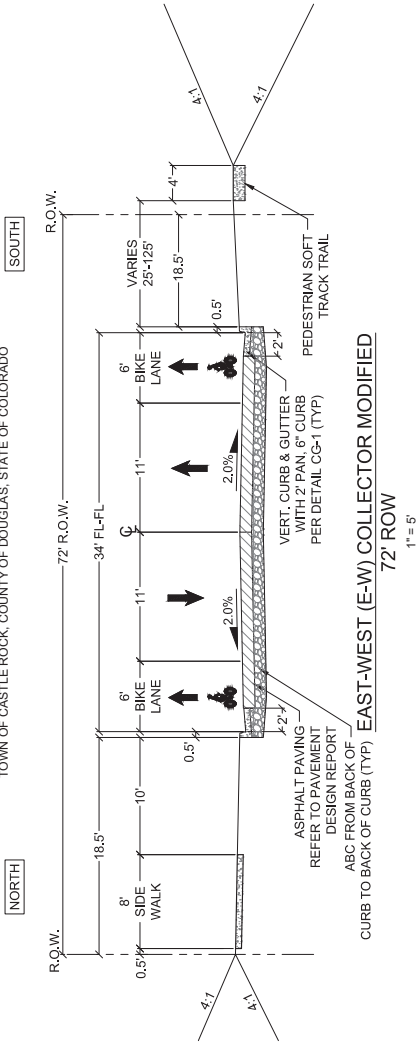


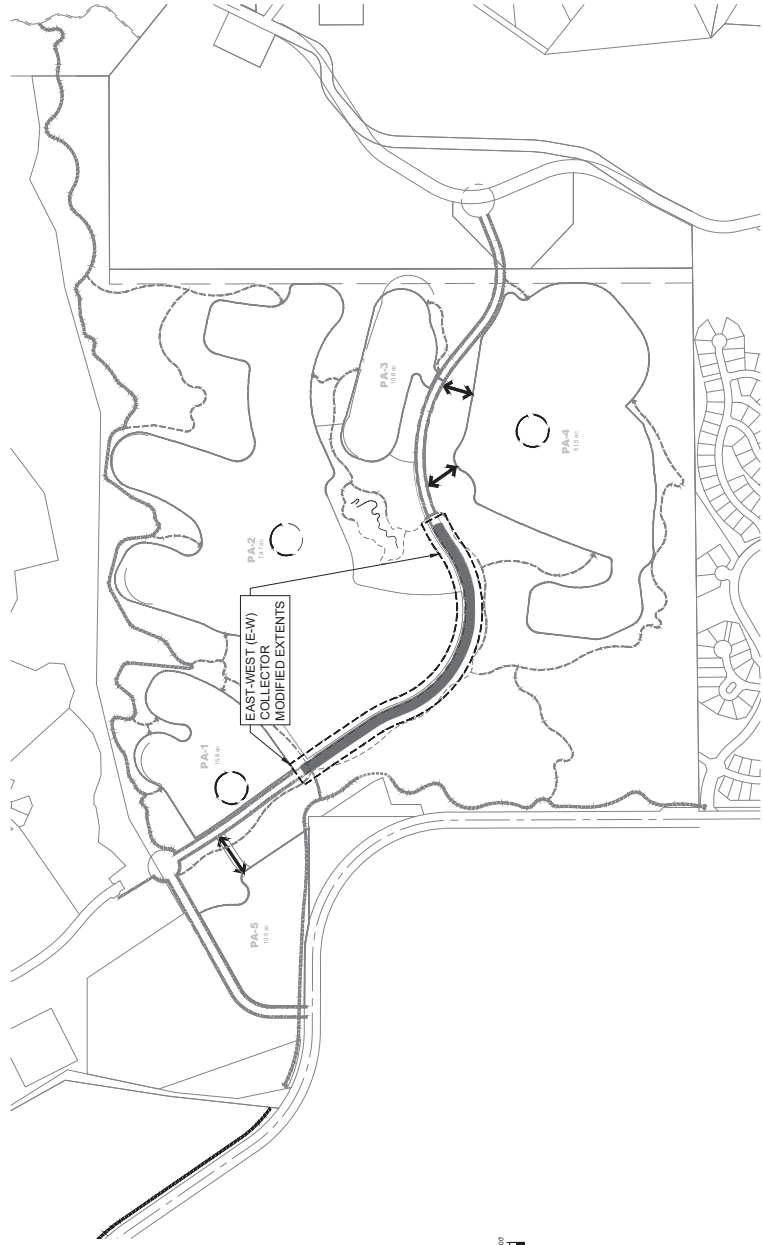
CANYONS SOUTH PLANNED DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PORTION SOUTH EAST 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



CURB TO BACK OF CURB (TYP) EAST-WEST (E-W) COLLECTOR MODIFIED

72' ROW
1" = 5'



NOTE:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS AND LOCATIONS IN THE FIELD. VERIFY ALL DIMENSIONS AND LOCATIONS IN THE FIELD. VERIFY ALL DIMENSIONS AND LOCATIONS IN THE FIELD.
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AREA AND HAS FOUND NO OBSTRUCTIONS TO THE PROPOSED ROADWAY. THE DESIGNER HAS FOUND NO OBSTRUCTIONS TO THE PROPOSED ROADWAY.
3. SEE LETTER PHASING PLAN FOR LOCATION.

CANYONS FAR SOUTH

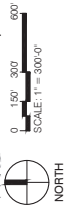
PLANNED DEVELOPMENT PLAN

PORTION OF THE PLANNED DEVELOPMENT PLAN FOR SECTION 18, 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
- ESSENTIALS
- SPRINKLERWAY
- EXISTING FLOODPLAIN
- EXISTING FLOOD ZONE A & AE
- EXISTING WETLANDS
- PLD (PARK LAND DEDICATION)
- OSP (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 TRAIL AND AREAS WILL BE DEFINED AT SITE PLAN.



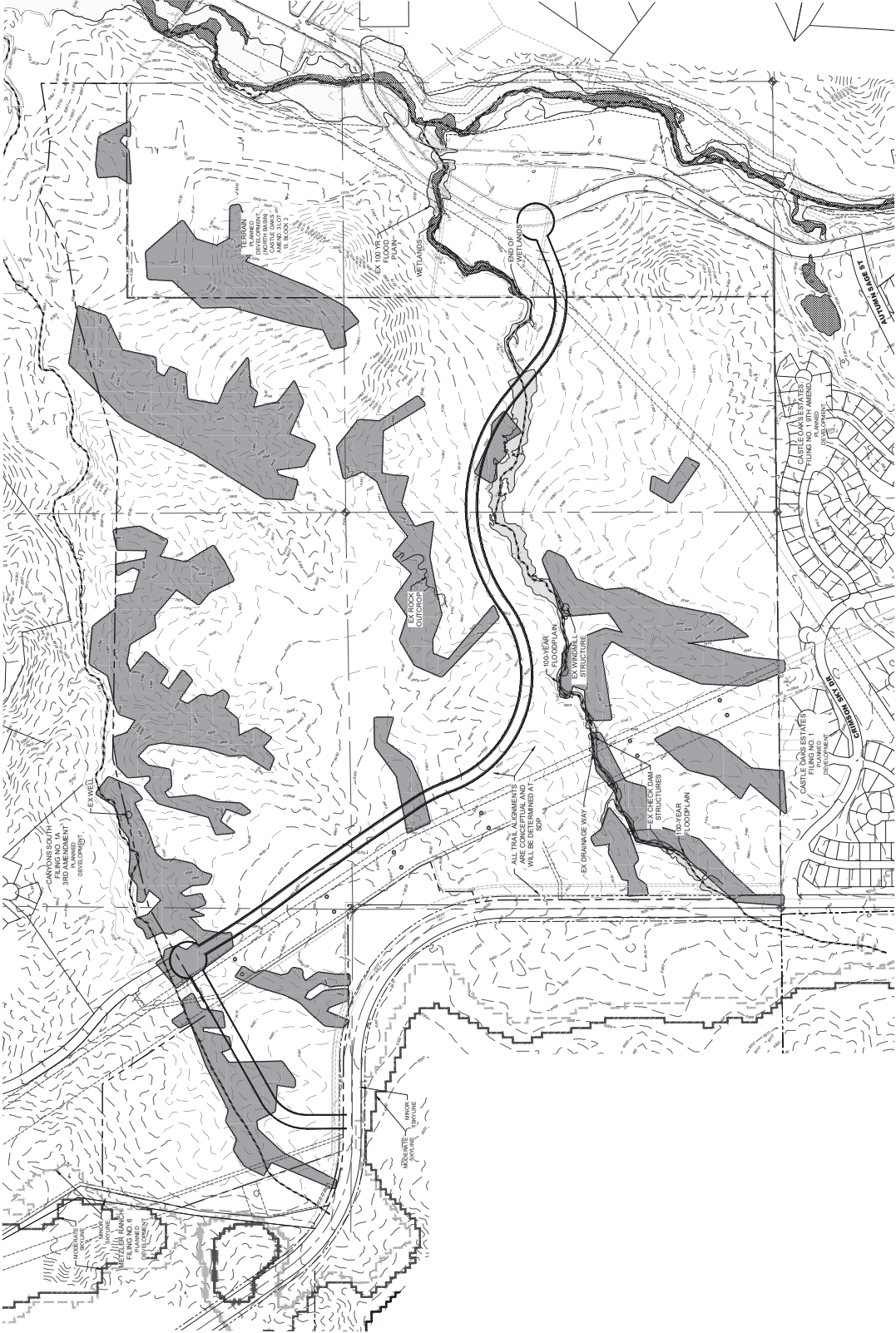
PA5/OSP/PL-1/PL-2 Planning Areas	Acres	Percentage
	165.1	40.4%
Open Space Private (Ospi)*		
OSP - 1 OSP	1.6	(within PA-1)
OSP - 2 OSP	2.4	(within PA-2)
OSP - 3 OSP	4.5	(within PA-4)
Total OSP	8.5	2.1%
Open Space Dedicated (OSD)		
OSD - 1 PL - 2	47.6	11.6%
OSD - 2, OSD - 3, OSD - 4 PL - 2	170	41.6%
Total OSD	217.6	52.2%
Total OSP & OSD	226.1	55.3%
Public Land Dedication (PLD)		
PLD - 1 PL - 1	13.8	3.4%
Total PLD	13.8	3.4%

* Actual acreage to be determined at Site Development Plan

CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

PORTION OF SECTION 18, 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



CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

PORTIONS OF RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PORTION SOUTH-EAST 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 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 Canyons Far South property (Property). The standards contained in these PDP Zoning Regulations are intended to carry out the goals of the Canyons Far South 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 and its successors or assigns of the Property.

C. PENDING APPLICABILITY

The development standards (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 Development Agreement ("Development Agreement") between the Town of Castle Rock and the Owner as approved by the Town Council on the _____ day of _____, 2022, by Resolution No. _____.

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. ADDRESS

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 _____, 2022 by Ordinance No. _____.

C. RELATIONSHIP OF TOWN OF CASTLE ROCK REGULATIONS

All town ordinances and regulations, as they are amended from time to time, shall apply to and be enforceable in a Planning Area unless specifically stated otherwise. The provisions of the PDP Zoning Regulations shall prevail over the provisions in the PDP Zoning Regulations unless such conflicting provision is stated as an express property development right under the Development Agreement pursuant to Chapter 17.34, Section 17.30.040, A.3. of the Code.

D. MINIMUM LEVEL OF DEVELOPMENT

The total number of dwelling units approved for development within each established Planning Area pursuant to the PDP shall be the minimum level of development. The total number of dwelling units approved within a Planning Area will be determined at the Site Development Plan (SDP) / Subdivision Plat stage of review. However, in no event shall the total count of all residential dwelling units under the PDP Plan exceed 474.

1.3. CONTROL PROVISIONS

A. Incorporation of the PDP
The PDP and all provisions of the PDP, including the location and boundaries of Planning Areas, and its hereby incorporated by reference into these PDP Zoning Regulations.

B. PLANNING AREA BOUNDARIES

The boundaries and acreage of all Planning Areas within the Property 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 AMENDMENT TO THE PDP

Administrative Amendment to the PDP Acreage and Dwelling Unit Count per Planning Area
There shall be limited flexibility in determining the exact location of the Planning Area boundaries and Dwelling Unit count within designated Planning Areas. A maximum of twenty percent (20%) change or adjustment to the Planning Area boundaries, as measured by acreage, and in Dwelling Unit count between and among Planning Areas is permitted. The change or adjustment shall be approved by the Town Council. The change or adjustment shall be limited to a 20% of permitted contiguous acreage 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 and approved by the Town Council. The location and boundaries of Planning Areas shall follow the PDP Amendment procedure as provided in the 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 Structures

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 pool houses, 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 privately owned, owned, or controlled by a private common ownership, and is maintained by an HOA or Master Plan District which is suitable for a clubhouse, as well as indoor or 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) – P1-2

Open Space that will be dedicated to and owned and maintained by the Town. Land use will follow the Town of Castle Rock Municipal Code 17.30.030.

2.7. Public Land Dedication (PID) – P1-1

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, 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. Detached accessory structures, including but not limited to pool houses, outdoor kitchen structures, greenhouses, and garden sheds.
- G. Drainage and detention facilities.

3.3. Accessory Uses and Structures

- A. Community information kiosks
- B. Community mailboxes
- C. Detached garages
- D. Storage buildings, tool sheds, etc., for maximum and subject to architectural and maintenance controls/comments
- E. Private swimming pools and spas
- F. Private tennis courts
- G. Outdoor kitchen or kitchen/BQ structures
- H. 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

Lot Type	Minimum Lot Size	Maximum Lot Size
Paired Home Lots	4,000 SF	5,000 SF
Cluster Home Lots	4,875 SF (with shared access)	6,000 SF (with shared access)
Small Lots	5,500 SF	7,000 SF
Medium Lots	6,000 SF	8,500 SF
Large Lots	7,000 SF	11,700 SF

B. Minimum Building Height: 35 feet for primary structures

- At the street: 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'	* Paired Home Front and Rear Setbacks must be offset 3ft from adjacent structure
Cluster Homes	10	5	7.5	7.5	** Rear 5 ft for garage, 25ft 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):

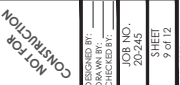
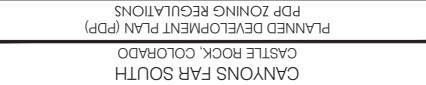
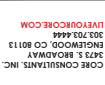
- 20 feet to the face of a garage for front loaded detached garage
- 15 feet to the side of a side loaded detached garage
- Accessory structures other than detached garages are not permitted forward of the front facade of the primary structure including the attached garage

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. 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.



CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
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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

1. Walkout plans only. A covered deck exposed to the public facing direction that is at least 80 square feet in size.
2. Buildings located on corner lots should be designed for the two sides that face the public street with a height of no more than 12 feet. The building should be designed to accommodate additional landscaping or architectural elements such as porches, balconies, and pop-outs.

PDP DESIGN GUIDELINES
Section 10 - RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES
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.

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 building style.
3. Roof Pitch & Material:
a. Roof pitches shall be complementary to the architectural style.
b. 30-year composition asphalt shingle (minimum).

A. Design Guidelines
The Owner shall propose 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, PA2, PA3, and PA4). Such guidelines will include architectural style, 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.

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 to the building style. The siding or masonry should continue to a natural transition point such as an inside corner of a projecting wall, 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.

B. Architectural Design Control Committee
All development within the PDP shall be subject to recorded private Covenants, Conditions and Restrictions ("CC&R's") 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&R's are intended to achieve a consistent quality image for the development of the Property.

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.

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.

K. Garages
1. Attached 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 unit 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.

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 Town's standard level of service review timelines shall apply.

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 trim colors should be used sparingly.
3. A minimum of 3 color schemes options shall be offered for each dwelling unit elevation style.

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 character to the development.
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 elevation.
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. A minimum of 2 windows or 1 window and door per elevation. The window grids shall be of the same style or otherwise in general conformity as the front elevation.
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 be a material impact resistant material. Approved materials include masonry (cultured stone, stone, brick, stucco), 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. Design Standards
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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.

Section 11 - COMMERCIAL DESIGN STANDARDS

Architectural design review of primary and accessory structures within PAS 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. Buildings shall be designed to create a strong facade. The building facade by using vertical or horizontal articulation, window and entry variations as well as pilasters, pilasters, landscaped pedestrian areas is encouraged. Strong vertical design elements such as pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
3. Variations in profile 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 used to create architectural interest. Building materials shall be selected to create exterior surface distinction and may be used to create architectural interest.
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. Buildings shall be designed to create a strong facade. The building facade by using vertical or horizontal articulation, window and entry variations as well as pilasters, pilasters, landscaped pedestrian areas is encouraged. Strong vertical design elements such as pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
11. Large facade 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 of building functions. Building design should reinforce structural grid with pilasters and or columns.

12. Variety of building roof lines and parapet heights incorporating changes or elements should be provided.
13. Variety of building roof lines and parapet heights incorporating changes or elements should be provided. 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 the site development plan. An example of these accent materials would be: natural stone, brick, stucco, tile, wood, metal, and copper. Light to medium intensity colors with low reflectivity are preferred as the background building color. The warm, subdued hues of natural, earth colors are encouraged.
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 design.

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 space 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 an escape.
5. The design of the building shall be related to the surrounding site characteristics and relate to the surrounding 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 Town's standard level of service review timelines shall apply.

CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 28,
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 PEDESTRIAN 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.