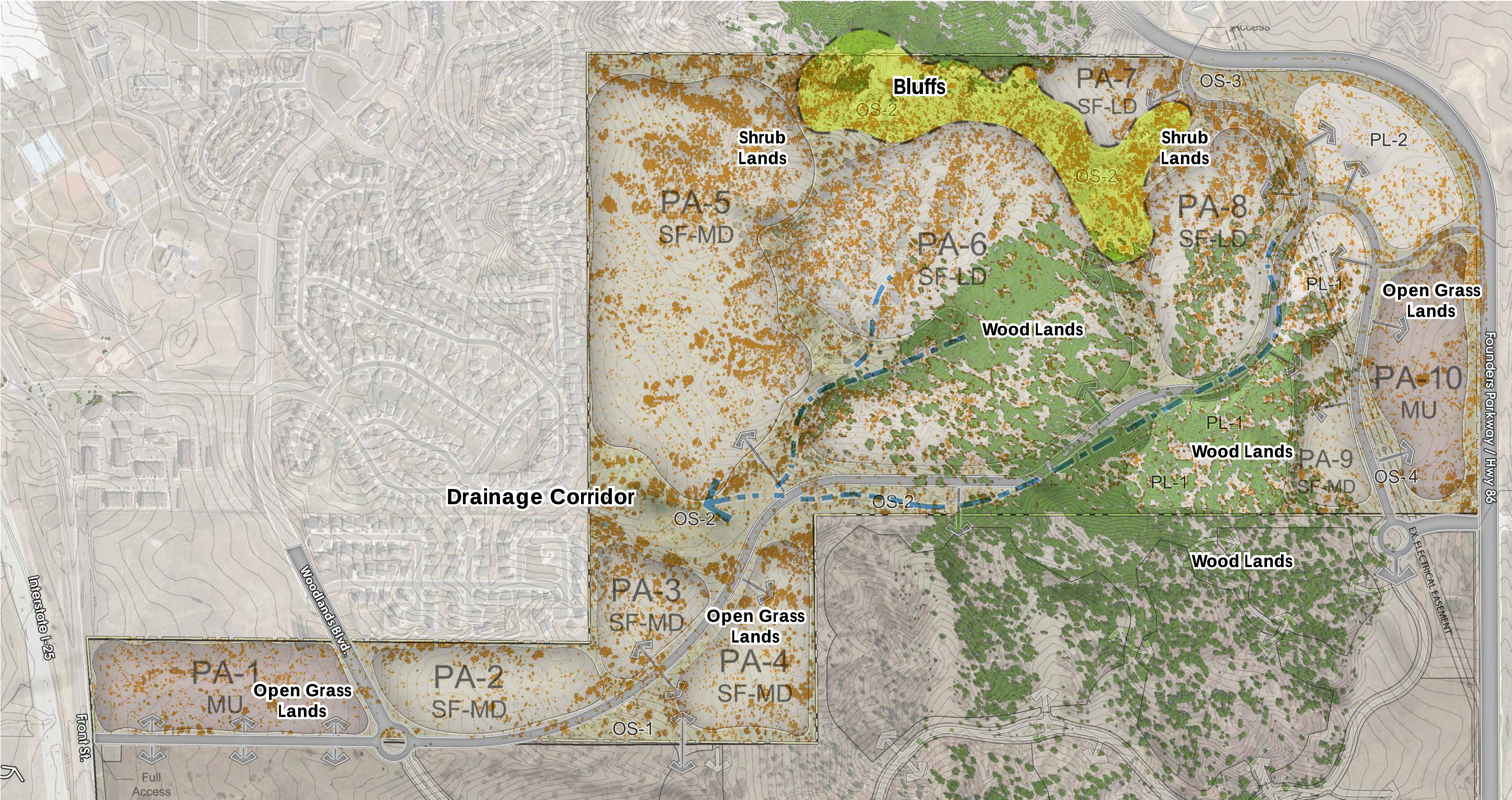
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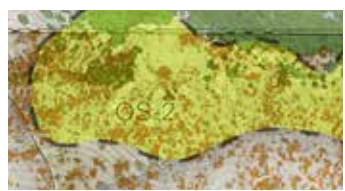
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PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO



Key



Bluffs

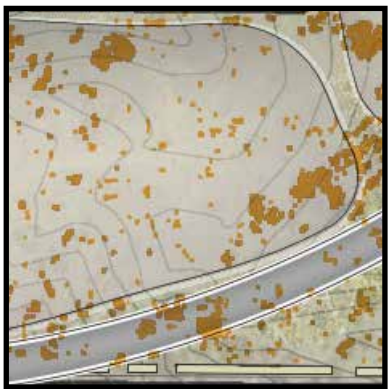


Drainage Corridor



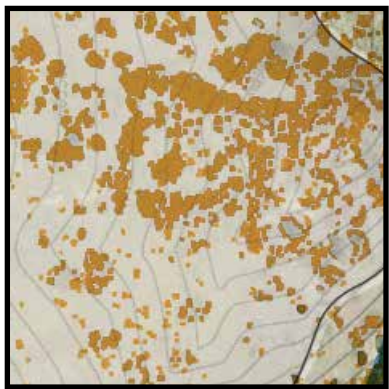
Coniferous Trees

OPEN GRASS LANDS



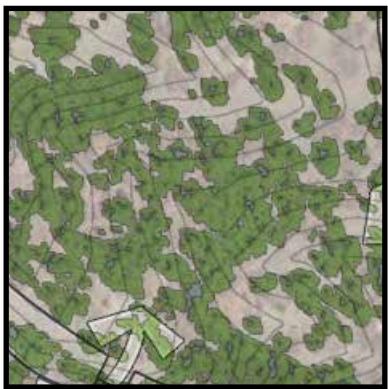
- TALL FESCUES

SHRUB LANDS

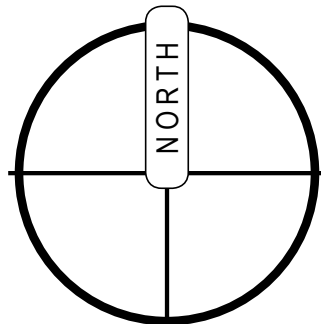


- GAMBEL OAK
- POTENTILLA
- MOUNTAIN MAHOGANY
- CREEPING MAHONIA

WOOD LANDS



- PONDEROSA PINES
- DOUGLAS FIR



0 100' 300' 600'
SCALE: 1"= 300'

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PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

KEY

MAJOR SKYLINE

Skyline Areas where 25-foot structures would be highly visible along the Viewing Platforms.

MODERATE SKYLINE

Skyline Areas where 25-foot structures would be visible from several points along the Viewing Platforms.

MINOR SKYLINE

Skyline Areas where 25-foot structures would not be visible, but 35-foot structures would be visible from several points along the Viewing Platforms.

NO SKYLINE

OTHER USES

ROW

LOT LINE

Within Major Skyline and Major Ridgeline Areas, no primary or accessory structure shall be constructed. Within Moderate Skyline Areas, no primary or accessory structure with a Building Height of greater than 25 feet shall be constructed. Within Minor Skyline Areas and Minor Ridgeline Areas, no primary or accessory structure with a Building Height greater than 35 feet shall be constructed. Within Moderate Skyline Areas, Minor Skyline Areas and Minor Ridgeline Areas of the District, all primary and accessory structures shall be required to comply with the measures defined with in TOWN OF CASTLE ROCK ORDINANCE NO. 99-15.

The protection and preservation of the Town of Castle Rock's viewshed is considered by the community to be of utmost importance. Therefore, one of the primary concerns of the Town is the preservation of the appearance of key natural landforms and features in the area.

An ordinance has now been adopted in order to maintain the visual integrity and topographical character of the area. The ordinance states specific regulations which address the visual impacts that development would inflict on prominent ridges and landforms.

As a result of the ordinance and subsequent studies, skyline and ridgeline protection areas have been identified. These protected areas are now governed by unique regulation that provide for the visual aesthetics of the area.

The degrees of regulation and restriction on development impacting skylines and ridgelines is directly related to the visual impact of development from the viewing platforms. The most visible areas are subject to the most restrictive regulation and the areas that are relatively less visible are subject to less restrictive legislation.

Ridgeline Areas are areas in which all or part of a permanent structure constructed thereon would be visible from one of more points on a viewing platform, although not visible along the skyline when viewed from the same points. Skyline Areas are areas in which all or part of a permanent structure constructed thereon would be visible along the skyline from one or more points on a viewing platform.

Viewing Platforms are those portions of roadways adjacent to or within municipal boundaries from which field observations were conducted. The data collected from observations was then used to assess the visual significance of development on prominent landforms.

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Proposed Zoning & Skyline/Ridgeline Overlay

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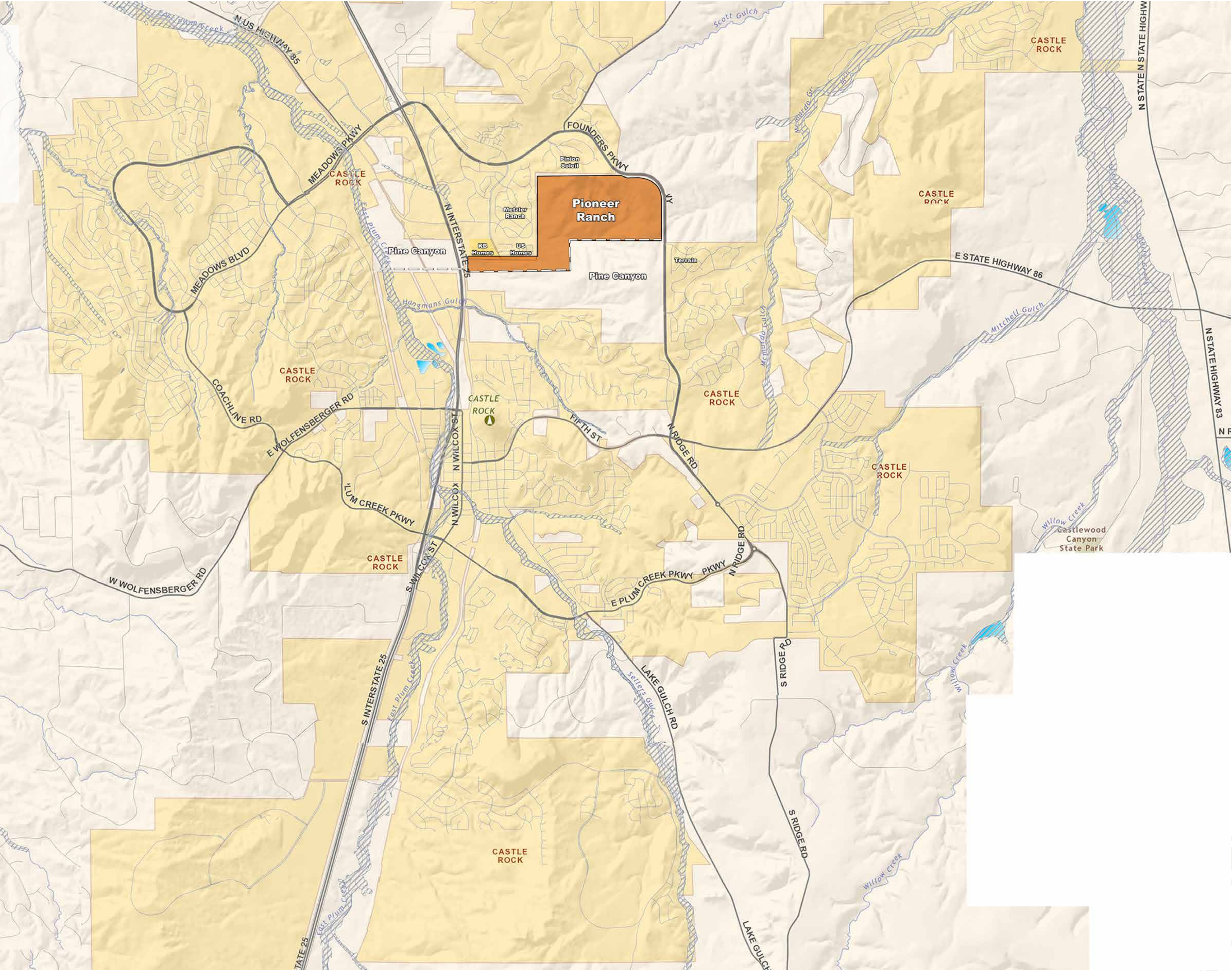
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Legend

100 Year Flood



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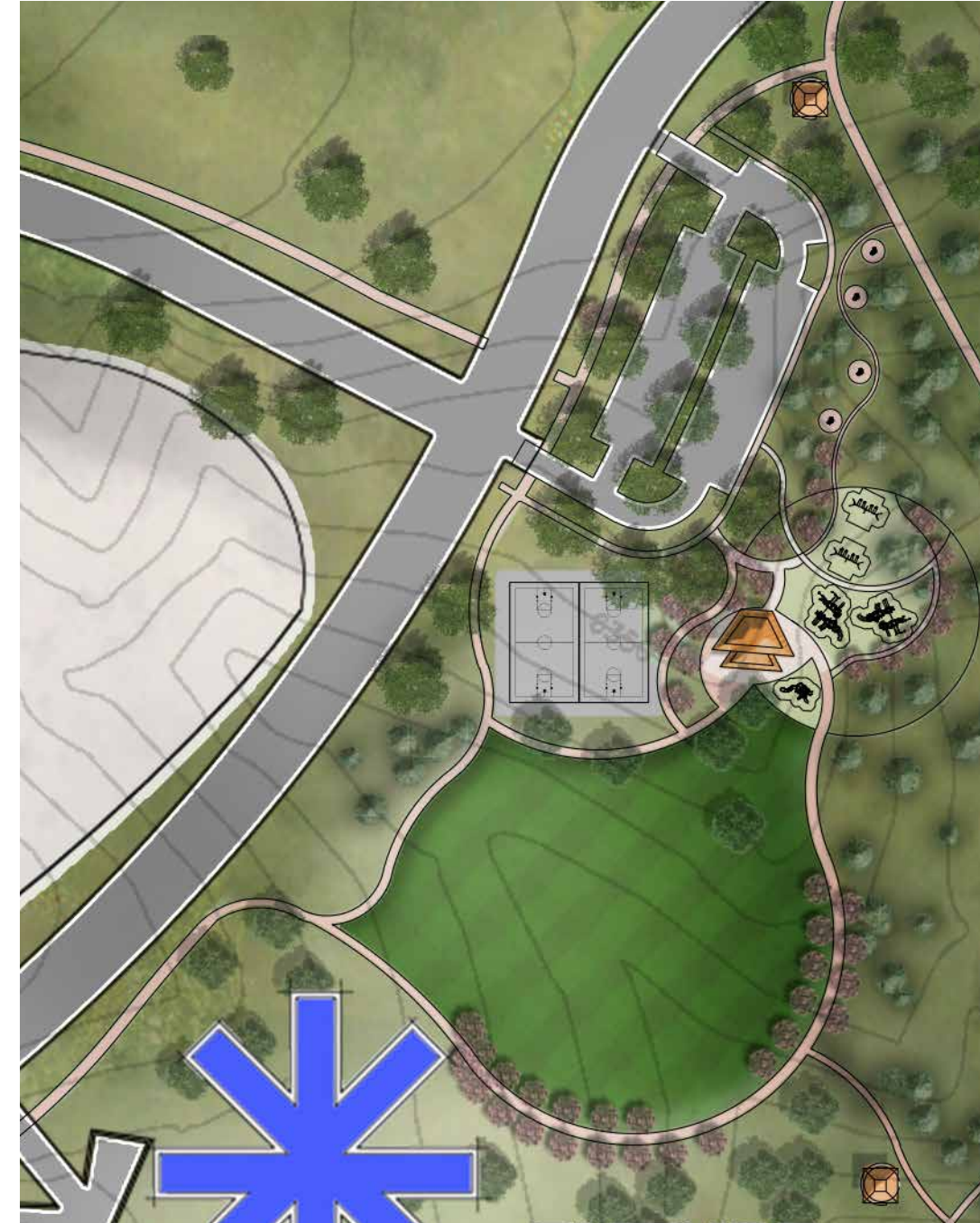
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A Community Park



- Program:**
- Soccer Field
 - Shelter
 - Sport Courts
 - Multi-Generational Playground
 - Trailhead
 - Amphitheater
 - Community Plaza
 - Splash Pad

- Inspiration:**
- Open
 - Prairie meadow
 - Celebration gathering

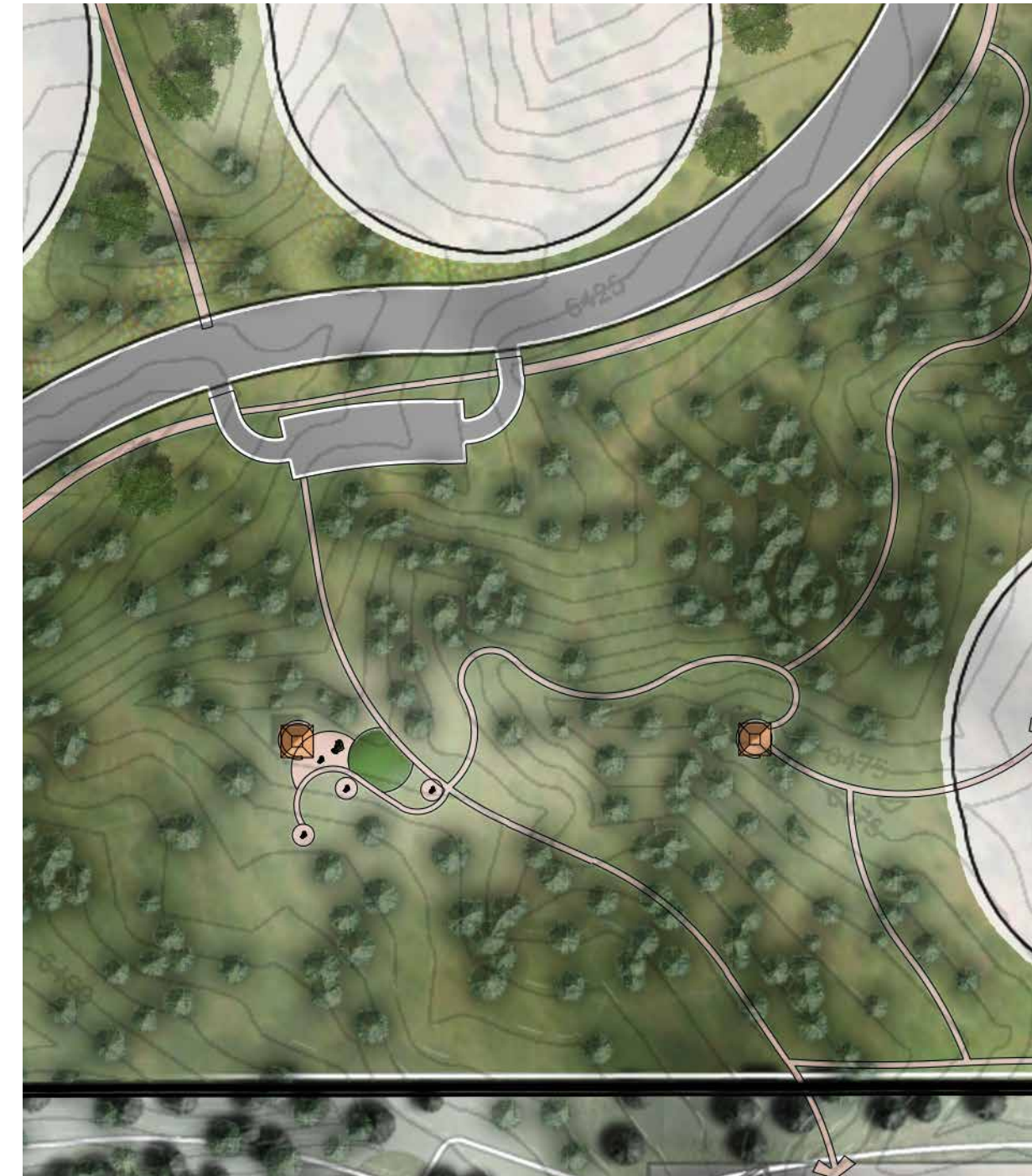
B Neighborhood Park



- Program:**
- Sledding Hill
 - Informal Play
 - Shelter
 - Sport Courts
 - Play field
 - Treetop Playground

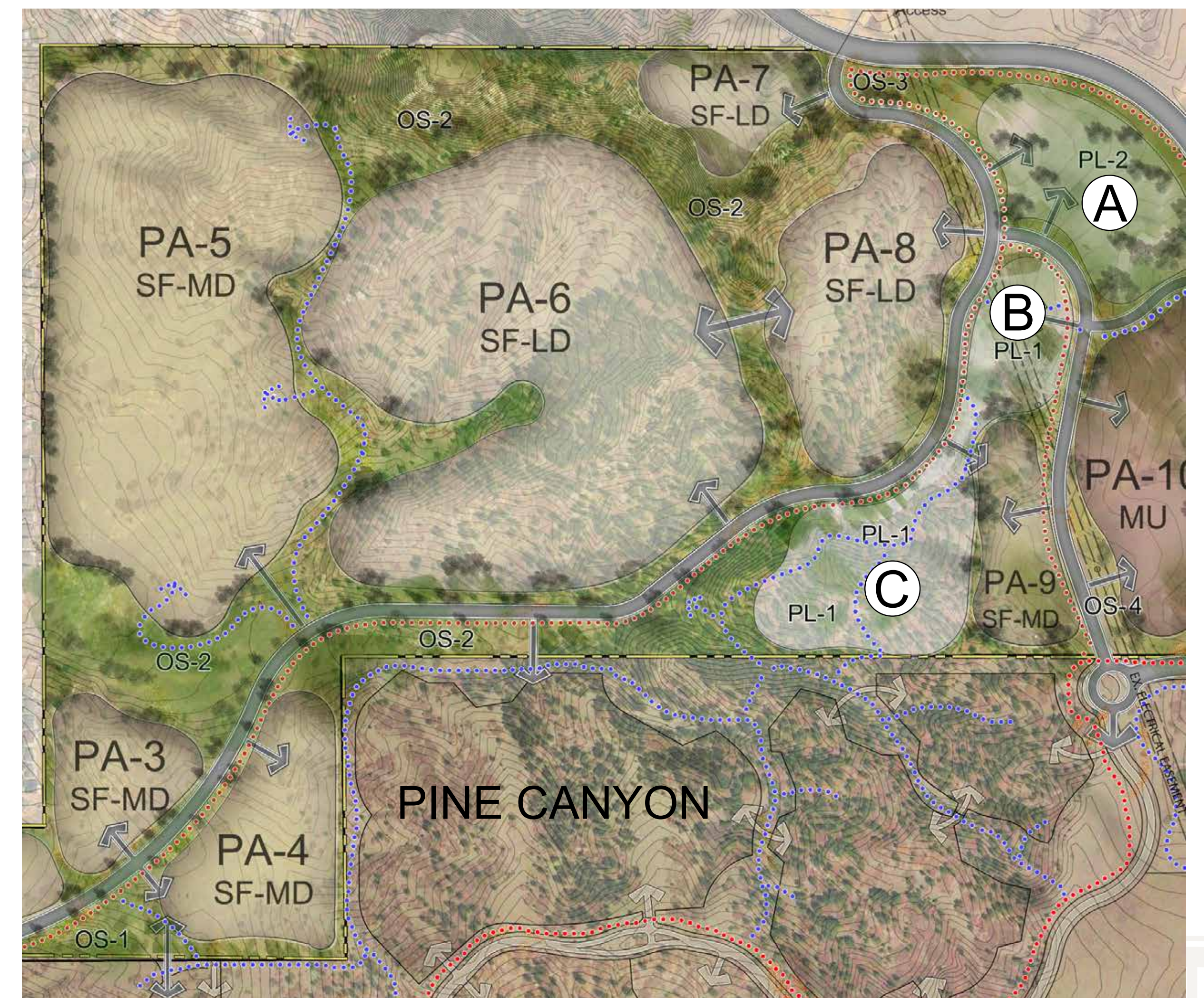
- Inspiration:**
- Highpoint Vista
 - Trails
 - Prairie Hills
 - Man intervention

C Forest Park



- Program:**
- Educational signage
 - Trailhead
 - Nature Walk
 - Shelter
 - Climbing
 - Informal Play
 - Mountain Bike Trail / Features

- Inspiration:**
- Experience Nature
 - Explore
 - Trying to get lost
 - Nature Symbols



Proposed Park Plan

Notes:

- Proposed park layouts and depictions are for purposes of conceptual intent only. Further refinement of these areas will occur with subsequent submittals. All improvements and their associated costs within Public Land Dedications are the responsibility of the Town of Castle Rock.

Submittal Date:
 November 24th 2015

SHEET:

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