CANYONS FAR SOUTH
PLANNED DEVELOPMENT PLAN
1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PDP STANDARD NOTES

1. THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE PLANNING AREA (PA) BOUNDARIES, OSP BOUNDARIES, OSD BOUNDARIES, AND PLD BOUNDARIES FROM WHAT WAS PREVIOUSLY PROPOSED TO BETTER CONFORM TO THE PROPOSED LOTTING, WHILE INCREASING DESIGNATED OPEN SPACE THROUGHOUT CANYONS FAR SOUTH.
2. MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL SHALL BE PROVIDED TO OWNERS OF MINERAL ESTATES PURSUANT TO ARTICLE 65.5 OF TITLE 24, C.R.S.
3. A PORTION OF THIS SITE LIES WITHIN FEMA FLOOD ZONE X & A PER MAP DATED March 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
4. THIS DEVELOPMENT PLAN IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK PURPLE & RED WATER PRESSURE ZONE.
6. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
7. RIGHT-OF-WAY INGRESS AND EGRESS ACCESS FOR EMERGENCY VEHICLES AND PERSONAL IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES, TRAILS AND WALKWAYS.
8. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT, WITH THE FIRST SITE DEVELOPMENT PLAN OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
9. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS, AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
10. THE EASTERN AREA OF PLANNING AREA 3 IS WITHIN A MAPPED DEBRIS-FLOW SUSCEPTIBLE AREA (DEBRIS FLOW SUSCEPTIBILITY MAP OF DOUGLAS COUNTY, COLORADO: MCCOY ET AL, CGS OPEN FILE REPORT OF-18-08). THE DEBRIS DEPOSITION/INUNDATION HAZARD AND ANY NEED FOR MITIGATION OR AVOIDANCE WILL BE EVALUATED BY A QUALIFIED PROFESSIONAL, AND THE CONCLUSIONS SUBMITTED TO THE TOWN WITH THE SUBMITTAL OF THE SITE DEVELOPMENT PLAN FOR THE SUBJECT AREA.
11. AN UPDATED GEOLOGIC HAZARD AND GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS WILL BE PROVIDED WITH THE RESPECTIVE SITE DEVELOPMENT PLANS AND PLATS.

SITE UTILIZATION TABLE		
USE	**ACRES**	**PERCENTAGE OF SITE**
PLANNING AREA 1 (PA1)	17.30	4.23%
PLANNING AREA 2 (PA2)	71.30	17.43%
PLANNING AREA 3 (PA3)	10.50	2.57%
PLANNING AREA 4 (PA4)	51.30	12.54%
PLANNING AREA 5 (PA5) - FUTURE COMMERCIAL	12.50	3.06%
PLANNING AREAS (SUB TOTAL)	**162.90**	**39.82%**
OPEN SPACE (OSD)	176.72	43.20%
OPEN SPACE DEDICATION (OSD-1) DEEDED TO THE TOWN - ***REC. #: 2023038767***	47.70	11.66%
PUBLIC LAND DEDICATION (PLD-1)	13.80	3.37%
OPEN SPACE (SUB TOTAL)	**238.22**	**58.23%**
ROW DEDICATION	7.98	1.95%
TOTAL	**409.10**	**100.00%**

Dedicated Land (Included on the OSD Calcs Above)	
USE	**ACRES**
PUBLIC LAND DEDICATION (PLD-1)	**13.80**
OPEN SPACE DEDICATION (OSD-1) DEEDED TO THE TOWN - ***REC. #: 2023038767***	**47.70**
Open Space Private Areas	
OSP - 1 [1]	**2.38**
OSP - 2 [1]	**3.97**
OSP - 3 [1]	**4.28**
TOTAL	**10.63**

PAs/OSP/OSD/PLD		Acreage	Percentage
Planning Areas (PA's)			
Total PA's		162.90	39.82%
Open Space Private (OSP)			
OSP-1	OSP	2.38	(within PA-1)
OSP-2	OSP	3.97	(within PA-2)
OSP-3	OSP	4.28	(within PA-4)
Total OSP		10.63	2.60%
Open Space Dedicated (OSD)			
OSD-1	PL-2	47.70	11.66%
OSD-2,OSD-3,OSD-4	PL-2	176.72	43.20%
Total OSD		224.42	54.86%
Public Land Dedication (PLD)			
PLD-1	PL-1	13.80	3.37%
Total PLD		13.80	3.37%

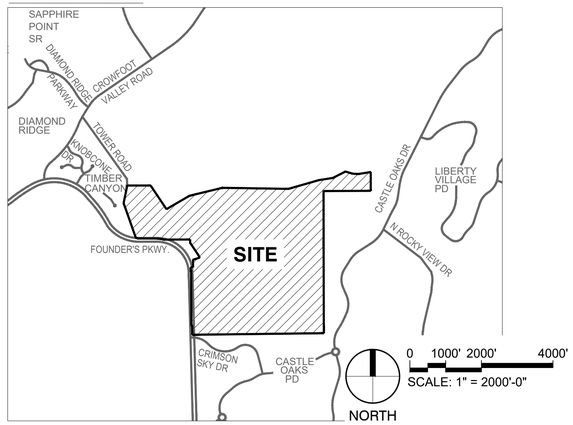
* Actual acreage to be determined at site plan

Note:
1. The various open space private (OSP) areas were inlcuded in the affliated overall planning area (1-4) acreages in the Site Utilization Table.

SHEET INDEX

1. COVER SHEET
2. SITE CHARTS AND NOTES
3. PDP SITE PLAN
4. PHASING PLAN
5. GRADING AND DRAINAGE
6. ROAD SECTION
7. PARKS, OPEN SPACE AND TRAILS PLAN
8. NATURAL FEATURES
9. PDP ZONING REGULATIONS
10. PDP ZONING REGULATIONS
11. PDP DESIGN GUIDELINES
12. COMMERCIAL AREA AND SOUTHERN BUFFER CHARACTER

VICINITY MAP



PROJECT BENCHMARK

PROJECT BENCHMARK IS A REBAR WITH A 2.5" ALUMINUM CAP STAMPED "DOUGLAS COUNTY SECONDARY CONTROL 4.004007", SET FLUSH TO THE GROUND. LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE, APPROXIMATELY 700 FEET NORTHEAST FROM THE INTERSECTION OF CASTLE OAKS DRIVE AND AUTUMN SAGE DRIVE. CASTLE ROCK, COLORADO. PUBLISHED ELEVATION = 1979.760 METERS (6495.20 FEET) NAVD88.

BASIS OF BEARING

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., AS SHOWN ON SAID PLAT OF CANYONS SOUTH FILING NO.1A, 3RD AMENDMENT TO BEAR S 00°03'56" E, FROM THE EAST QUARTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

VESTING STATEMENT

THIS CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND SECTION 24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS FOR 15 YEARS FROM ITS EFFECTIVE DATE TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____
CANYONS FAR SOUTH OWNER LP, A DELAWARE LIMITED LIABILITY PARTNERSHIP

CANYONS FAR SOUTH OWNER LP
BY: CANYONS FAR SOUTH GP LLC, ITS GENERAL PARTNER
BY: CANYONS FAR SOUTH LP, ITS SOLE MEMBER
BY: HINES CANYONS FAR SOUTH ASSOCIATES LP, ITS GENERAL PARTNER
BY: HINES CANYONS FAR SOUTH GP LLC, ITS GENERAL PARTNER
BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: _____

NAME: _____

TITLE: _____

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS_____DAY OF_____, 20____

BY_____AS_____ OF CANYONS FAR SOUTH OWNER LP.

_____
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS_____DAY OF_____, 20____

BY_____AS MAYOR AND BY_____, AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I,_____, AN AUTHORIZED REPRESENTATIVE OF_____,A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 20____. SIGNED THIS_____DAY OF_____, 20____.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE INSURANCE COMPANY

COUNTY OF _____)
STATE OF _____)

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS_____DAY OF_____, 20____

BY_____AS AUTHORIZED REPRESENTATIVE OF_____.

_____
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, _____, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
MICHAEL J. NOFFSINGER DATE
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 38367
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLANNED DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE_____ DAY OF_____, 20____.

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 24, 2023 AT RECEPTION NO. 2023036544, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
CENTENNIAL LOAN STAR LLC, A TEXAS LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20_____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS V & X, CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2021023312, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND PORTIONS OF THE SOUTH HALF OF SECTION 30 AND THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST & THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., AS SHOWN ON SAID PLAT OF CANYONS SOUTH FILING NO.1A, 3RD AMENDMENT TO BEAR S 00°03'56" E, FROM THE EAST QUARTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30, THENCE S 00°03'56" E, ALONG THE EAST LINE OF SAID CANYONS SOUTH FILING NO. 1A, 3RD AMENDMENT AND ALONG THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 798.31 FEET TO THE NORTHEAST CORNER OF SAID TRACT X AND **THE POINT OF BEGINNING;**
THENCE S 00°03'56" E, CONTINUING ALONG SAID EAST LINES, A DISTANCE OF 525.32 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, ALSO BEING A POINT ON THE NORTH LINE OF CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTH AND EAST LINES OF SAID CASTLE OAKS PLAT, THE FOLLOWING THREE (3) COURSES:
1. S 89°33'53" W, A DISTANCE OF 1319.45 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 30;
2. S 00°04'19" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1325.27 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTIONS 30/31;
3. S 00°07'26" E, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2643.46 FEET TO A POINT ON THE NORTH LINE OF CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2013082860 AND A POINT ON THE NORTH LINE OF THAT BOUNDARY LINE AGREEMENT RECORDED AT RECEPTION NO. 2007016736, BOTH OF SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°18'28" W, ALONG THE NORTH LINE OF SAID BOUNDARY LINE AGREEMENT AND ALONG THE NORTH LINES OF SAID CASTLE OAKS ESTATES FILING NO. 1, 9TH AMENDMENT, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, RECORDED AT RECEPTION NO. 2006078876 AND CASTLE OAKS ESTATES FILING NO. 1, RECORDED AT RECEPTION NO. 2003181990, A DISTANCE OF 3676.38 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2009029995, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:
1. N 00°11'50" W, A DISTANCE OF 245.79 FEET;
2. N 47°06'23" W, A DISTANCE OF 34.23 FEET TO A POINT ON THE EAST LINE OF THE FOUNDERS PARKWAY RIGHT-OF-WAY, ORIGINALLY DEDICATED AS MILLER BOULEVARD, BY THE MILLER BOULEVARD FILING NO. 2 FINAL PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8603133, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO COURSES:
1. N 00°11'50" W, A DISTANCE OF 1419.78 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 10°43'17" AND AN ARC LENGTH OF 188.06 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2009099312;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID PARCEL OF LAND THE FOLLOWING FIVE (5) COURSES:
1. N 72°31'31" E, A DISTANCE OF 73.30 FEET;
2. N 00°01'17" E, A DISTANCE OF 200.00 FEET;
3. N 72°31'31" E, A DISTANCE OF 192.84 FEET;
4. N 24°42'07" W, A DISTANCE OF 72.63 FEET;
5. N 33°43'04" W, A DISTANCE OF 424.15 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY;

THENCE N 00°01'17" EAST, A DISTANCE OF 88.16 FEET TO A POINT ON THE NORTH LINE OF SAID RIDGE ROAD RIGHT-OF-WAY;
THENCE S 89°47'43" W, ALONG SAID NORTH LINE, A DISTANCE OF 729.71 FEET TO A POINT ON THE NORTH LINE OF SAID FOUNDERS PARKWAY RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID NORTH LINE, THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 13°57'56" AND ARC LENGTH OF 244.97 FEET, THE CHORD OF WHICH BEARS N 82°51'30" W, A DISTANCE OF 244.37 FEET;
2. N 89°50'26" W, A DISTANCE OF 488.93 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 25°36'31" AND AN ARC LENGTH OF 400.02 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2008079259, SAID DOUGLAS COUNTY RECORDS;

THENCE N 11°42'14" W, ALONG THE EAST LINE OF SAID RIDGE ROAD RIGHT-OF-WAY, A DISTANCE OF 29.21 FEET TO A POINT BEING 23.00 FEET NORTH OF THE NORTH LINE OF SAID FOUNDERS PARKWAY RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE, AND BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006097242, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE SOUTH AND EAST LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 871.99 FEET, A CENTRAL ANGLE OF 22°57'32" AND AN ARC LENGTH OF 349.41 FEET, THE CHORD OF WHICH BEARS S 74°32'56" E, A DISTANCE OF 347.05 FEET;
2. N 19°21'06" W, A DISTANCE OF 1023.82 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2008079259, SAID DOUGLAS COUNTY RECORDS;

THENCE N 11°53'16" E, ALONG SAID EAST LINE, A DISTANCE OF 499.36 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2018029164, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL OF LAND THE FOLLOWING FOUR (4) COURSES:
1. N 90°00'00" E, A DISTANCE OF 653.56 FEET;
2. S 33°43'04" E, A DISTANCE OF 792.75 FEET;
3. N 59°57'41" E, A DISTANCE OF 748.96 FEET;
4. N 76°24'57" E, A DISTANCE OF 941.89 FEET TO A POINT ON THE SOUTH LINE OF SAID CANYONS SOUTH FILING NO. 1A, 3RD FILING, ALSO BEING THE WEST CORNER OF SAID TRACT V;

THENCE ALONG THE NORTH LINE OF SAID TRACT V, THE FOLLOWING THREE (3) COURSES:
1. S 89°06'00" E, A DISTANCE OF 1845.91 FEET;
2. N 74°02'37" E, A DISTANCE OF 891.67 FEET;
3. N 81°10'33" E, A DISTANCE OF 389.27 FEET TO A POINT ON THE SOUTH LINE OF SAID CANYONS SOUTH FILING NO. 1A, 3RD FILING;

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:
1. N 63°07'04" E, A DISTANCE OF 395.45 FEET;
2. S 73°17'30" E, A DISTANCE OF 198.44 FEET;
3. S 85°55'00" E, A DISTANCE OF 165.86 FEET TO THE WEST CORNER OF SAID TRACT X;

THENCE N 81°10'33" E, ALONG THE NORTH LINE OF SAID TRACT X, A DISTANCE OF 354.66 FEET TO **THE POINT OF BEGINNING**.

CONTACTS

APPLICANT:
HINES, INC.
1144 15TH STREET, SUITE 2600
DENVER, CO 80202
HINES.COM
CONTACT: RICHARD CROSS

ENGINEERING:
COVER 3
6966 SOUTH CHAPPARAL
CIRCLE, CENTENNIAL, CO 80016
303.587.6260
CONTACT: BRIAN MOSS

PLANNER/LANDSCAPE ARCHITECT:
PCS GROUP CO.
200 KALAMATH ST
DENVER, CO 80223
303.531.4905
PCSGROUPCO.COM
CONTACT: ALAN CUNNINGHAM

Hines
HINES
1144 15TH ST. SUITE 2600
DENVER, CO 80202

COVER ENGINEERING

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creating spaces for people
pcs group inc.

CANYONS FAR SOUTH
CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
COVER SHEET

NOT FOR CONSTRUCTION

DESIGNED BY: CV
DRAWN BY: MS
CHECKED BY: AC

JOB NO. PDP25-0002

SHEET 1 OF 12

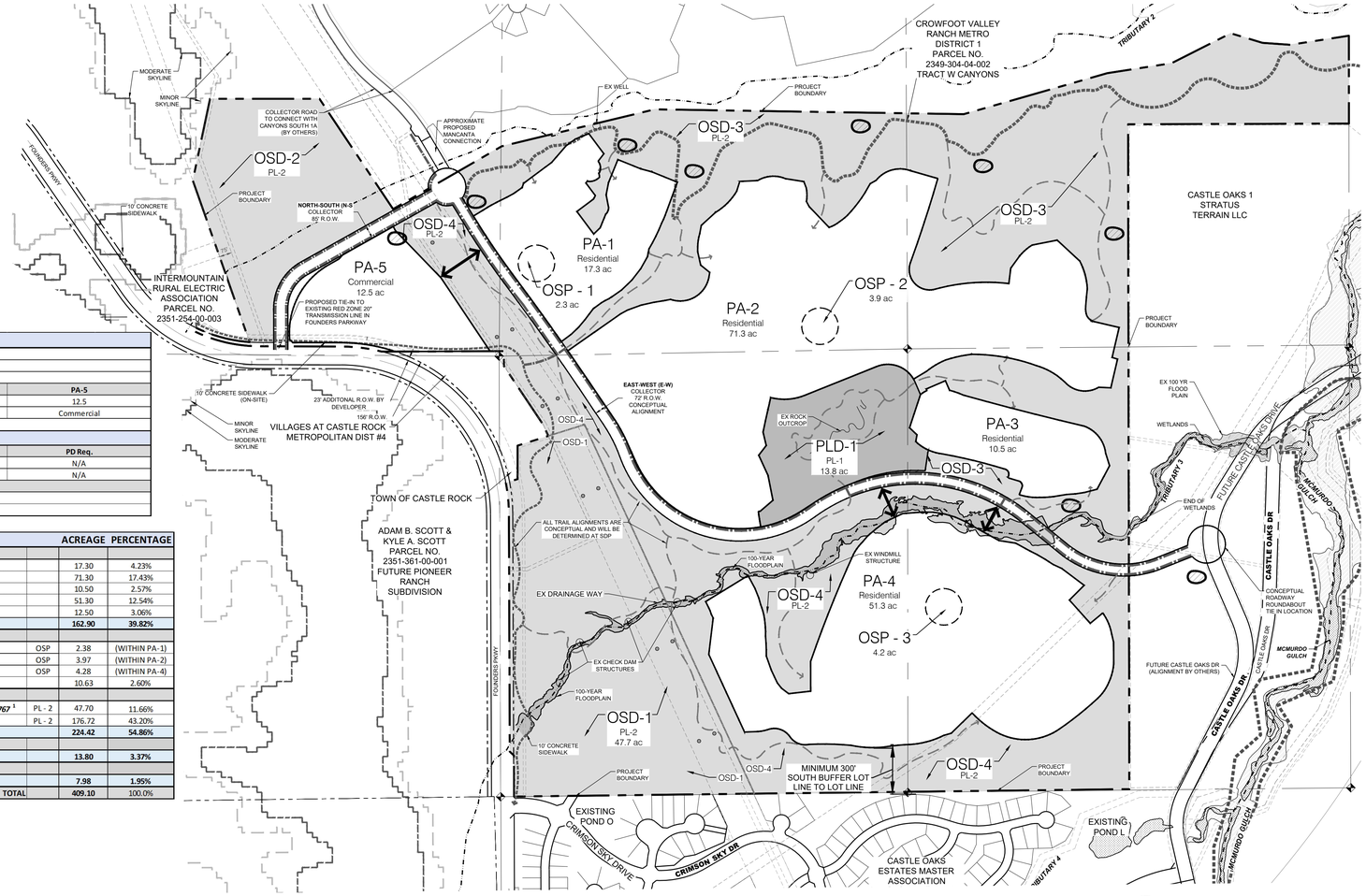
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CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Canyons Far South Zoning Comparison and Development Standards					
Zoning	Canyons Far South Planned Development Plan				
Overall Site Area	409.1 AC				
Planning Area	**PA-1**	**PA-2**	**PA-3**	**PA-4**	**PA-5**
Acreage	17.3	71.3	10.5	51.3	12.5
Use Area	Residential	Residential	Residential	Residential	Commercial
Planning Area - Allowable Dwelling Units and Lots Provided					
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Allowed Dwelling Units per PA	59	229	38	189	N/A
Allowed Dwelling Units per Acre	3.4	3.2	3.6	3.7	N/A
	Permitted				
Total Dwelling Units Allowed	515				
Gross DU per Acre	1.26				

Planning Area - Allowable uses, Lotting Sizes, and Setbacks					
Planning Area	**PA-1**	**PA-2**	**PA-3**	**PA-4**	**PA-5**
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Allowable uses	See Zoning Regulations and Design Guidelines				
Minimum Lot size	4,250	4,000	4,250	4,000	2,000
Maximum Lot Size	NONE	NONE	NONE	NONE	N/A
Maximum Building S.F.	N/A	N/A	N/A	N/A	60,000
Maximum Building Height	35'	35'	35'	35'	35'*
	Lot Size and Setbacks				
COMMERCIAL BUILDINGS					
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Minimum Lot size					2,000sf
Front					0'
Rear					10'
Side					0'
Side To Street					10',25' at collector and above
PAIRED HOMES					
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Minimum Lot size	6,000	4,000	4,000	4,000	N/A
Front	10'	10'	10'	10'	N/A
Rear	10'	10'	10'	10'	N/A
Side	5'	5'	5'	5'	N/A
Side at Shared Wall	0'	0'	0'	0'	N/A
Side To Street	7.5'	7.5'	7.5'	7.5'	N/A
CLUSTER HOMES					
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Minimum Lot size	4,875	4,875	4,875	4,875	N/A
Front	10'	10'	10'	10'	N/A
Rear	5'	5'	5'	5'	N/A
Side	7.5'	7.5'	7.5'	7.5'	N/A
Side To Street	7.5'	7.5'	7.5'	7.5'	N/A
COTTAGE LOTS					
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Minimum Lot size	4,250	4,250	4,250	4,250	N/A
Front	10'	10'	10'	10'	N/A
Rear	5'	5'	5'	5'	N/A
Side	7.5'	7.5'	7.5'	7.5'	N/A
Side To Street	7.5'	7.5'	7.5'	7.5'	N/A
SMALL LOTS					
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Minimum Lot size	5,500	5,500	5,500	5,500	N/A
Front	10'	10'	10'	10'	N/A
Rear	25'	25'	25'	25'	N/A
Side	5'	5'	5'	5'	N/A
Side To Street	7.5'	7.5'	7.5'	7.5'	N/A
MEDIUM LOTS					
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Minimum Lot size	8,001	8,001	8,001	8,001	N/A
Front	15'	15'	15'	15'	N/A
Rear	30'	30'	30'	30'	N/A
Side	7.5'	7.5'	7.5'	7.5'	N/A
Side To Street	10'	10'	10'	10'	N/A
LARGE LOTS					
	PD Req.	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
Minimum Lot size	10,500	10,500	10,500	10,500	N/A
Front	15'	15'	15'	15'	N/A
Rear	30'	30'	30'	30'	N/A
Side	10'	10'	10'	10'	N/A
Side To Street	12.5'	12.5'	12.5'	12.5'	N/A
Minimum Standard Lot Width	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**	**PD Req.**
At the Street	50	50	50	50	N/A
At Building Setback	50	50	50	50	N/A
At a cul-de-sac, knuckle or curve	35	35	35	35	N/A
Flag lot width at Steet	25	25	25	25	N/A
Minimum Buffer	N/A	N/A	N/A	300' Buffer property line to property line	N/A
Minimum Parking	2- Car Garage	2- Car Garage	2- Car Garage	2- Car Garage	N/A
Maximum Parking	4- Car Garage	4- Car Garage	4- Car Garage	4- Car Garage	N/A

*See Design Guidelines

PAs / OSP / PL-1 / PL-2		ACREAGE	PERCENTAGE
PLANNING AREAS			
PLANNING AREA 1 (PA-1)		17.30	4.23%
PLANNING AREA 2 (PA-2)		71.30	17.43%
PLANNING AREA 3 (PA-3)		10.50	2.57%
PLANNING AREA 4 (PA-4)		51.30	12.54%
PLANNING AREA 5 (PA-5) - FUTURE COMMERCIAL		12.50	3.06%
TOTAL PLANNING AREAS		**162.90**	**39.82%**
OPEN SPACE PRIVATE (OSP)*			
OSP - 1	OSP	2.38	(WITHIN PA-1)
OSP - 2	OSP	3.97	(WITHIN PA-2)
OSP - 3	OSP	4.28	(WITHIN PA-4)
TOTAL OSP		10.63	2.60%
OPEN SPACE DEDICATED (OSD)			
OPEN SPACE DEDICATION (OSD-1) DEEDED TO THE TOWN - ***REC. #: 2023038767*** [1]	PL - 2	47.70	11.66%
OSD - 2, OSD - 3, OSD - 4	PL - 2	176.72	43.20%
TOTAL OSD		**224.42**	**54.86%**
PUBLIC LAND DEDICATION (PLD)			
PLD - 1		**13.80**	**3.37%**
ROW DEDICATION			
RIGHT-OF-WAY DEDICATION		**7.98**	**1.95%**
TOTAL		**409.10**	100.0%

LEGEND

- PROPERTY BOUNDARY
- DRAINAGEWAY
- PROPOSED OSD
- PROPOSED PLD
- EXISTING FLOODPLAIN
- EXISTING FLOOD ZONE A & AE
- EXISTING WETLANDS
- ACCESS POINT
- PROPOSED POND
- EASEMENTS
- 10' CONCRETE TRAIL
- 8' SIDEWALK
- 4' SOFT SURFACE TRAIL

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
SITE CHARTS AND NOTES

NOT FOR CONSTRUCTION

DESIGNED BY: CV
DRAWN BY: MS
CHECKED BY: AC

JOB NO.
PDP25-0002

SHEET
2 OF 12

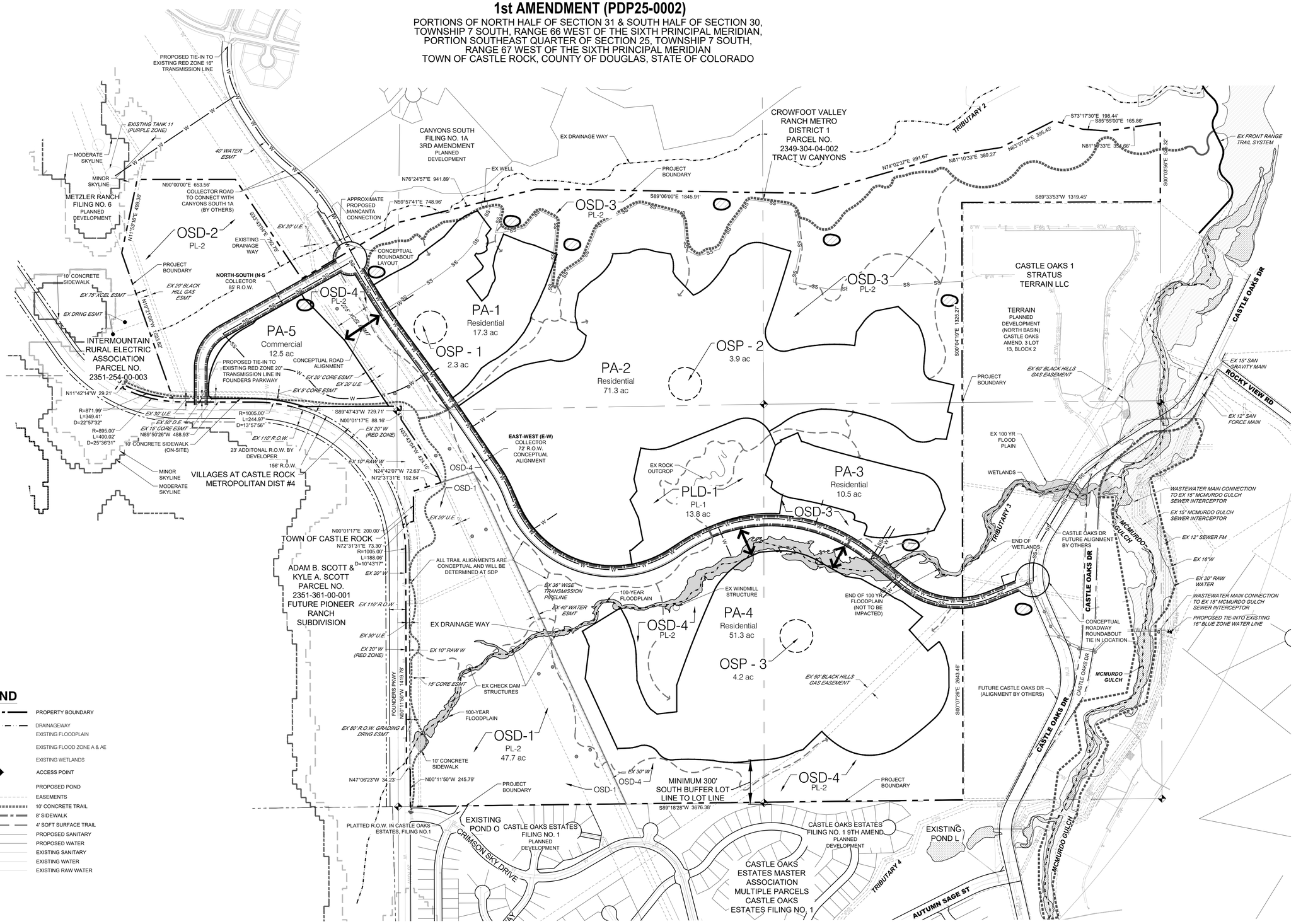
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CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY BOUNDARY
- DRAINAGEWAY
- EXISTING FLOODPLAIN
- EXISTING FLOOD ZONE A & AE
- EXISTING WETLANDS
- ACCESS POINT
- PROPOSED POND
- EASEMENTS
- 10' CONCRETE TRAIL
- 8' SIDEWALK
- 4' SOFT SURFACE TRAIL
- SS — PROPOSED SANITARY
- W — PROPOSED WATER
- SS — EXISTING SANITARY
- W — EXISTING WATER
- RAW — EXISTING RAW WATER

NORTH

0 150' 300' 600'
SCALE: 1" = 300'-0"

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
PDP SITE PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CV
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JOB NO. PDP25-0002

SHEET 3 OF 12

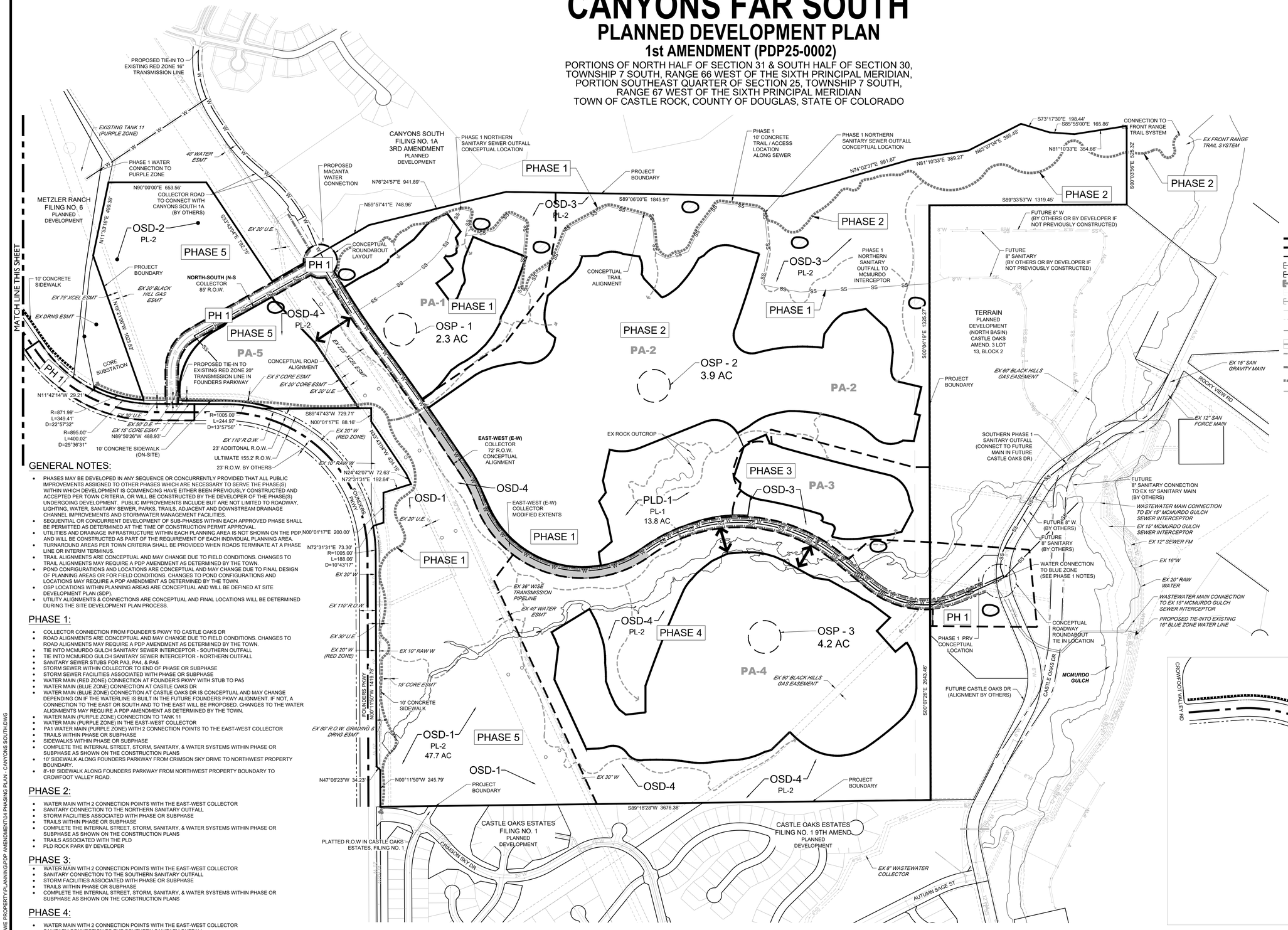
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CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PHASE BOUNDARY
- PROJECT & PHASE BOUNDARY
- PLANNING AREA BOUNDARY
- PROPOSED SANITARY
- PROPOSED WATER
- EXISTING SANITARY
- EXISTING WATER
- EXISTING RAW WATER
- SECTION LINES
- EXISTING EASEMENT
- EX.100 YEAR FLOODPLAIN FEMA
- EX.100 YEAR FLOODPLAIN TOWN
- 4' SOFT SURFACE TRAIL
- 8' CONCRETE TRAIL / SIDEWALK
- 10' CONCRETE TRAIL / SIDEWALK
- CONCEPTUAL POND LOCATION
- EXISTING TRANSMISSION TOWERS
- EXISTING CHECK DAM STRUCTURES
- OPEN SPACE PLANNING AREA
- EAST-WEST (E-W) COLLECTOR MODIFIED (SEE SHEET 6)
- PA-4 ACCESS

GENERAL NOTES:

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL PUBLIC IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT. PUBLIC IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO ROADWAY, LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS, ADJACENT AND DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES.
- SEQUENTIAL OR CONCURRENT DEVELOPMENT OF SUB-PHASES WITHIN EACH APPROVED PHASE SHALL BE PERMITTED AS DETERMINED AT THE TIME OF CONSTRUCTION PERMIT APPROVAL.
- UTILITIES AND DRAINAGE INFRASTRUCTURE WITHIN EACH PLANNING AREA IS NOT SHOWN ON THE PDP, AND WILL BE CONSTRUCTED AS PART OF THE REQUIREMENT OF EACH INDIVIDUAL PLANNING AREA.
- TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN ROADS TERMINATE AT A PHASE LINE OR INTERIM TERMINUS.
- TRAIL ALIGNMENTS ARE CONCEPTUAL AND MAY CHANGE DUE TO FIELD CONDITIONS. CHANGES TO TRAIL ALIGNMENTS MAY REQUIRE A PDP AMENDMENT AS DETERMINED BY THE TOWN.
- POND CONFIGURATIONS AND LOCATIONS ARE CONCEPTUAL AND MAY CHANGE DUE TO FINAL DESIGN OF PLANNING AREAS OR FOR FIELD CONDITIONS. CHANGES TO POND CONFIGURATIONS AND LOCATIONS MAY REQUIRE A PDP AMENDMENT AS DETERMINED BY THE TOWN.
- OSP LOCATIONS WITHIN PLANNING AREAS ARE CONCEPTUAL AND WILL BE DEFINED AT SITE DEVELOPMENT PLAN (SDP).
- UTILITY ALIGNMENTS & CONNECTIONS ARE CONCEPTUAL AND FINAL LOCATIONS WILL BE DETERMINED DURING THE SITE DEVELOPMENT PLAN PROCESS.

PHASE 1:

- COLLECTOR CONNECTION FROM FOUNDER'S PKWY TO CASTLE OAKS DR
- ROAD ALIGNMENTS ARE CONCEPTUAL AND MAY CHANGE DUE TO FIELD CONDITIONS. CHANGES TO ROAD ALIGNMENTS MAY REQUIRE A PDP AMENDMENT AS DETERMINED BY THE TOWN.
- TIE INTO MCMURDO GULCH SANITARY SEWER INTERCEPTOR - SOUTHERN OUTFALL
- TIE INTO MCMURDO GULCH SANITARY SEWER INTERCEPTOR - NORTHERN OUTFALL
- SANITARY SEWER STUBS FOR PA3, PA4, & PA5
- STORM SEWER WITHIN COLLECTOR TO END OF PHASE OR SUBPHASE
- STORM SEWER FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- WATER MAIN (RED ZONE) CONNECTION AT FOUNDER'S PKWY WITH STUB TO PA5
- WATER MAIN (BLUE ZONE) CONNECTION AT CASTLE OAKS DR
- WATER MAIN (BLUE ZONE) CONNECTION AT CASTLE OAKS DR IS CONCEPTUAL AND MAY CHANGE DEPENDING ON IF THE WATERLINE IS BUILT IN THE FUTURE FOUNDERS PKWY ALIGNMENT. IF NOT, A CONNECTION TO THE EAST OR SOUTH AND TO THE EAST WILL BE PROPOSED. CHANGES TO THE WATER ALIGNMENTS MAY REQUIRE A PDP AMENDMENT AS DETERMINED BY THE TOWN.
- WATER MAIN (PURPLE ZONE) CONNECTION TO TANK 11
- WATER MAIN (PURPLE ZONE) IN THE EAST-WEST COLLECTOR
- PA1 WATER MAIN (PURPLE ZONE) WITH 2 CONNECTION POINTS TO THE EAST-WEST COLLECTOR
- TRAILS WITHIN PHASE OR SUBPHASE
- SIDEWALKS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- 10' SIDEWALK ALONG FOUNDERS PARKWAY FROM CRIMSON SKY DRIVE TO NORTHWEST PROPERTY BOUNDARY.
- 8'-10' SIDEWALK ALONG FOUNDERS PARKWAY FROM NORTHWEST PROPERTY BOUNDARY TO CROWFOOT VALLEY ROAD.

PHASE 2:

- WATER MAIN WITH 2 CONNECTION POINTS WITH THE EAST-WEST COLLECTOR
- SANITARY CONNECTION TO THE NORTHERN SANITARY OUTFALL
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS
- TRAILS ASSOCIATED WITH THE PLD
- PLD ROCK PARK BY DEVELOPER

PHASE 3:

- WATER MAIN WITH 2 CONNECTION POINTS WITH THE EAST-WEST COLLECTOR
- SANITARY CONNECTION TO THE SOUTHERN SANITARY OUTFALL
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 4:

- WATER MAIN WITH 2 CONNECTION POINTS WITH THE EAST-WEST COLLECTOR
- SANITARY CONNECTION TO THE SOUTHERN SANITARY OUTFALL
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

PHASE 5:

- WATER MAIN (RED ZONE) CONNECTION TO FOUNDERS PKWY
- SANITARY CONNECTION TO THE NORTHERN SANITARY OUTFALL
- STORM FACILITIES ASSOCIATED WITH PHASE OR SUBPHASE
- TRAILS WITHIN PHASE OR SUBPHASE
- COMPLETE THE INTERNAL STREET, STORM, SANITARY, & WATER SYSTEMS WITHIN PHASE OR SUBPHASE AS SHOWN ON THE CONSTRUCTION PLANS

ABBREVIATIONS:

D.E.	DRAINAGE EASEMENT
DRNG	DRAINAGE
ESMT	EASEMENT
FM	SEWER FORCE MAIN
OSD	OPEN SPACE DEVELOPMENT
OSP	OPEN SPACE PLANNING
PA	PLANNING AREA
PH	PHASE
PLD	PUBLIC LAND DEDICATION
R.O.W.	RIGHT OF WAY
SS	SANITARY SEWER
U.E.	UTILITY EASEMENT
W	WATER

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
PHASING PLAN

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DESIGNED BY: CV
DRAWN BY: MS
CHECKED BY: AC

JOB NO.
PDP25-0002

SHEET
4 OF 12

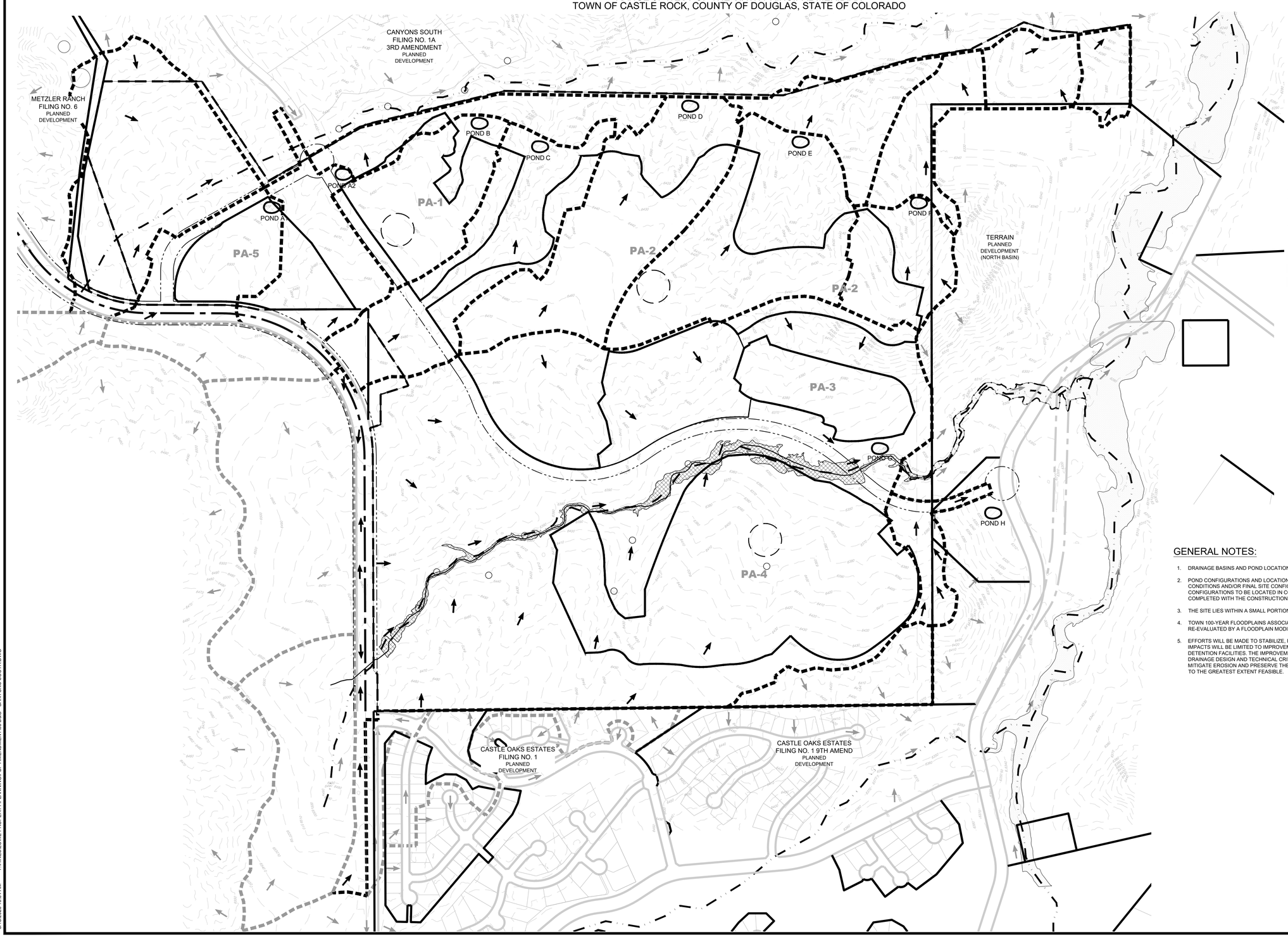
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CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



0 300' 600'

1 inch = 300 ft.

LEGEND

- PHASE BOUNDARY
- PLANNING AREA BOUNDARY
- DIRECTIONAL FLOW ARROW
- PROPOSED DRAINAGE BASIN
- EXISTING DRAINAGE BASIN
- 5280 PROPOSED MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 EXISTING MINOR CONTOUR
- EX DRAINAGE WAY
- SECTION LINES
- EXISTING EASEMENT
- EX.100 YEAR FLOODPLAIN FEMA
- EX.100 YEAR FLOODPLAIN TOWN
- WETLANDS
- CONCEPTUAL POND LOCATION
- EXISTING CHECK DAM STRUCTURES

ABBREVIATIONS:

D.E.	DRAINAGE EASEMENT
DRNG	DRAINAGE
ESMT	EASEMENT
FM	SEWER FORCE MAIN
OSD	OPEN SPACE DEVELOPMENT
OSP	OPEN SPACE PLANNING
PA	PLANNING AREA
PH	PHASE
PLD	PUBLIC LAND DEDICATION
R.O.W.	RIGHT OF WAY
SS	SANITARY SEWER
U.E.	UTILITY EASEMENT
W	WATER

GENERAL NOTES:

1. DRAINAGE BASINS AND POND LOCATIONS ARE APPROXIMATE.
2. POND CONFIGURATIONS AND LOCATIONS ARE CONCEPTUAL AND MAY CHANGE DUE TO FIELD CONDITIONS AND/OR FINAL SITE CONFIGURATIONS. FINAL DRAINAGE AND DETENTION POND CONFIGURATIONS TO BE LOCATED IN CONJUNCTION WITH THE SDP AND FINAL DESIGN WILL BE COMPLETED WITH THE CONSTRUCTION PLANS.
3. THE SITE LIES WITHIN A SMALL PORTION OF ZONE A OF THE FEMA 100-YEAR FLOODPLAIN.
4. TOWN 100-YEAR FLOODPLAINS ASSOCIATED WITH THE MCMURDO GULCH TRIBUTARY 3 WILL BE RE-EVALUATED BY A FLOODPLAIN MODIFICATION STUDY.
5. EFFORTS WILL BE MADE TO STABILIZE, PROTECT, AND PRESERVE THE MAJOR DRAINAGEWAYS ON-SITE. IMPACTS WILL BE LIMITED TO IMPROVEMENTS IN THE AREAS OF DISCHARGES FROM THE PROPOSED DETENTION FACILITIES. THE IMPROVEMENTS WILL CONFORM TO THE TOWN OF CASTLE ROCK STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL. THESE IMPROVEMENTS WILL BE DESIGNED TO MITIGATE EROSION AND PRESERVE THE NATURAL CHARACTER AND HISTORICAL DRAINAGE PATTERNS TO THE GREATEST EXTENT FEASIBLE.

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
GRADING AND DRAINAGE PLAN

NOT FOR CONSTRUCTION

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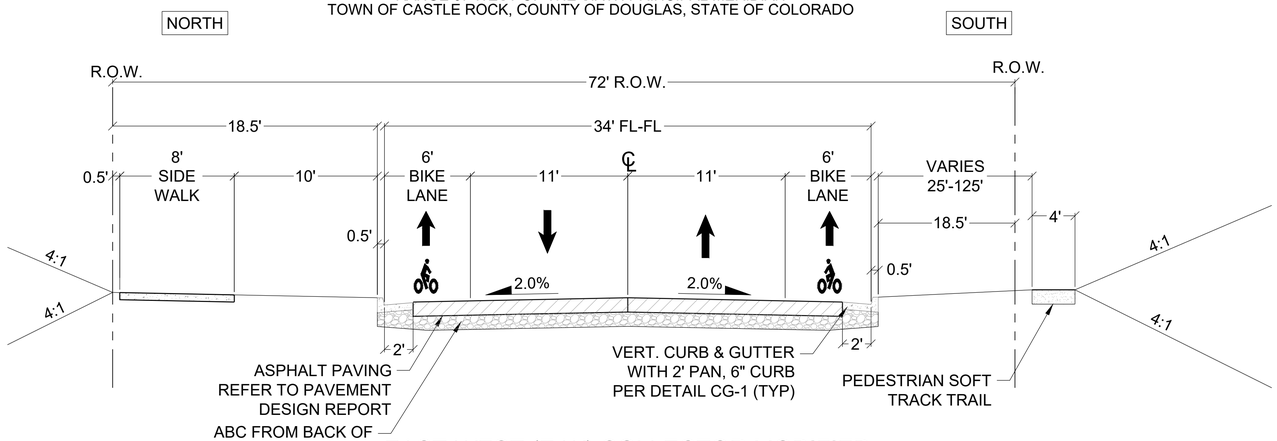
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5 OF 12

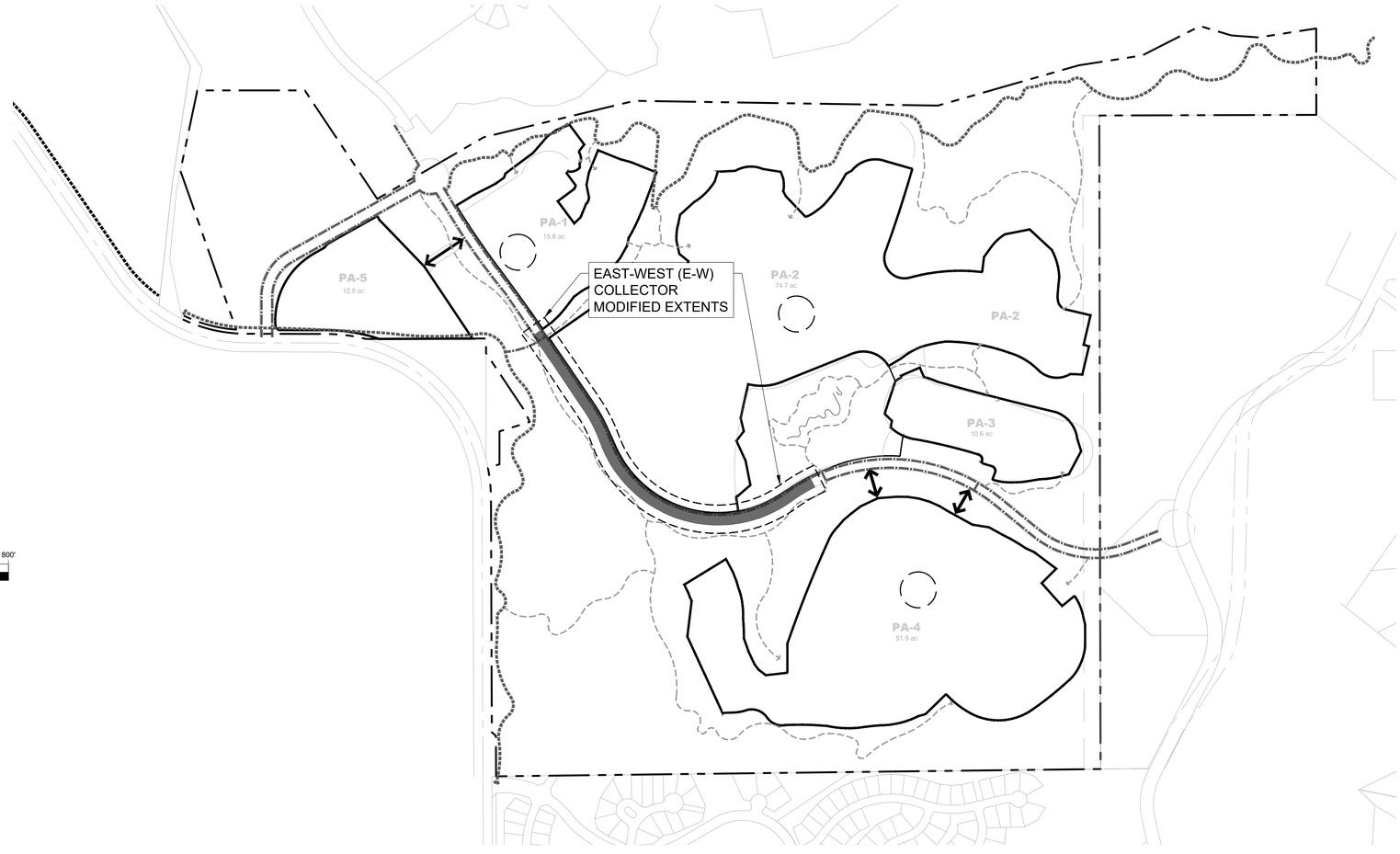
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CANYONS FAR SOUTH
PLANNED DEVELOPMENT PLAN
1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



EAST-WEST (E-W) COLLECTOR MODIFIED
72' ROW
1" = 5'



NOTE:

1. A MODIFICATION TO THE TOWNS COLLECTOR RESIDENTIAL TYPICAL SECTION IS PROPOSED FOR AN 8 FT WIDE SIDEWALK ON THE NORTH SIDE ONLY FOR THE EAST-WEST (E-W) COLLECTOR. SEE SECTION THIS SHEET & TCV22-0115.
2. ALL PROPOSED STREET SECTIONS OTHER THAN THE E-W COLLECTOR MEET TOWN STANDARDS FOUND IN THE TOWN'S TRANSPORTATION DESIGN CRITERIA MANUAL.
3. SEE LEFT & PHASING PLAN FOR LOCATION

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people creating spaces pcs group inc.

CANYONS FAR SOUTH
CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
ROADWAY SECTIONS

NOT FOR CONSTRUCTION

DESIGNED BY: CV
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CHECKED BY: AC

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PDP25-0002

SHEET
6 OF 12

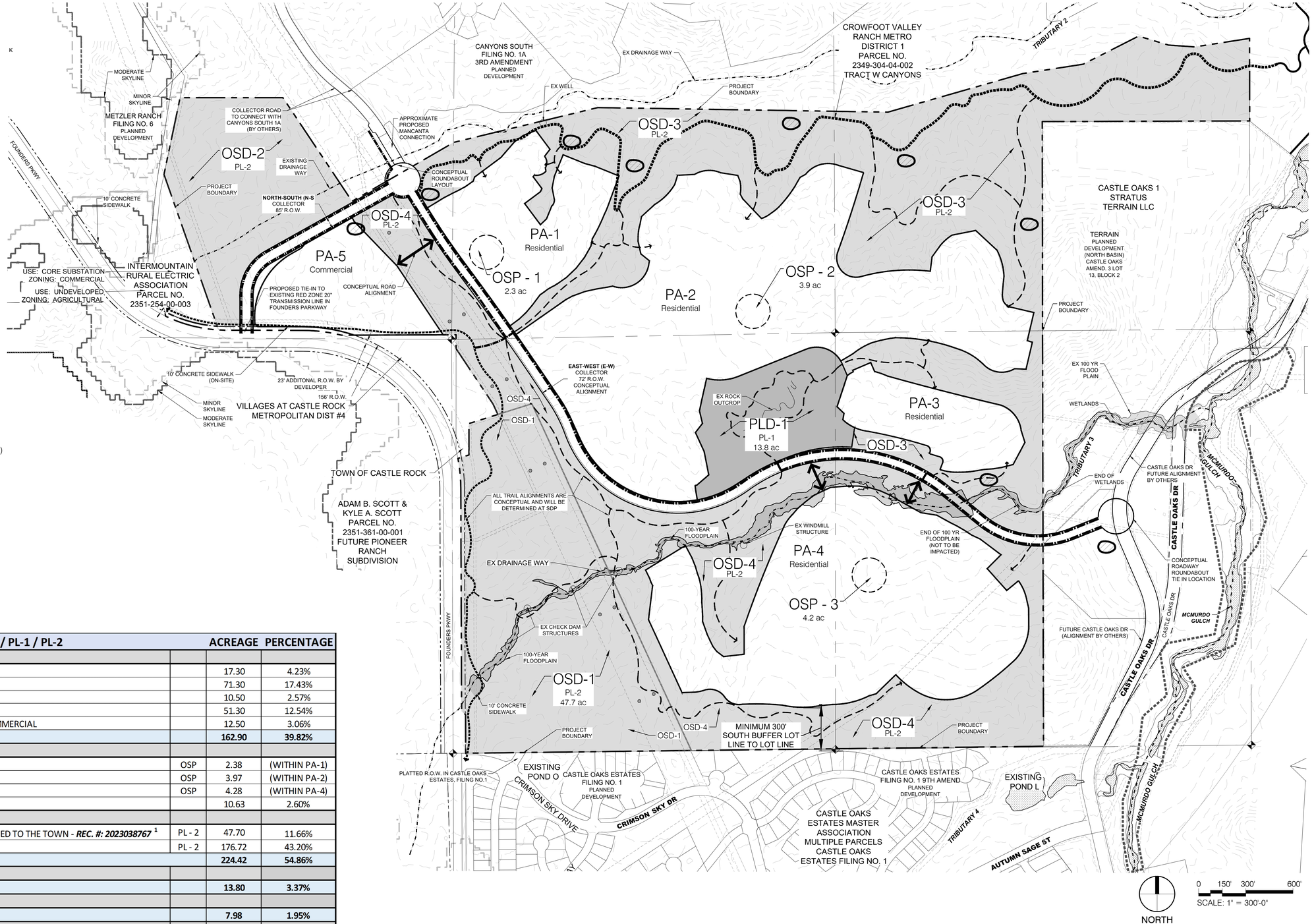
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CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY BOUNDARY
- EASEMENTS
- DRAINAGEWAY
- EXISTING FLOODPLAIN
- EXISTING FLOOD ZONE A & AE
- EXISTING WETLANDS
- PLD (PARK LAND DEDICATION)
- OSD (OPEN SPACE DEDICATION)
- OSP (OPEN SPACE PRIVATE)
- 10' CONCRETE TRAIL
- 8' SIDEWALK
- 4' SOFT SURFACE TRAIL
- ACCESS POINT
- PROPOSED POND

NOTE:
OPEN SPACE AREAS ARE CONCEPTUAL. FINAL AREAS AND ACREAGES WILL BE DEFINED AT SITE PLAN.

PAs / OSP / PL-1 / PL-2		ACREAGE	PERCENTAGE
PLANNING AREAS			
PLANNING AREA 1 (PA-1)		17.30	4.23%
PLANNING AREA 2 (PA-2)		71.30	17.43%
PLANNING AREA 3 (PA-3)		10.50	2.57%
PLANNING AREA 4 (PA-4)		51.30	12.54%
PLANNING AREA 5 (PA-5) - FUTURE COMMERCIAL		12.50	3.06%
TOTAL PLANNING AREAS		**162.90**	**39.82%**
OPEN SPACE PRIVATE (OSP)*			
OSP - 1	OSP	2.38	(WITHIN PA-1)
OSP - 2	OSP	3.97	(WITHIN PA-2)
OSP - 3	OSP	4.28	(WITHIN PA-4)
TOTAL OSP		10.63	2.60%
OPEN SPACE DEDICATED (OSD)			
OPEN SPACE DEDICATION (OSD-1) DEEDED TO THE TOWN - ***REC. #: 2023038767*** [1]	PL - 2	47.70	11.66%
OSD - 2, OSD - 3, OSD - 4	PL - 2	176.72	43.20%
TOTAL OSD		**224.42**	**54.86%**
PUBLIC LAND DEDICATION (PLD)			
PLD - 1		**13.80**	**3.37%**
ROW DEDICATION			
RIGHT-OF-WAY DEDICATION		**7.98**	**1.95%**
TOTAL		**409.10**	100.0%

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
PARKS, OPEN SPACE AND TRAILS PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: CV
DRAWN BY: MS
CHECKED BY: AC

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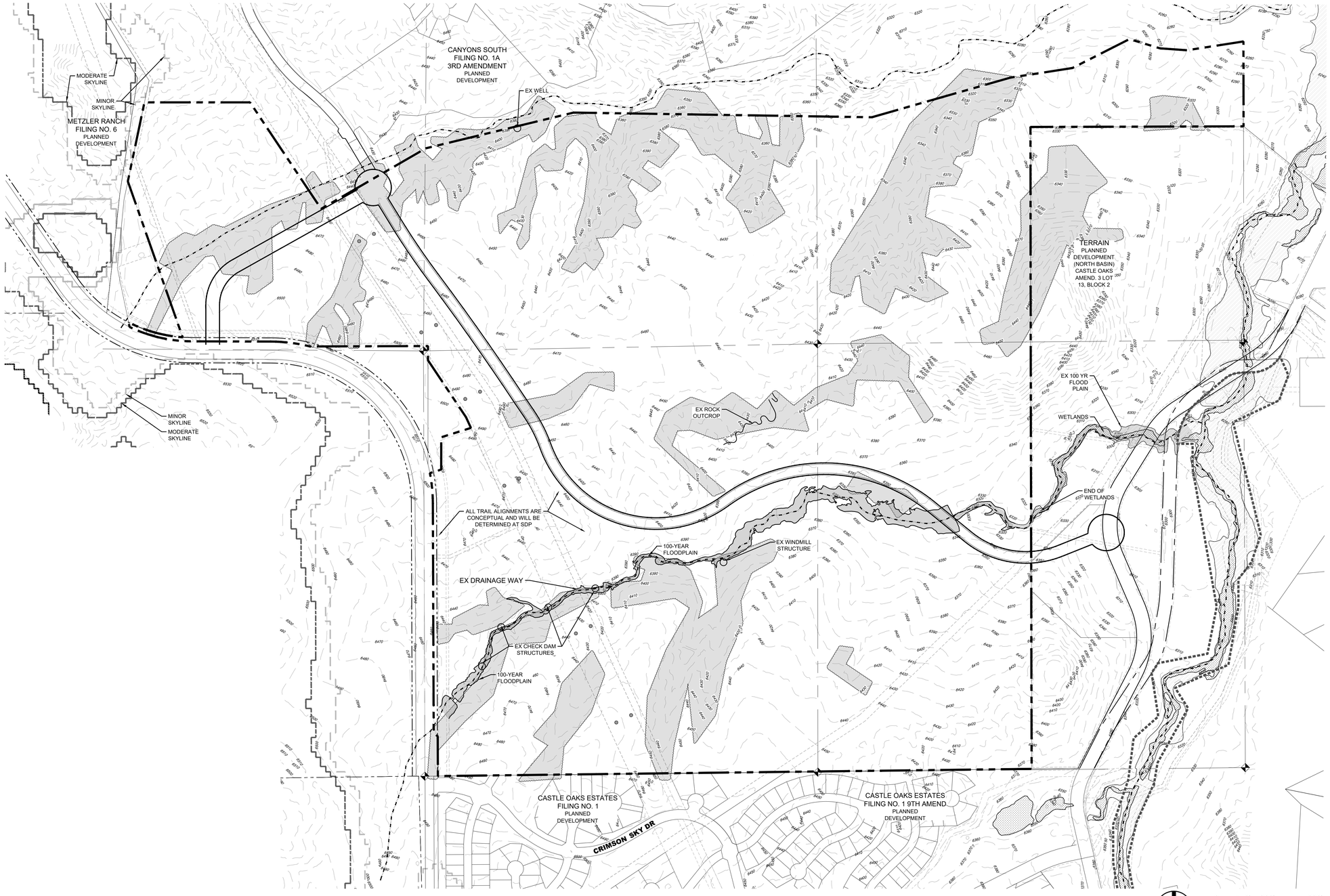
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7 OF 12

CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY BOUNDARY
- EASEMENTS
- DRAINAGEWAY
- EXISTING PONDEROSA PINE VEGETATION STANDS
- EXISTING FLOODPLAIN
- EXISTING FLOOD ZONE A & AE
- EXISTING WETLANDS

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
NATURAL FEATURES

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CANYONS FAR SOUTH
PLANNED DEVELOPMENT PLAN
1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PDP ZONING REGULATIONS

SECTION 1: GENERAL PROVISIONS

1.1 PURPOSE

A. Statement of Purpose

The purpose of the Planned Development Plan Zoning Regulations (PDP Zoning Regulations) is to establish standards for the development and improvement of the RidgeView Town Center property (Property). The standards contained in these PDP Zoning Regulations are intended to carry out the goals of the RidgeView Town Center Planned Development Plan (PDP).

B. Application

These standards and development controls shall apply to the Property as shown on the PDP. These PDP Zoning Regulations run with the land and shall bind the Owner of record and successors or assigns of the Property.

C. Development Phasing

The development phasing order indicated on the PDP is only advisory in nature as set forth in the General Notes thereon, and is not obligatory upon the Owner pursuant to the provisions of the Development Agreement described below.

D. Severability of Provisions

In the event any provision herein shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

E. Annexation and Development Agreement

In addition to these regulations, certain provisions of the development of the PDP are controlled by the Annexation and D.A. ("Development Agreement") between the Town of Castle Rock and the Owner as approved by the Town Council on the 7th day of March, 2023, by Reference No. 2023029144 (Annexation Map) & 2023029148 (D.A.) .

1.2 AUTHORITY

A. Authority

The authority of these PDP Zoning Regulations is Chapter 17.32 (PDP-Planned Development District) of the Castle Rock Municipal Code, as amended (Code).

B. Adoption

The Town Council approved the PDP and PDP Zoning Regulations pursuant to Section 17.34 of Title 17 (Zoning) of the Code after appropriate public notice and hearing on March 7th, 2023 by Reference No. 2023029146. The Canyons Far South Planned Development Plan Amendment No. 1 was approved on _____, 2025 per Reference number _____."

C. Relationship of Town of Castle Rock Regulations

All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a Planned Development. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PDP Zoning Regulations unless such conflicting provision is vested as an express property development right under the Development Agreement pursuant to Chapter 17.34, Section 17.34.040, A.3. of the Code.

D. Maximum Level of Development

The total number of gross square footage approved for development within each established Planning Area pursuant to the PDP is the maximum allowed for platting and development within that Planning Area. The actual number of gross square footage approved within a Planning Area will be determined at the Site Development Plan (SDP)/ Plat stage of review.

1.3 CONTROL PROVISIONS

A. Incorporation of the PDP

The PDP includes the type and intensity of permitted uses, and the location and boundaries of Planning Areas, and is hereby incorporated by reference into these PDP Zoning Regulations.

B. Planning Area Boundaries

The boundaries and acreage of all Planning Areas within RidgeView Town Center are shown on the PDP. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street, the boundary shall be the right-of-way of that street as indicated on the PDP.

C. Administrative Amendments to the PDP Acreage and gross square footage per Planning Area

There shall be limited flexibility in determining the exact location of the Planning Area boundaries and gross square footage within designated Planning Areas. A maximum of twenty percent (20%) change or adjustment to the Planning Area boundaries, as measured by acreage, and in gross square footage between and among Planning areas is permitted. The boundary change or adjustment must be supported by an analysis which shows that no more than twenty percent(20%) of permitted contiguous acreage is in a different location from the Planning Area boundary depicted on the PDP.

D. Road Alignments

The PDP is intended to depict general locations of roadways. Final road alignments are subject to adjustment and changes resulting from Owner's engineering studies. Minor changes to road alignments can be accomplished by the Owner through the platting process without any amendment to the PDP or PDP Zoning Regulations. Major road alignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PDP Amendment procedure as provided in the Town of Castle Rock Code.

SECTION 2: DEFINITIONS

In addition to the standard definitions found in the Town Code, the following definitions of terms shall apply to this PDP:

2.1 Paired Homes
Dwelling Units sharing one common building wall, a maximum total of 2 dwelling units per structure.

2.2 Cluster Homes
Detached single-family dwelling unit sharing one common auto court access way.

2.3 Detached Accessory Structure
Accessory Structures which are not physically connected to the main dwelling unit on the lot. As used herein, the term detached accessory structure shall include, but not be limited to a pool house, outdoor kitchen structure, and a greenhouse or garden shed. These structures shall not count toward the total number of all residential dwelling units permitted under the PDP.

2.4 Owner
Canyons South LLC, or its successors or assigns.

2.5 Open Space Private - OSP
Open Space that is to remain in private common ownership and use and is maintained by an HOA or Metropolitan District which is suitable for outdoor recreation facilities, pocket parks, landscaping, passive and/or active recreation, gardens, view protections and enhancement, buffers and/or other appropriate uses.

2.6 Open Space Dedicated (OSD) - PL-2
Open Space that will be dedicated to and owned by the Town and maintained by the Town, HOA, or Metro District. Land use will follow the Town of Castle Rock Municipal Code 17.30.030.

2.7 Public Land Dedication (PLD) - PL-1
Park land that will be dedicated to and owned and maintained by the Town. Land use will follow the Town of Castle Rock Municipal Code 17.30.020.

SECTION 3: PA-1, PA-2, PA-3, and PA-4 | RESIDENTIAL

3.1. Intent

The residential PA neighborhoods will include residential lots and accessory structures and uses, open space, streets, landscape tracts and trail corridors which will connect the residences to the Property's amenities and extensive trail networks.

3.2 Uses Permitted by Right

A. Detached single family dwellings with attached or detached private garages.
B. Paired Homes
C. Cluster Homes
D. Public and private open space, parks, and recreational uses, trails and facilities.
E. Recreation or clubhouse facilities and associated parking.
F. Public and Private Utilities and appurtenant facilities.
G. Drainage and detention facilities.

3.3 Accessory Uses and Structures

A. Community information kiosks
B. Community mailbox kiosks
C. Detached garages
D. Storage shed, 120 sq. ft. maximum and subject to architectural and maintenance controls/covenants
E. Private swimming pools and spas
E. Private tennis courts
F. Outdoor kitchen or kitchen/BBQ structures
G. A detached subordinate use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.

3.4 Temporary Uses

A. Construction offices and material storage shall be permitted for a maximum period of sixty (60) consecutive days after completion of actual construction in those areas being served by such construction office or material storage area.
B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage and associated uses.

3.5 Residential Development Standards

A. Minimum standard lot Sizes:

Lot Type	Minimum Lot Size	Maximum Lot Size
Paired Home Lots	4,000	None
Cluster Homes Lot	4,875	None
Cottage Lots	4,250	None
Small Lots	5,500	None
Medium Lots	8,001	None
Large Lots	10,500	None

B. Maximum Building height: 35 feet for primary structures

C. Minimum standard lot width:
- At the street: 50 feet
- At building setback: 50 feet
- At a cul-de-sac, knuckle or similarly curved frontage at the street: 35 feet
- Flag lot width at street: 25 feet

D. Primary structure minimum setbacks:

	Front	Rear	Side	Side to Street	Notes
Paired Homes	10	10	5	7.5	
Cluster Homes	10	5	7.5	7.5	
Cottage Lots	10	5	7.5	7.5	Rear 5 ft for garage, 25 ft for house
Small Lots	10	25	5	7.5	
Medium Lots	15	30	7.5	10	
Large Lots	15	30	10	12.5	

E. Accessory structure maximum height: 25 feet

F. The PA 4 southern boundary with Castle Oaks Estates shall maintain a minimum rear lot line to rear lot line buffer of 300' separation.

G. Garage accessory structure minimum front setback (from local street right- of-way):
- 20 feet to the face of a garage for front loaded detached garage
- 15 feet to the side of a side loaded detached garage
- Accessory structures other than detached garages are not permitted forward of the front facade of the primary structure including the attached garage

H. Accessory structure minimum rear setback: 25 feet

I. Accessory structure minimum side setback: 10 feet

J. Accessory structure minimum side to street setback: 15 feet; 20 feet to the face of a side loaded detached garage

K. Encroachments
1. Uncovered decks and uncovered patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the rear or side property line.
2. Uncovered decks and patios greater than 30 inches in height above grade may encroach the rear or side setback provided they are no closer than 5 feet to a side lot line and 15 feet to the rear lot line.
3. Window Wells, Counterforts, Bay Windows and Roof Overhangs are permitted to encroach a maximum of 30" into primary structure setbacks.

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
PDP ZONING REGULATIONS

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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PDP ZONING REGULATIONS (CONTINUED)

SECTION 4 PA-5 | COMMERCIAL

4.1. Intent

The commercial use Planning Area is intended to provide neighborhood level commercial and retail. It will be accessed via the main entry road into the Property. Direct access from the project's main spine road, providing internal access from the residential planning areas interior to the project, may also be utilized. Open space, streets, landscape tracts and multi-modal trail corridors will connect the residences to this planning area's amenities and commercial uses. Individual lots within the commercial Planning Area will be defined at the SDP and Plat submittal.

4.2 Uses Permitted by Right

A. Retail
B. Restaurants
C. Office space
D. Personal Services
E. Public and private open space, plazas, parks, and recreational uses, trails and incidental related facilities
F. Utilities and appurtenant facilities
G. Drainage and detention facilities

4.3 Accessory Uses

A. Community information kiosks
B. Accessory structures
C. Outdoor merchandise displays, 120 sq. ft. maximum and subject to architectural and maintenance controls/ covenants

4.4 Uses by Special Review

A. Schools: day care centers, pre-school facilities, and learning facilities.
B. Food Service with Drive-Thru

4.5 Prohibited Uses

A. Automobile service/fuel station/wash/rental.
B. Auto body and vehicle/RV/boat storage, equipment, repair, sales and leasing.
C. Marijuana Establishments
D. Tattoo Parlors
E. Convenience Store with Gas Station
F. Outdoor Storage

4.6 Temporary Uses

A. Construction offices and material storage shall be permitted in all use areas during and for a maximum period of sixty (60) consecutive days after cessation of actual construction in those areas being served by such construction office or material storage area.
B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage and associated uses.

4.7 Development Standards

A. Minimum standard lot area: 2,000 square feet
B. Maximum Building size: 25,000 square feet
C. Maximum height (Buildings and Structures): 35 feet for buildings and structures. Signature architectural elements such as a clock tower, windmill, or entry/landscape feature are limited to a maximum height of 45 feet.
D. Setbacks
  i. Primary Structure
    a. ROW
      1. Front
        (a) From Founders: 30 feet
        (b) From Spine Road: 30 feet
        (c) From Internal Road: 0 feet
      2. Rear setback: 10 feet
      3. Side setback
        (a) From Founders: 25 feet
        (b) From Spine Road: 25 feet
        (c) From Internal Road: 10 feet
    b. Lot Line
      1. Front: 0 feet
      2. Rear: 10 feet
      3. Side: 0 feet
  ii. Accessory Structure
    a. ROW
      1. Front: 45 feet
      2. Rear: 20 feet
      3. Side: 10 feet
    b. Lot Line
      1. Front: 30 feet
      2. Rear: 10 feet
      3. Side: 10 feet
  iii. Encroachment of Patios and Uncovered Decks
    a. Setback from ROW
      1. Front: 5 feet
      2. Side: 5 feet
    b. Setback from Lot Line
      1. Rear: 5 feet
      2. Side: 5 feet
  iv. Encroachment of Canopies & Overhangs
    a. Into ROW setback
      1. Front: 5 feet
    b. Into Lot Line setback
      1. Front: 5 feet

SECTION 5 Public Land Dedication | PLD-1

5.1 Intent

Public Land Dedication (PLD) is intended to be municipally owned land, used for public purposes and satisfies the PLD requirements of the Town of Castle Rock Subdivision Regulations of the Municipal Code Title 16. The PLD in this PD Plan is zoned PL-1 which allows active and developed parks. All permitted uses and development standards for PL-1 are established in the Town of Castle Rock Municipal Code Title 17.

SECTION 6 Dedicated Open Space | OSD-1, OSD-2, OSD-3, OSD-4

6.1 Intent

Dedicated Open Space (OSD) is intended to be municipally owned land, used for public purposes and counts toward the minimum 20% PD Open Space requirement. The OSD shown in this PD Plan is zoned PL-2 which allows passive recreation uses such as trails and open space. All permitted uses and development standards for PL-2 are established in the Town of Castle Rock Municipal Code Title 17.

SECTION 7 OSP-1, OSP-2, OSP-3 | OPEN SPACE PRIVATE (OSP)

7.1 Intent

Open Space Private (OSP) includes clubhouse, park, and recreational amenities accessible only to residents living within the property and their guests and will be owned and maintained by an HOA or Metropolitan District. All other land designated as Open Space Private (OSP) on the PDP (subject to adjustment of the boundaries thereof as provided below in the Development Standards), will be dedicated to a Metropolitan District, homeowners' association, or other entity designated by the Owner at such time as adjacent property is platted. Such open space shall thereafter be owned and maintained by the Metropolitan District, homeowners' association, or other entity to which the dedication is made.

7.2 Uses and Structures Permitted by Right in OSP

A. Recreation or Clubhouse facilities and associated Parking
B. Swimming Pools and Spas and support facilities
C. Active Parks and recreational elements including playgrounds and sports courts
D. Natural/unpaved or paved pedestrian and bicycle trails.
E. Interpretive and Directional Signage
F. Community entry and other typical community signage
G. Picnic areas including shelters
H. Seating nodes and lookouts including open air shelters
I. Grading and drainage improvements
J. Public utility improvements and associated structures
K. Neighborhood parks and playgrounds
L. Irrigation, water storage, distribution and well facilities
M. Water, Wastewater, Utility Service Facilities, Drainage Facilities
N. Parking Areas
O. Windmills and other existing structures on the property
P. Landscape Improvements

7.3 Development Standards. Development standards for the OSP are as follows:

A. Maximum Height: Fifty (50) feet;
B. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street.

SECTION 8 OVERALL PROJECT STANDARDS

These PDP Regulations shall not preclude the application of Town ordinances, including Code revisions, which are of general application and uniformly applied throughout the Town, unless such application would conflict with an express vested property right established pursuant to the Development Agreement. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this Planned Development, except as otherwise modified herein and by the following;

8.1 General Project Description

The PDP consists of approximately 409 acres with an approved maximum of 515 single family detached or paired dwelling units. The overall gross residential density for the property is 1.26 units per acre. The general character and layout of the development includes preservation of major drainageways, vegetation and topographic features which act as buffers between Planning Areas within the project and at project edges with the Macanta community to the north and the Castle Oaks Estates community to the south. An approximate 12.5 ac parcel, PA 5, will provide neighborhood serving retail services and be accessible off of the main entry road into the project near Founders Parkway.

8.2 Fencing

All existing perimeter fencing is permitted to remain as is or can be modified and maintained by the Owner and or HOA. If the existing fence is intentionally removed, the new fencing requirements shall apply. The existing fence type may be replaced with similar fencing if the fence is damaged. The following requirements apply to any new fencing.

A. For Lots adjacent to open space perimeter fences are limited to a maximum height of four (4) feet and shall be split rail or open rail.
B. Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.
C. Solid wood privacy fences are not permitted for lots that abut Open Space or are immediately adjacent to a road ROW. A 2" x 4" wire mesh grid is permitted on the lot side of the open rail fence for pet enclosure. Solid wood property fences are allowed for back-to-back lots along the back property line and up to 10 feet from the most setback element of the front building façade.
D. Barbed wire and chain link are not permitted fencing types within any Planning Areas.
E. The existing typical agricultural wire fence is permitted to define the Property boundary along Castle Oaks Estates to the south, Founders Parkway ROW, Macanta to the north and along the eastern property edge.
F. Additional fencing guidelines will be provided in future design guidelines/covenants provided in guidelines and managed as part of the covenants established and managed by the HOA or Metro District.

8.3 Landscaping

A. Landscape design regulations will be provided in future design guidelines/covenants established by the HOA, contracts and/or easements as established with the adjacent neighbors and HOA.
B. All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications, as amended.
C. The provisions and restrictions of the Property's Water Efficiency Plan (WEP) are applicable to all developed property within the Canyons Far South PDP unless superseded by more restrictive Town of Castle Rock Municipal Code or technical requirements.

8.4 Grading/Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the Final Plat Grading Plan without the written approval of Canyons Far South and its Engineer(s) and review and approval by the Town. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

8.5 Retaining Walls

All retaining walls adjacent to Public Street Right-of-Way are to be constructed, or faced, with natural stone material (or equal as identified in the Architectural Design Guidelines). Walls greater than 4-feet in height shall be approved for material and color per the Architectural Design Guidelines. Retaining wall height shall not exceed 8 feet. Any walls over 8 feet in height shall be tiered with a minimum 4 ft planting zone between wall segments to accommodate the structural geogrid, healthy plantings, drainage, and to reduce visual impact. Walls shall not impair traffic visibility.

All retaining walls are to be constructed, or faced, with natural stone material or Allan Block to be further defined within the Architectural Design Guidelines.

8.6 Existing Vegetation

Areas of significant scrub oak or mature ponderosa pine trees located in the natural open space outside of the Planning Areas will be left undeveloped, wherever practical, to provide habitat for wildlife, erosion protection and visual buffering.

8.7 Planning and Design

A. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall strive to achieve a fit with the existing landscape and topography that will attempt to minimize disturbance.
B. Structures in sloping areas shall be designed to conform to the slope by means of walk-out lower levels, stepped foundations, retaining walls or similar methods that will seek to minimize grading, site preparation and site disturbance.
C. Grading shall be shaped to complement the natural landforms and areas outside the limits of construction will be fence protected during construction.
D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

8.8 OSD-4 BUFFER AND BERM

A 300' open space buffer, within OSD-4, shall serve as a transition from the existing neighborhoods in Castle Oaks/Terrain. The buffer will have the following design considerations. See Conceptual Buffer Landscape Rendering on Sheet 12.

A. The buffer area will extend from the east side of the existing Xcel easement for approximately 1,000' east along the southern property boundary of the Property.
B. The buffer area will measure 300' between the Terrain community and residential lot lines in the Property, measured by residential lot line to residential lot line.
C. Berms of varying height, not to exceed a maximum height of 10', shall be added east of the Xcel easement and west of the Black Hills Energy easement to add visual interest from the properties to the south. No single berm shall extend longer than 500'.
D. Vegetation shall include low-water use native plantings and trees and will be arranged in a manner to enhance screening while also blending with the natural landscape character. Trees shall be a minimum of 8 feet in height at the time of planting.
E. A 4' (four-foot) natural surface trail may be added in this buffer area.

SECTION 9 TRANSITIONAL USE

9.1 After approval of the PDP, incorporated herein by reference, any portion or portions of the property described as the PDP, which has not been subjected to an SDP, may be used for agricultural purposes until approval of an SDP for those area or areas in question. Agricultural uses, for the purposes of this section shall mean farming or ranching or support structures pertaining thereto.
9.2 Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until an SDP for such area or areas has been approved.
9.3 Areas or agricultural activities shall be closed to vehicular traffic and off- road recreation motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Owner.

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
PDP ZONING REGULATIONS

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PDP DESIGN GUIDELINES

Section 10 - RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES

Architectural Design Guidelines for primary and accessory structures within the PDP will be prepared by the Owner. The purpose of the Architectural Design Guidelines is to ensure that primary and accessory structures are consistent with this Section 10 and the design vision and objectives of the PDP. Builders must submit completed architectural plans to the Canyons Far South Architectural Design Control Committee (ACC) created pursuant to the Architectural Design Guidelines for review and adherence to the architectural guidelines prior to submitting an application for building permit to the Town of Castle Rock.

A. Design Guidelines

The Owner shall prepare written Architectural Design Guidelines at the time of each respective Site Development Plan submittal which shall govern the design requirements for each respective Residential Planning Area (PA1, PA 2, PA 3, and PA 4). Such guidelines will include architecture styles, materials and colors, general lot layouts and general landscaping requirements. Changes and/or amendments to the Architectural Design Guidelines may be made by the ACC.

B. Architectural Design Control Committee

All development within the PDP shall be subject to recorded private Covenants, Conditions and Restrictions ("CC&Rs") which will establish one or more ACC committees that will utilize written design standards and architectural guidelines ("Architectural Design Guidelines") in the review of all development within the PDP. The Architectural Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable the Canyons Far South ACC to assure the design integrity and intent of the PDP. The CC&Rs are intended to achieve a consistent quality image for the development of the Property.

C. Architectural Design Approval

Final architectural plans must be consistent with the Architectural Design Guidelines for each respective planning area, and must be submitted to the Canyons Far South ACC for review and approval. Plans not approved shall be modified in accordance with the requirements of the Owner and Architectural Design Guidelines and resubmitted for review and approval. Application for a building permit may not be submitted if the Owner has not approved the architectural plans for the respective planning area.

D. Amendments to Residential Architectural Guidelines

Amendments to this Section 10 (Residential Architectural Guidelines) may be submitted by the Owner, or successor, to the Town and subject to an administrative review and approval. The Towns standard level of service review timelines shall apply.

E. Architectural Variety

1. A variety of product types and building forms shall be used throughout the PDP. A diversity of architectural styles is encouraged to differentiate between the planning areas and to bring architectural interest into the community.
2. Single-story elements, such as porches, covered entries, and living space or garages, are strongly encouraged to establish pedestrian scale.
3. To maintain architectural variety along residential streets, adjacent or directly opposing homes shall not have the same building plan and elevation or the same exterior color package. Each floor plan or model shall have a minimum of two distinctly different building elevations.
4. The same building plan and elevation shall not be repeated directly across any street from the same model elevation.
5. The same building plan and elevation shall not be repeated more than once every 4 lots on the same side of the street except for the cluster product which will accomplish elevation changes with color and material.
6. Plot buildings to achieve interest by varying front setbacks where feasible, providing varied setbacks to different parts of the building to encourage massing breaks, using different plan forms and elevations on adjacent buildings, and utilizing different garage placements.

F. Design Standards

1. Each dwelling unit front elevation shall include a minimum of 2 windows or 1 window and door per floor, excluding the garage door.
2. Each dwelling unit front elevation shall include 2 or more wall plane changes with no less than 2 feet offset between the wall planes or covered front porch. Articulation that adds shadow and elevation plane variation is encouraged.
3. Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above and shall be a minimum of 6 inches x 6 inches finished and complementary to the architectural style with appropriate detailing.
4. Side and rear dwelling unit elevations shall include but are not limited to the following.
   a. Window grids, if window grids are provided on the front elevation. The window grids shall be of the same style or otherwise in general conformity as the front elevation.
      i. Window grids are not required on picture windows.
   b. Decorative window trim shall be on all windows and should match the style on the front elevation.
   c. The inclusion of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, gable end treatments, or other approved architectural features that match the front elevation.
   d. The use of a minimum of 2 styles of siding or 2 exterior cladding materials where the second material must have a substantial impact on the elevation. Approved materials include, masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
   e. Rear elevations only: A wall plane change, including a covered porch or covered deck, with a minimum of 8 feet in width and at least a 2-foot offset between wall planes.
   f. Walkout plans only: A covered deck exposed to the public facing direction that is at least 80 square feet in size.
5. Buildings located on corner lots should be designed for the two-sides that face the public street with a higher level of architectural treatment. The corner lots generally include additional setback areas from adjacent public rights-of-way or open space to accommodate additional landscaping or architectural elements such as porches, balconies, and pop-outs

G. Roofing

1. A variety of roof forms should be used, and each dwelling unit model elevation shall have a differing mass than the other elevations for the same model.
2. The main roof should extend beyond any facade by a minimum of 12 inches unless appropriate to the architectural style.
3. Roof Pitch & Material:
   a. Roof pitches shall be complementary to the architectural style.
   b. 30-year composition asphalt shingle (minimum).

H. Exterior Materials

1. All exterior building materials shall be of high quality and shall be used in applications and treated appropriately to provide an over-all harmonious and long-lasting design appearance.
2. When siding or masonry cladding is used, it should be used in a location where its mass is logical and appropriate. In instances where siding or masonry wraps the exterior corner of the home, the siding or masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the siding or masonry wrap shall extend at least 2 feet from the outside corner or end at a natural break in architecture or wing fence.

I. Front Porch

1. The minimum size of a non-recessed front porch shall be 60 square feet of floor area, with a minimum depth of 6 feet.

J. Decks

1. Decks must be redwood, treated lumber or composite material (e.g. Trex Decking). Railings may be painted or stained in a color that is compatible with the color scheme of the home. Composite materials must also be a color compatible with the color scheme of the home.
2. Deck railing must also match that of the deck, existing railing on the house or the general scheme within the community.

K. Garages

1. Detached garages and all other outbuildings shall be subject to the same architectural design treatment and shall be constructed of the same or similar materials as the dwelling until on the same lot.
2. All garage doors must have composite or cedar clad facing, wood grain simulated metal facing equivalent, or equal, as approved by the Canyons Far South ACC.

L. Exterior Colors

1. All exterior color schemes shall be approved by the Canyons Far South ACC.
2. Color schemes should be natural in tones and complement the style of architecture. Accent and "punch" colors, such as front doors, shutters, etc. may be more pronounced.
3. A minimum of 3 color schemes options shall be offered for each dwelling unit elevation style.

Section 11 - COMMERCIAL DESIGN STANDARDS

Architectural design review of primary and accessory structures within PA5 of the PDP will be conducted by the Owner and the ACC. The purpose of the design review is to ensure that primary and accessory structures are consistent with the design vision and objectives of the PDP. Builders must submit completed architectural plans to the Owner and the Canyons Far South ACC for review and approval prior to submitting for an application for Site Development Plan to the Town of Castle Rock.

A. Building Design Standards:

1. Free standing buildings shall incorporate compatible four-sided design. All sides of a building open to view shall display a similar level of material quality and architectural interest.
2. Pedestrian oriented façade design shall be required, including variation in the building facade by using vertical or horizontal articulation, window and entry variations as well as patios, plazas or other landscaped pedestrian areas is encouraged. Strong vertical design elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
3. Variations in roofline and building parapet walls shall be utilized to effectively break up massing, provide visual interest, and develop a 'neighborhood feel' characteristic.
4. Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
5. Building materials and colors shall be selected to create exterior surface distinction and may be augmented with tenant selected materials provided that they maintain the overall quality and style of the project and are deemed appropriate by the Canyons Far South ACC.
6. Buildings shall be designed using high quality, durable and low maintenance materials.
7. Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.
8. Buildings that utilize tilt wall concrete wall panels for distinctive articulation, color patterning and elevation plane variation shall be incorporated to add a variety of texture and visual interest.
9. The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.
10. Each building should have distinctive base, middle and top. Architectural detailing or a change of materials or color at the ground level may be used to create the base. The elevation plane variations of a building's facade should be emphasized by use of color, arrangement of facade elements, or a change of exterior materials.
11. Large façade volumes or planes should be broken up into smaller elements in order to reduce the visual scale of a building. The mass of a building should be varied in form or divided to emphasize the various interior building functions. Building design should reinforce structural grid with pilasters and or colonnades.
12. A variety of building roof lines and parapet heights incorporating changes or elements should be provided.
13. Variations in rooflines can include gables, dormers, flat roofs, and well-defined parapets. Offsets in the roofline break up the mass of the roof and are encouraged.
14. Roof overhangs at pedestrian entries provide protection for shoppers and are encouraged.
15. Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality. Roofing color and material specifications are to be provided at the site development plan.
16. A mix of building detailing and accent materials is encouraged to add creativity and variety. Specific materials and colors are to be provided at with the site development plan. An example of these accent materials includes granite, wrought iron, slate, glass, tile, and others as appropriate. Light to medium intensity colors with low reflectivity are preferred as the background building color.
17. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
18. Color can be used to impact the scale and form of a building by highlighting various architectural elements.
19. Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
20. A variety of wall mounted exterior light fixtures are encouraged, which fit the period or architectural style proposed. Unshielded exterior lighting and wall packs are prohibited.
21. Delivery, loading, trash, and other service areas must be screened on two sides or integrated into the building.
22. Screening must be accomplished by a wall constructed of integrally colored CMU, architectural metal screening, stone, stucco, textured stained concrete, or brick to match the primary structure.
23. All roof top or pad mounted mechanical units must be screened from general public view and integrated into the over-all building design.
24. Parking shall incorporate a mix of on-street parking and smaller lots spread throughout the development to encourage a walkable commercial core. Final parking configuration will be determined at Site Development Plan.

B. Building Placement and Orientation:

1. Buildings adjacent to a sidewalk shall be situated to provide a strong visual and physical connection between the sidewalk and the first floor.
2. Development shall relate to the site's aesthetic setting and context considering impacts and enhancements to natural features and important pedestrian view corridors.
3. The importance of spaces between buildings should be recognized in over-all building design, and these spaces should be planned and useful in shape and not simply be left over areas.
4. A sense of entry shall be created into the development by using signage and landscaping.
5. The arrangement of buildings, parking, and outdoor areas should recognize the site characteristics and relate to the surroundings in pattern, function, scale, character and materials.
6. Trash storage areas, mechanical equipment and similar areas should be screened from the Founders Parkway view corridor.

D. Amendments to Commercial Design Standards

Amendments to this Section may be submitted by the Owner, or successor, to the Town and subject to an administrative review and approval. Amendments must meet the intent of the Canyons Far South design vision. The Towns standard level of service review timelines shall apply.

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people creating spaces
pcs group inc.

CANYONS FAR SOUTH
CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
PDP DESIGN GUIDELINES

NOT FOR CONSTRUCTION

DESIGNED BY: CV
DRAWN BY: MS
CHECKED BY: AC

JOB NO.
PDP25-0002

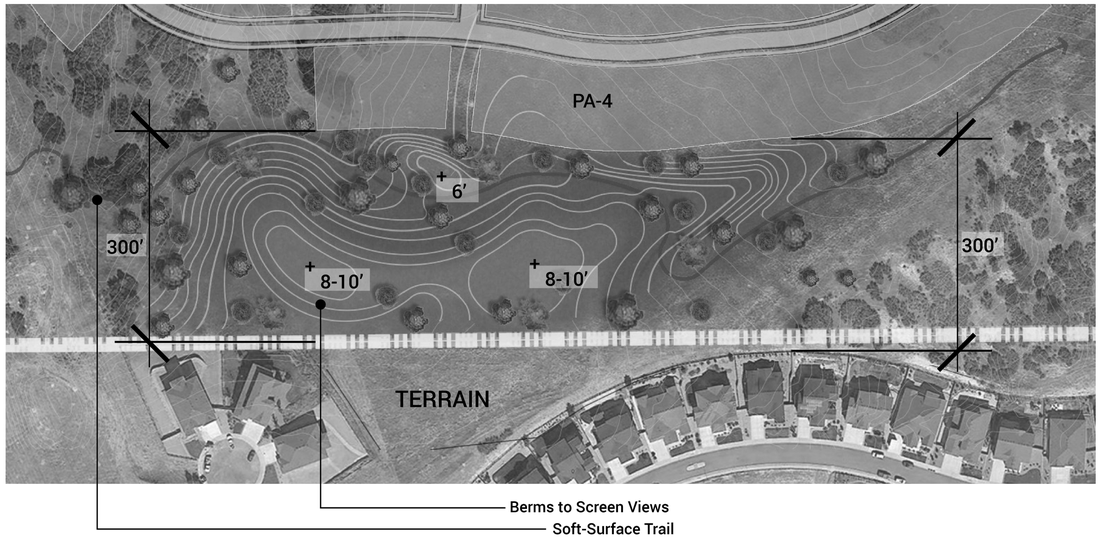
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CANYONS FAR SOUTH
PLANNED DEVELOPMENT PLAN
1st AMENDMENT (PDP25-0002)

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CHARACTER OF SOUTHERN BUFFER



CONCEPTUAL PLAN FOR BUFFER AREA



CONCEPTUAL RENDERING OF BUFFER AREA

CHARACTER OF COMMERCIAL AREA



TYPICAL PEDESTRAIN ORIENTED STREETSCAPE



TYPICAL CENTRALIZED AREA FOR GATHERING, RETAIL, AND MULTI-MODAL TRAFFIC

NOTE:

IMAGES SHOWN FOR INTENDED CHARACTER OF BUFFER AND DEVELOPMENT.
ACTUAL LAYOUT AND BUILDING DESIGN WILL BE DETERMINED AT SITE DEVELOPMENT PLAN.

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CANYONS FAR SOUTH
CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
COMMERCIAL AREA AND SOUTHERN BUFFER CHARACTER

NOT FOR CONSTRUCTION

DESIGNED BY: CV
DRAWN BY: MS
CHECKED BY: AC

JOB NO.
PDP25-0002

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