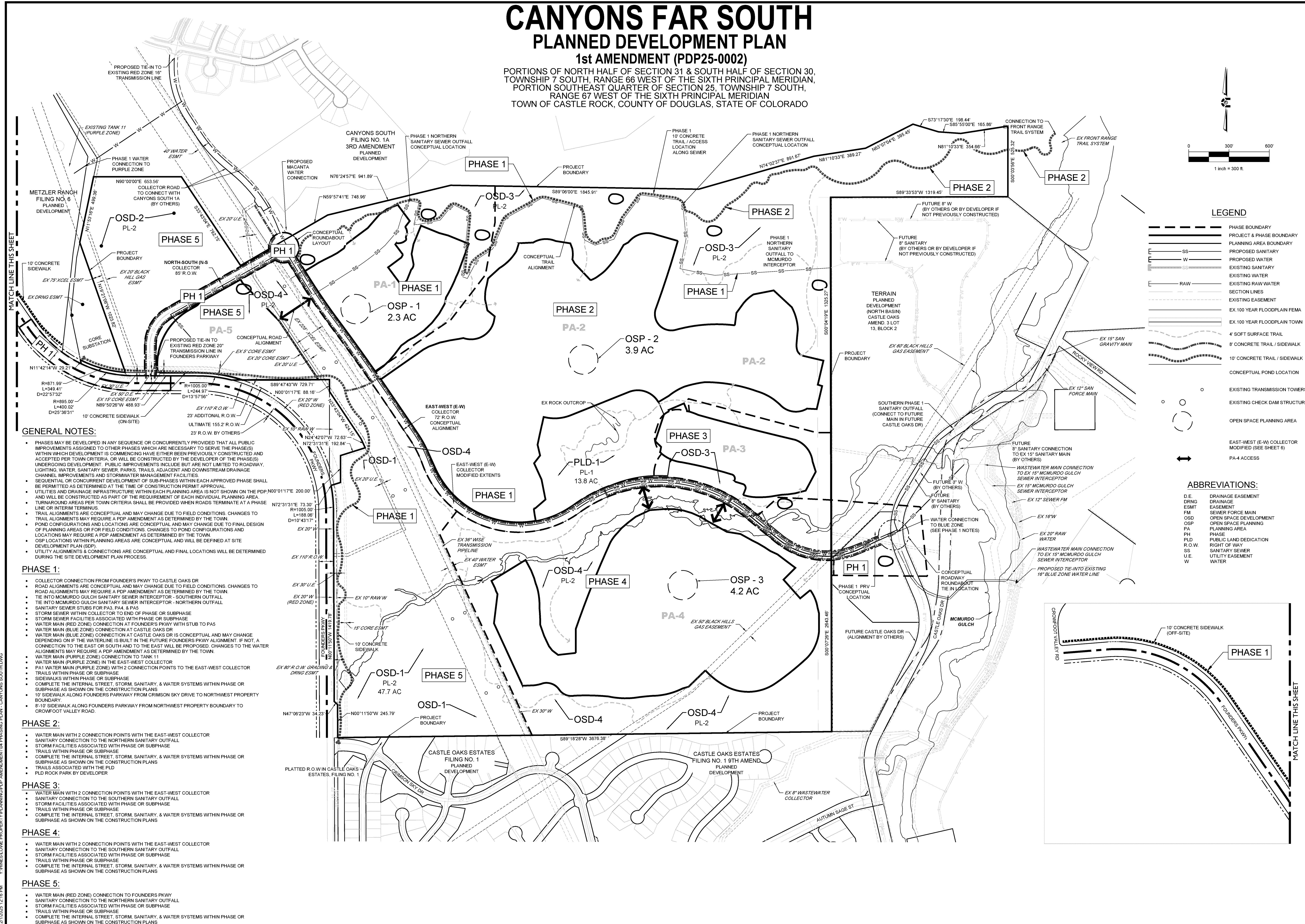


CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN

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



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

NOT FOR
CONSTRUCTION

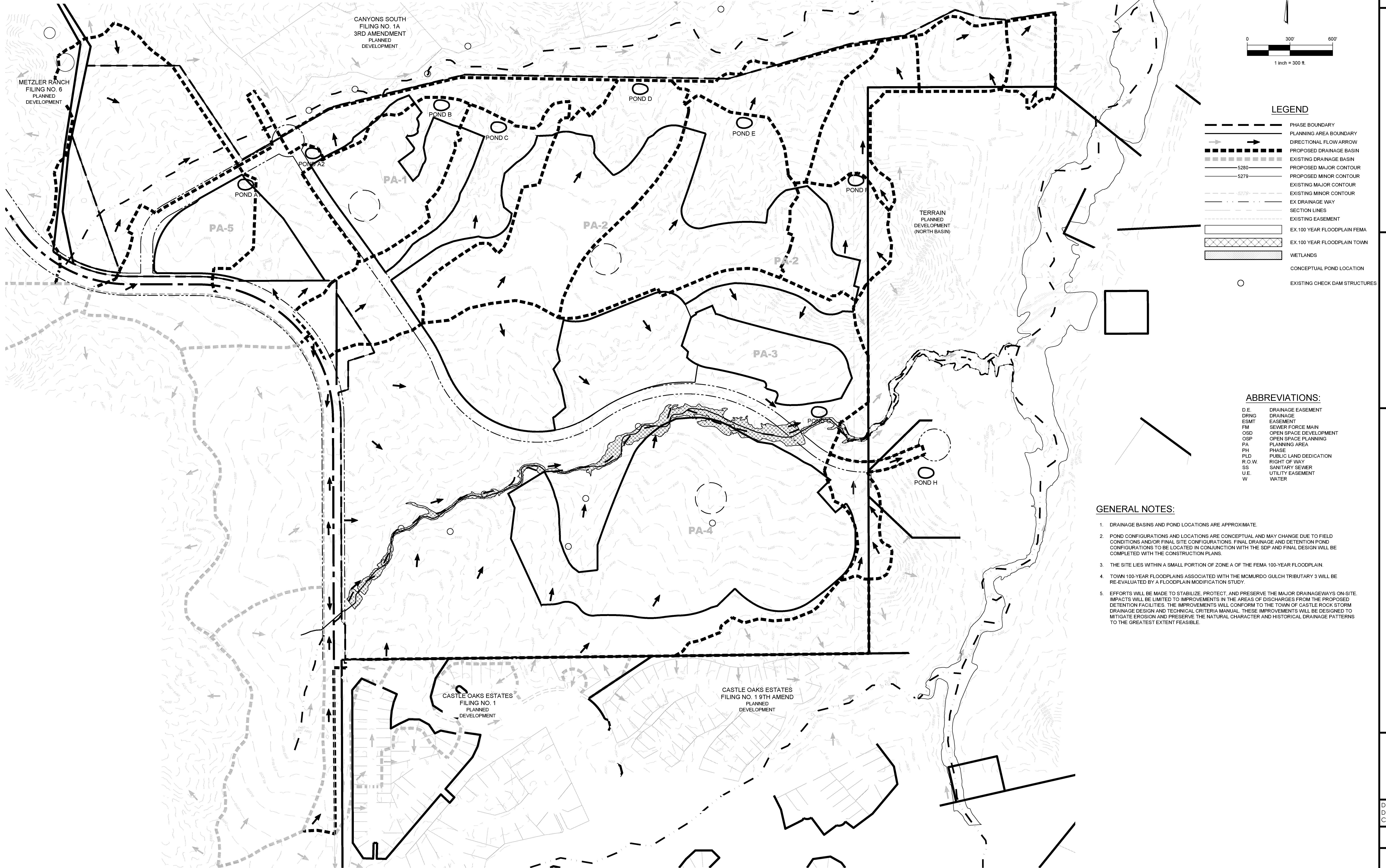
DESIGNED BY: CV
DRAWN BY: MS
CHECKED BY: AC

JOB NO.
PDP25-0002
SHEET
4 OF 12

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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CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN (1ST AMENDMENT)
GRADING AND DRAINAGE PLAN

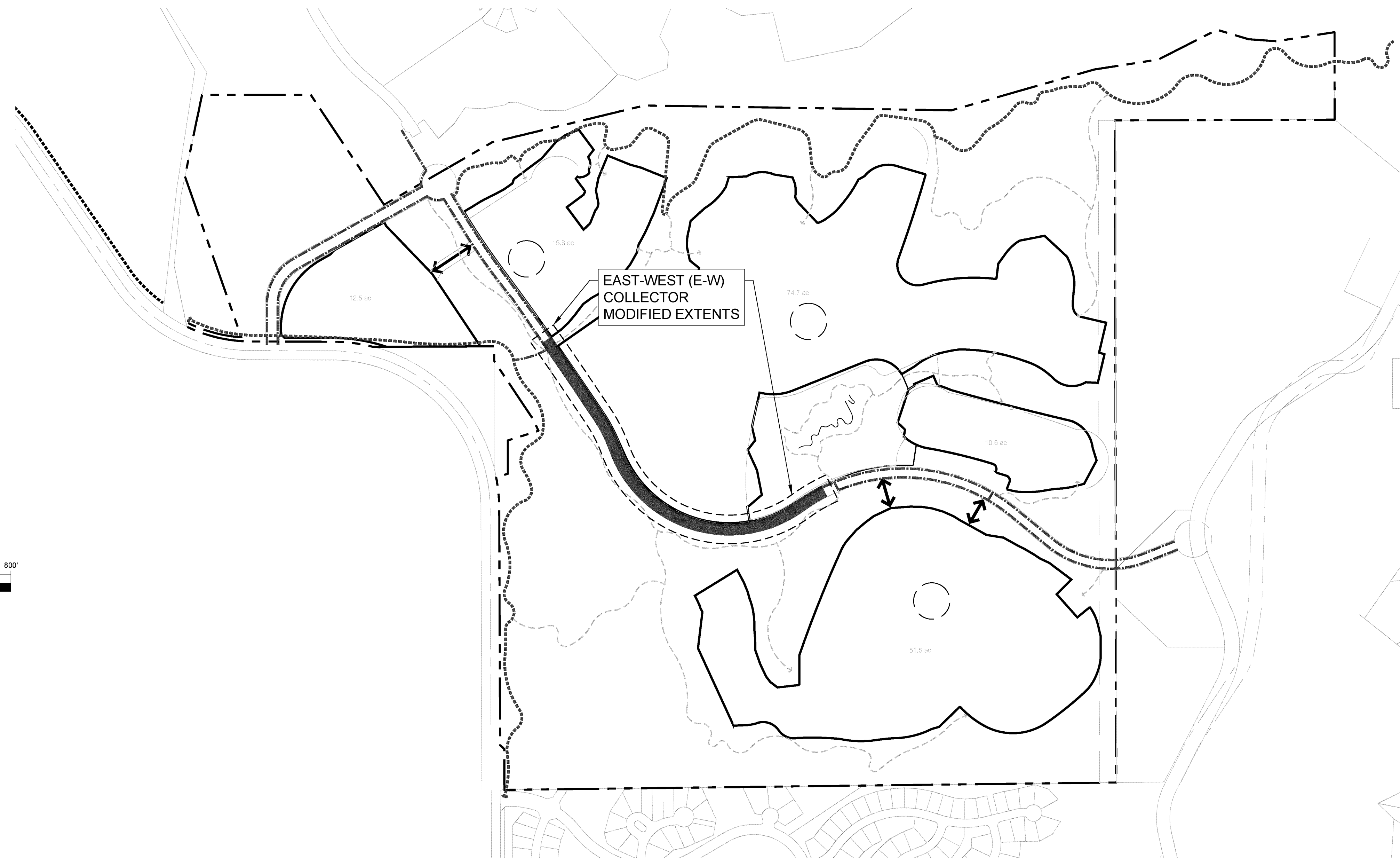
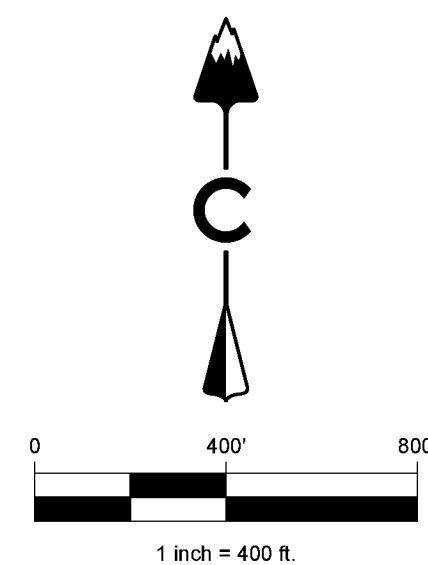
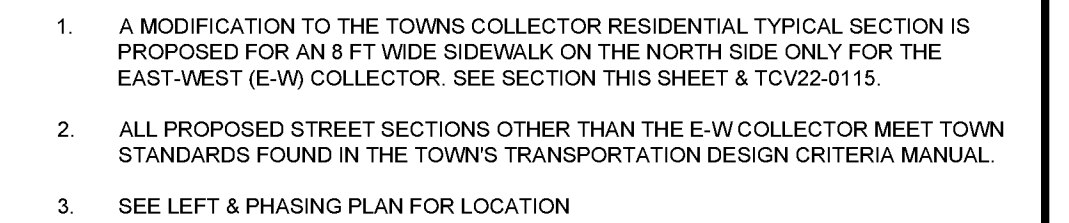
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PDP25-0002

SHEET
5 OF 12

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CANYONS FAR SOUTH

CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN (1ST AMENDMENT) ROADWAY SECTIONS

NOT FOR
CONSTRUCTION

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

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PDP25-0002

SHEET
6 OF 12

CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN

1st AMENDMENT (PDP25-0002)

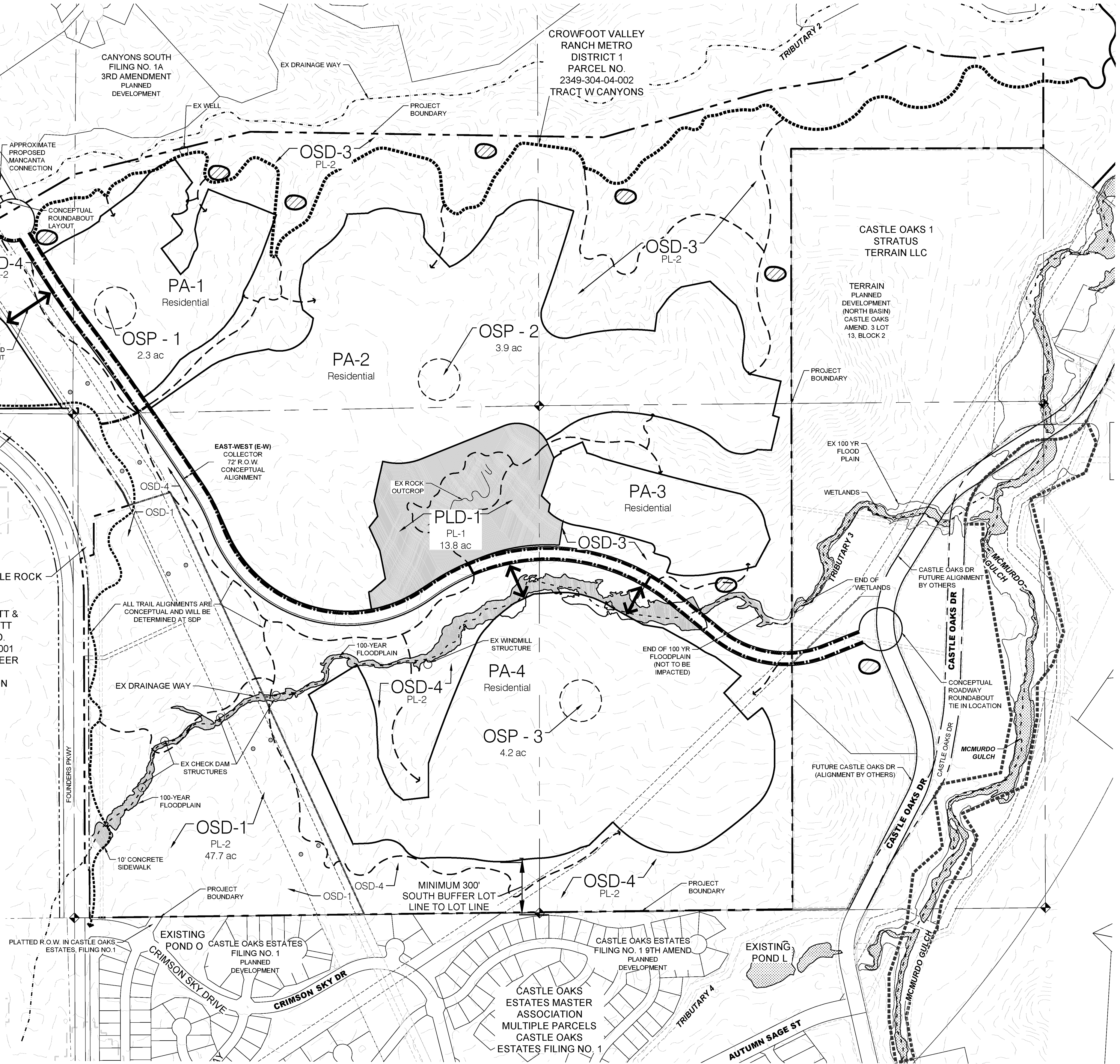
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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 ACRES WILL BE DEFINED AT
SITE PLAN.

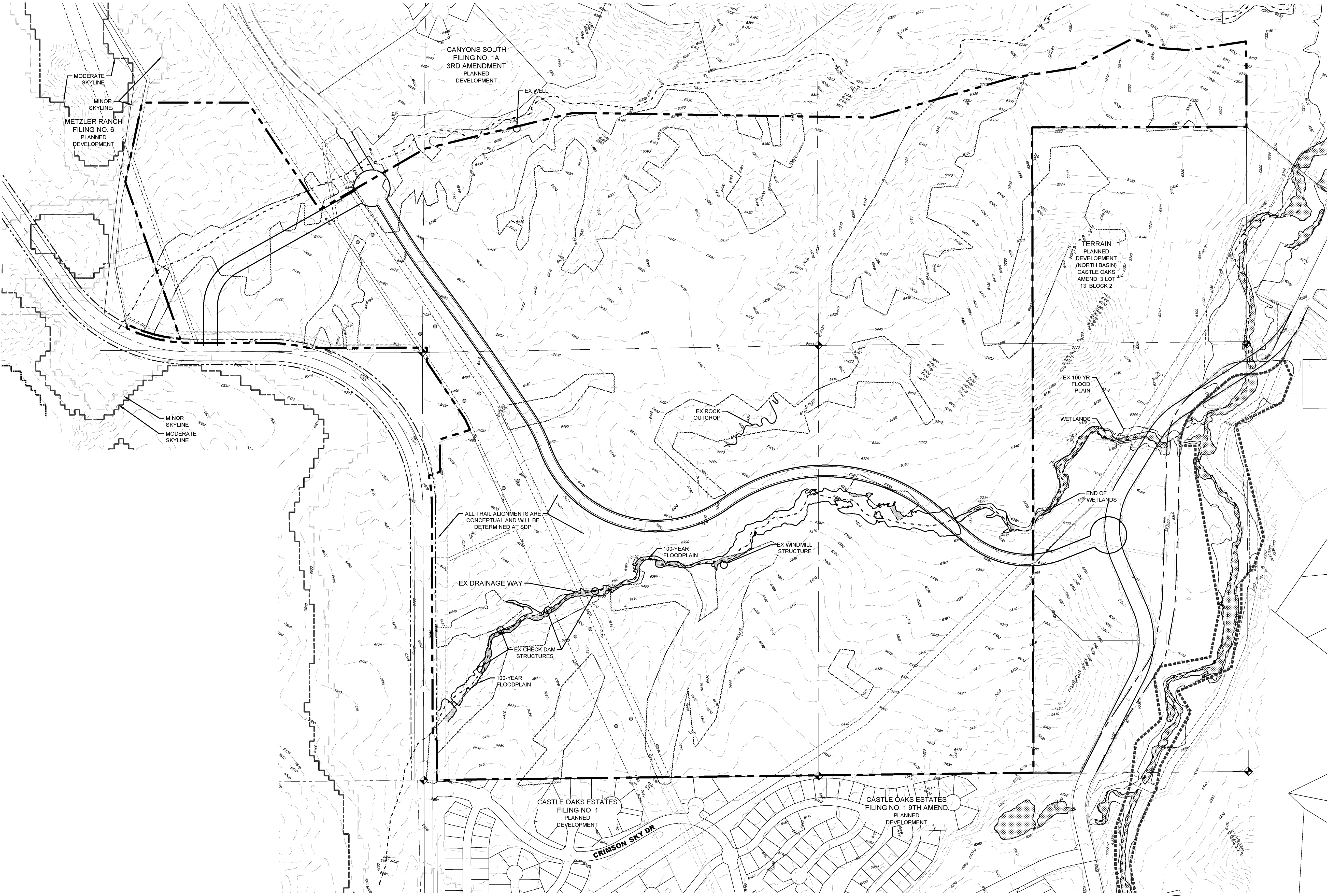
PAs / OSP / PL-1 / PL-2		ACREAGE	PERCENTAGE
PLANNING AREAS			
PLANNING AREA 1 (PA-1)		17.30	4.23%
PLANNING AREA 2 (PA-2)		71.30	17.43%
PLANNING AREA 3 (PA-3)		10.50	2.57%
PLANNING AREA 4 (PA-4)		51.30	12.54%
PLANNING AREA 5 (PA-5) - FUTURE COMMERCIAL		12.50	3.06%
TOTAL PLANNING AREAS		162.90	39.82%
OPEN 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%



CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN

1st AMENDMENT (PDP25-0002)

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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



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

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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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 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 prior 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 undisturbed, 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.

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

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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

- 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.
- Single-story elements, such as porches, covered entries, and living space or garages, are strongly encouraged to establish pedestrian scale.
- 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.
- The same building plan and elevation shall not be repeated directly across any street from the same model elevation.
- 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.
- 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

- Each dwelling unit front elevation shall include a minimum of 2 windows or 1 window and door per floor, excluding the garage door.
- 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.
- 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.
- Side and rear dwelling unit elevations shall include but are not limited to the following.
 - 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.
 - Window grids are not required on picture windows.
 - Decorative window trim shall be on all windows and should match the style on the front elevation.
 - 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.
 - 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.
- 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.

- 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

- 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.
- The main roof should extend beyond any facade by a minimum of 12 inches unless appropriate to the architectural style.
- Roof Pitch & Material:
 - Roof pitches shall be complementary to the architectural style.
 - 30-year composition asphalt shingle (minimum).

H. Exterior Materials

- 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.
- 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

- 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

- 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.
- Deck railing must also match that of the deck, existing railing on the house or the general scheme within the community.

K. Garages

- 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.
- 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

- All exterior color schemes shall be approved by the Canyons Far South ACC.
- 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.
- 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:

- 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.
- 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.
- Variations in roofline and building parapet walls shall be utilized to effectively break up massing, provide visual interest, and develop a 'neighborhood feel' characteristic.
- 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.
- 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.
- Buildings shall be designed using high quality, durable and low maintenance materials.
- Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.
- 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.
- The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.
- 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.
- 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.
- A variety of building roof lines and parapet heights incorporating changes or elements should be provided.
- 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.
- Roof overhangs at pedestrian entries provide protection for shoppers and are encouraged.
- 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.
- 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.
- Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
- Color can be used to impact the scale and form of a building by highlighting various architectural elements.
- Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
- 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.
- Delivery, loading, trash, and other service areas must be screened on two sides or integrated into the building.
- 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.
- All roof top or pad mounted mechanical units must be screened from general public view and integrated into the over-all building design.
- 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:

- Buildings adjacent to a sidewalk shall be situated to provide a strong visual and physical connection between the sidewalk and the first floor.
- Development shall relate to the site's aesthetic setting and context considering impacts and enhancements to natural features and important pedestrian view corridors.
- 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.
- A sense of entry shall be created into the development by using signage and landscaping.
- 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.
- 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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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
SHEET
11 OF 12

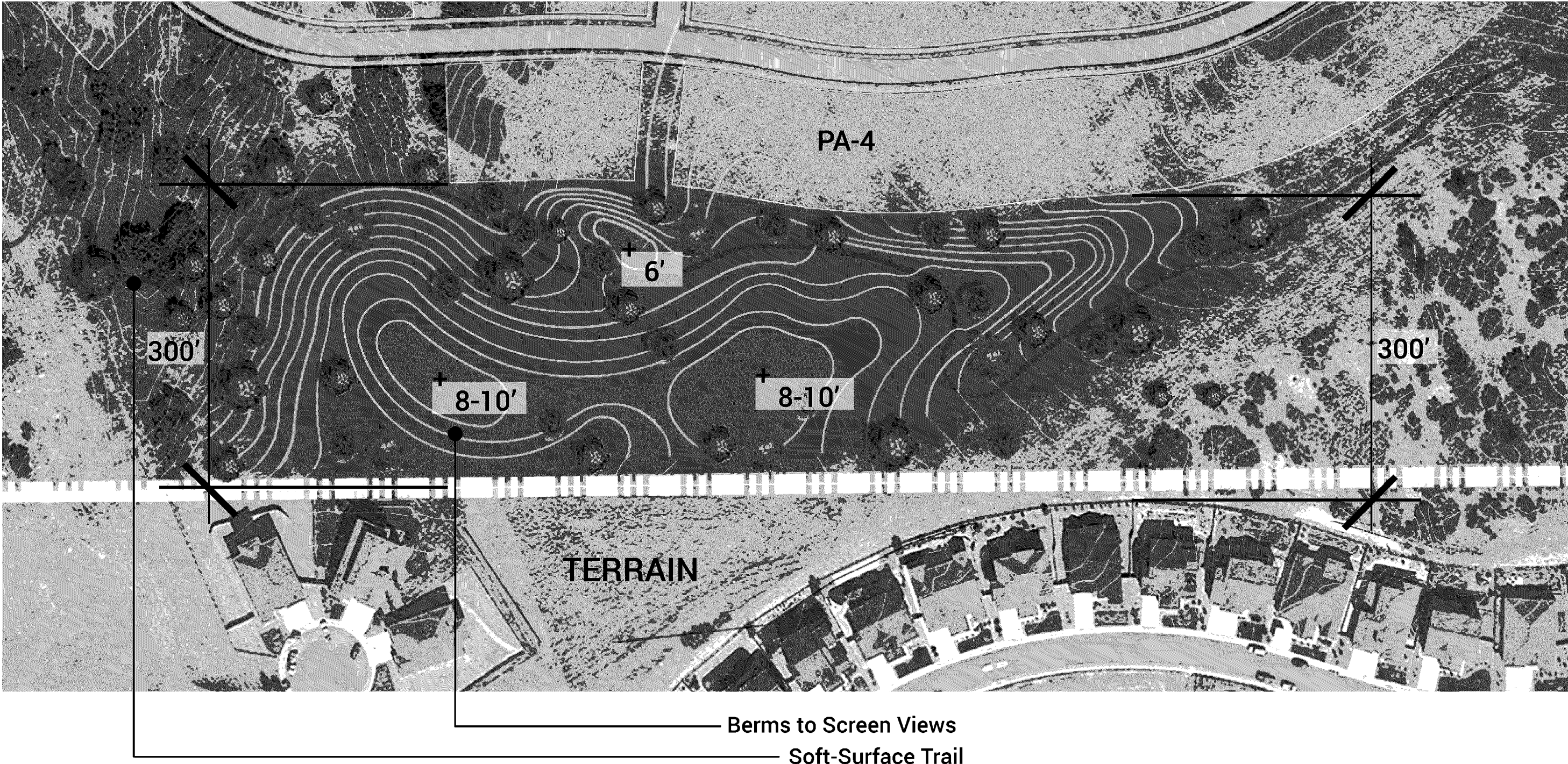
CANYONS FAR SOUTH

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

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.