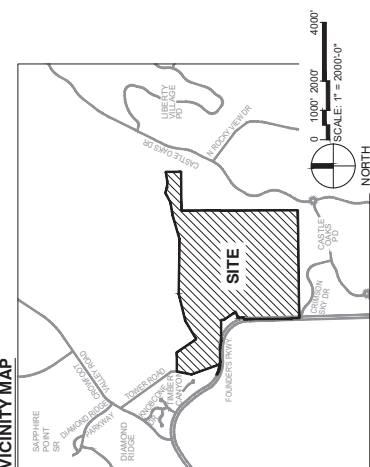


CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN

PLANNED DEVELOPMENT PLAN (PDP) FOR THE SITE LOCATED AT THE INTERSECTION OF CASTLE OAKS DRIVE AND AUTUMN SAGE DRIVE, CASTLE ROCK, COLORADO. PUBLISHED ELEVATION = 1979.70 METERS (6482.20 FEET) NAVD83.



TITLE CERTIFICATION
AN AUTHORIZED REPRESENTATIVE OF... INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO...

SURVEYORS CERTIFICATION
A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO... DO HEREBY ATTEST THAT THE LEGAL DESCRIPTION AS DESCRIBED...

PLANNING COMMISSION RECOMMENDATION
THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF... 20...

TOWN COUNCIL APPROVAL
THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF... 20...

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT... ON THE... DAY OF... 20...

CONTACTS
ENGINEERING: CORE CONSULTANTS, INC.
ARCHITECT: Dig Studio
PLANNER/LANDSCAPE ARCHITECT: LOWIE

PLANNED DEVELOPMENT PLAN (PDP) COVER SHEET
CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN TOWN OF CASTLE ROCK PROJECT NO. P2020.1820

PDP STANDARD NOTES
1. MINERAL RIGHTS... HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL SHALL BE PROVIDED TO OWNERS OF MINERAL...

UTILIZATION TABLE
Acreage | Site Totals | Private Open Space Areas | Percentage of Site
409 ac | 165.18c | 40.4%

LEGAL DESCRIPTION
APART OF LAND BEING TRACT V.8, V.9, CANYONS SOUTH PLANS NO. 1A, 3RD AMENDMENT... SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2020.0332...

PROJECT BENCHMARK
PROJECT BENCHMARKS A REBAR WITH A 2.5" ALUMINUM CAP STAMPED 'DOUGLAS COUNTY CONSTRUCTORS, INC.'... SOUTH SIDE OF CASTLE OAKS DRIVE AND AUTUMN SAGE DRIVE, CASTLE ROCK, COLORADO...

BASIS OF BEARING
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE RIDGE ROAD... THE NORTH LINE OF THE SOUTH LINE OF SAID RIDGE ROAD... THE NORTH LINE OF SAID RIDGE ROAD...

VESTING STATEMENT
THIS CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS CONSTITUTE A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND SECTION 24.68-101, ET SEQ., CR.S., AND UNDER TAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN.

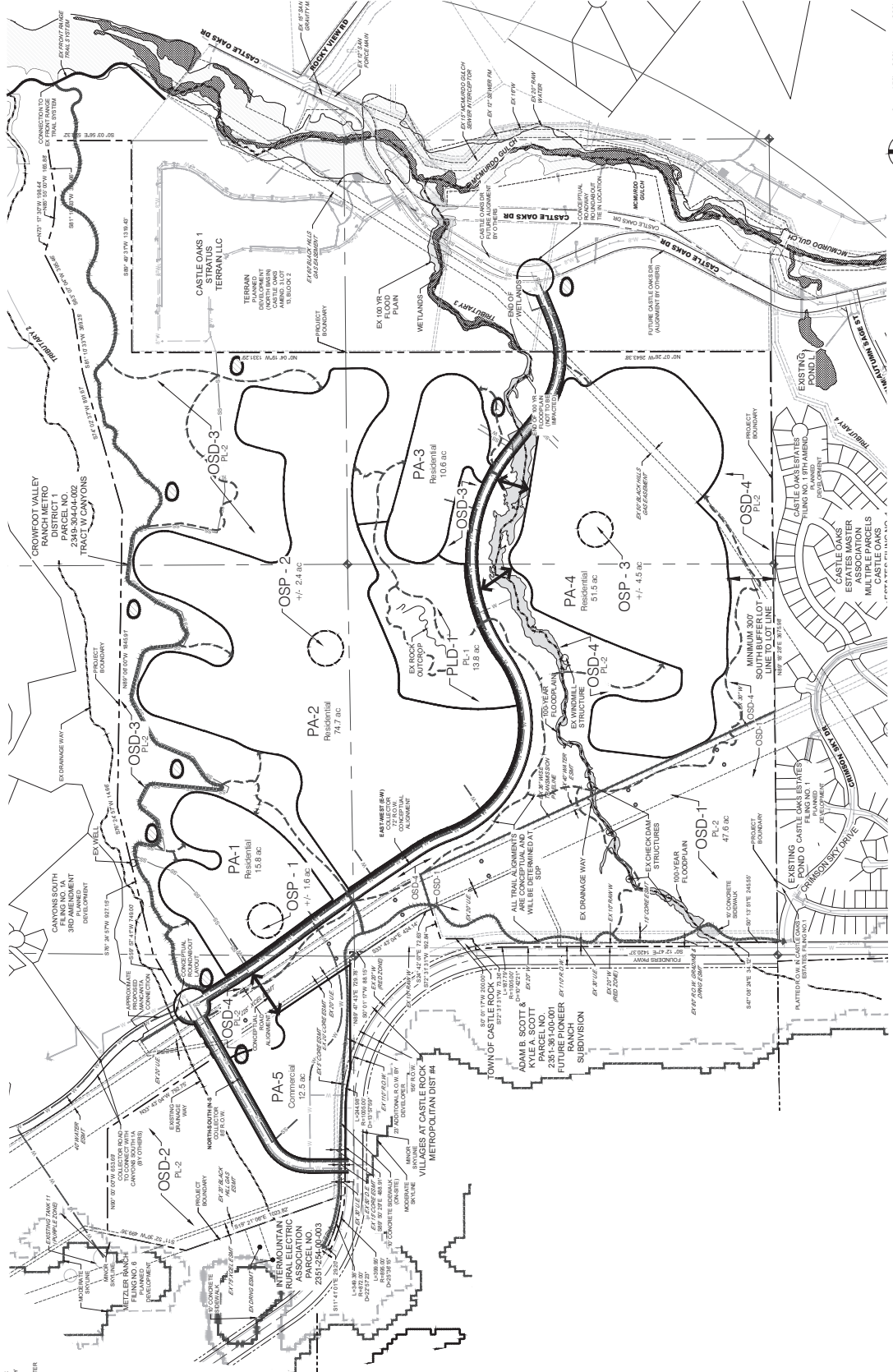


**LEGEND**

- PROPERTY BOUNDARY
- UNIMPROVED ROAD
- EXISTING ROADWAY
- EXISTING FLOODPLAIN
- EXISTING METADON
- EXISTING FLOODPLAIN
- EXISTING SANITARY
- EXISTING WATER
- EXISTING WATERWAY
- PROPOSED FLOODPLAIN
- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED WATERWAY
- PROPOSED ROADWAY
- PROPOSED METADON
- PROPOSED FLOODPLAIN
- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED WATERWAY

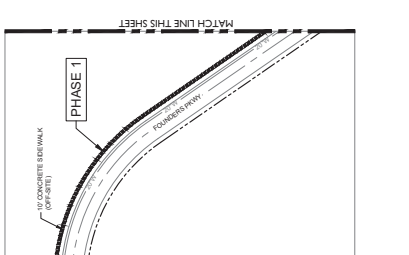
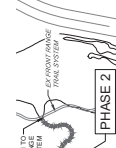
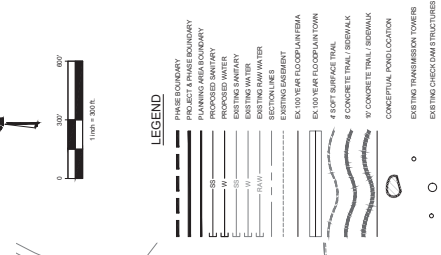
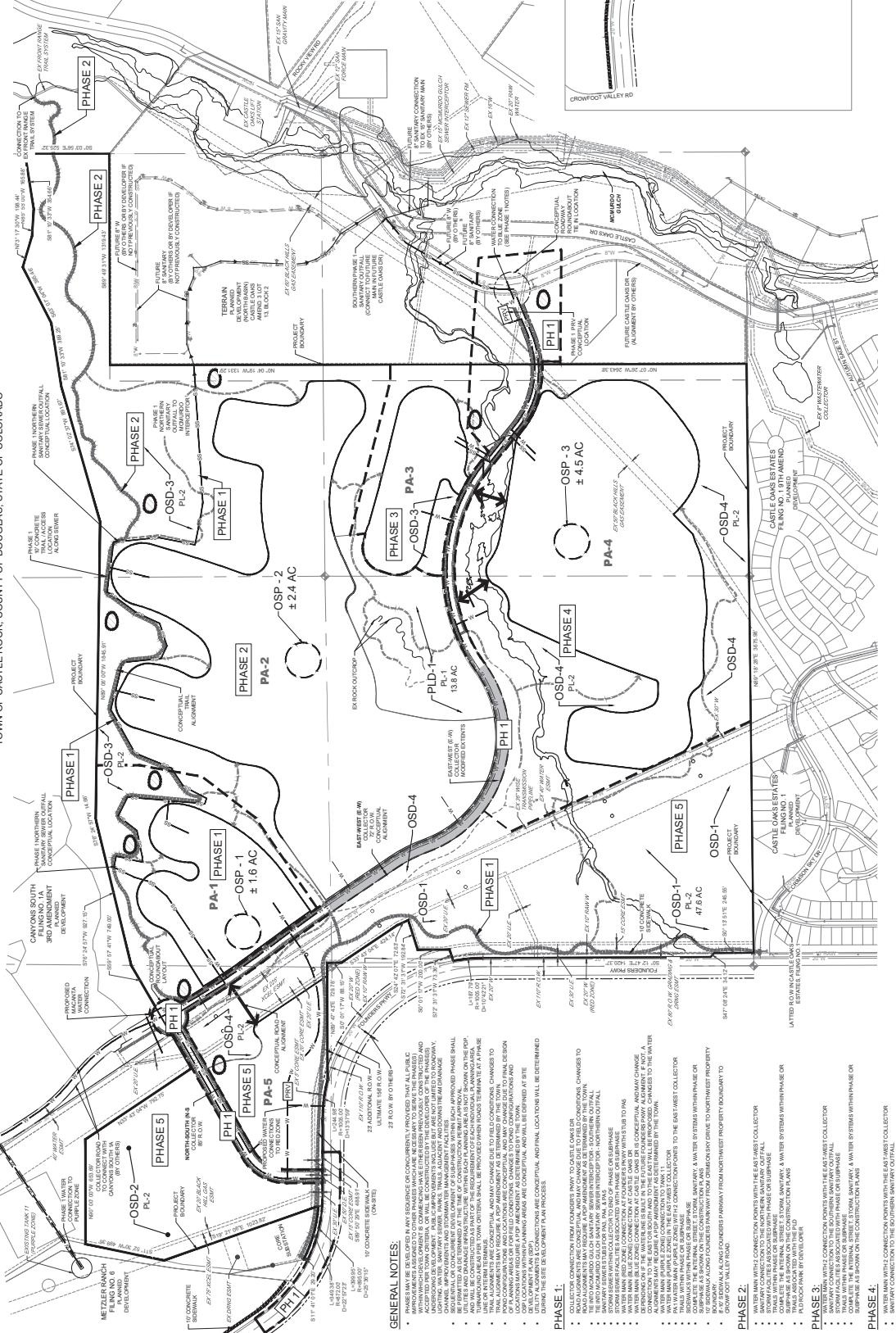
# CANYONS FAR SOUTH

**PLANNED DEVELOPMENT PLAN**  
 PART OF THE PLANNED DEVELOPMENT PLAN FOR THE CANYONS FAR SOUTH, 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 SOUTH PLANNED DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31, THE SOUTH HALF OF SECTION 30, THE SOUTH HALF OF SECTION 29, THE EAST HALF OF SECTION 28, 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



**GENERAL NOTES:**

- PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL PUBLIC UTILITIES AND EASEMENTS ARE MAINTAINED THROUGHOUT THE ENTIRE DEVELOPMENT PERIOD.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CASTLE ROCK, COLORADO, DEVELOPMENT ORDINANCES AND THE COLORADO DEVELOPMENT CODE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CASTLE ROCK, COLORADO, DEVELOPMENT ORDINANCES AND THE COLORADO DEVELOPMENT CODE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CASTLE ROCK, COLORADO, DEVELOPMENT ORDINANCES AND THE COLORADO DEVELOPMENT CODE.
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- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CASTLE ROCK, COLORADO, DEVELOPMENT ORDINANCES AND THE COLORADO DEVELOPMENT CODE.

**PHASE 1:**

- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.

**PHASE 2:**

- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.

**PHASE 3:**

- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.

**PHASE 4:**

- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.

**PHASE 5:**

- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.
- CONNECTIONS FROM FOUNDERS DRIVE TO CASTLE OAKS DRIVE.

# CANYONS SOUTH

## PLANNED DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31, THE SOUTH HALF OF SECTION 30,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST, COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK

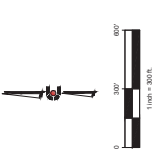
CANYONS SOUTH  
PLANNED DEVELOPMENT PLAN (PDP)  
CASTLE ROCK, COLORADO

DIG Studio  
1521 15TH ST  
DENVER, CO 80202  
DIGSTUDIO.COM

CORE  
CORE CONSULTANTS INC.  
3473 S. ROADWAY  
DENVER, CO 80210  
LIVE@CORE.COM

LOWE  
CONSTRUCTION

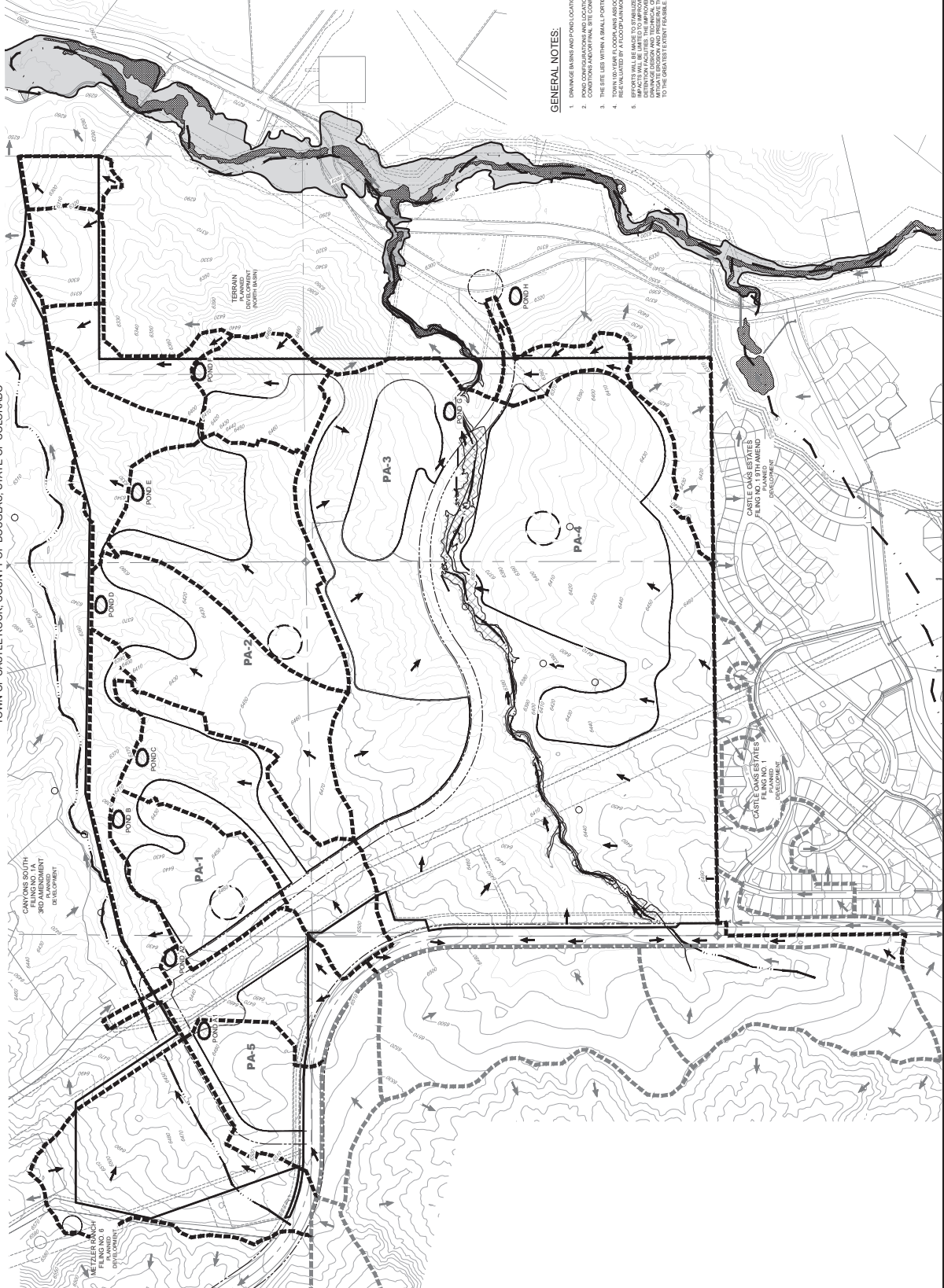
DESIGNED BY: C507  
DRAWN BY: C507  
CHECKED BY: J501  
DATE: 02/26/2024  
SHEET NO. 5 OF 12



**ABBREVIATIONS:**

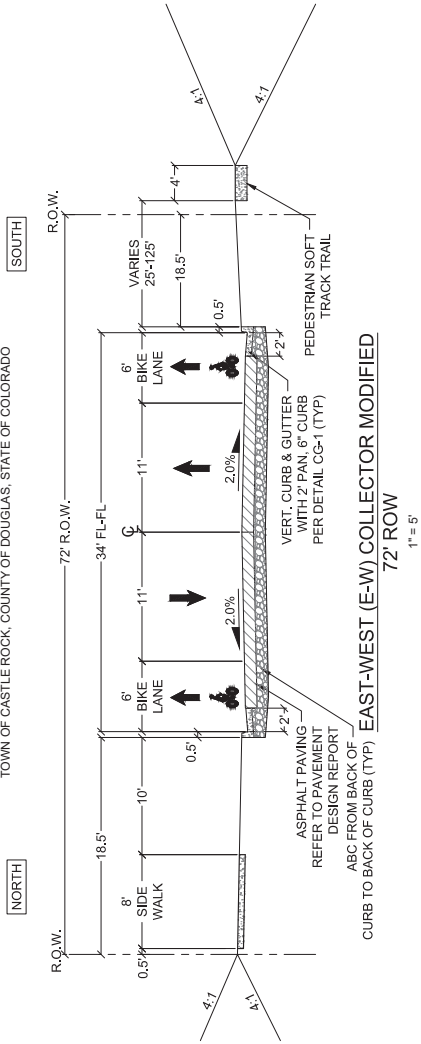
DEE DRAINAGE EASEMENT  
DIRV DRAINAGE  
EVE ELEVATION  
FMD FLOOD MARKED  
FOP FLOOD OF POND  
G.P.P. GROUND PLAN  
P.L.D. PUBLIC LAND DISPOSITION  
P.W. PUBLIC WORKS  
R.O.W. RIGHT OF WAY  
W.E. WETLAND EASEMENT  
W.L. WETLAND

- GENERAL NOTES:**
1. DRAINAGE BASINS AND LOCATIONS ARE APPROXIMATE.
  2. POND CONFIGURATIONS AND LOCATIONS ARE CONCEPTUAL AND MAY CHANGE DUE TO FIELD CONDITIONS AND/OR FINAL SITE CONFIGURATIONS.
  3. THIS SITE USES A SMALL PORTION OF ZONE A OF THE FEMA 100-YEAR FLOODPLAIN.
  4. ELEVATIONS WITHIN A SMALL PORTION OF ZONE A OF THE FEMA 100-YEAR FLOODPLAIN WERE DETERMINED BY A LOCAL PLANIMETER SURVEY.
  5. EFFORTS WILL BE MADE TO STABILIZE, PROTECT, AND PRESERVE THE MAJOR DRAINAGEWAYS ON THE SITE. THE MAP FLOODPLAIN WILL CONFORM TO THE TOWN OF CASTLE ROCK'S STANDARD PRACTICES FOR FLOODPLAIN MAPPING AND TO THE FLOODPLAIN MAPPING STANDARDS OF THE STATE OF COLORADO. THE MAP FLOODPLAIN WILL CONFORM TO THE TOWN OF CASTLE ROCK'S STANDARD PRACTICES FOR FLOODPLAIN MAPPING AND TO THE FLOODPLAIN MAPPING STANDARDS OF THE STATE OF COLORADO. THE MAP FLOODPLAIN WILL CONFORM TO THE TOWN OF CASTLE ROCK'S STANDARD PRACTICES FOR FLOODPLAIN MAPPING AND TO THE FLOODPLAIN MAPPING STANDARDS OF THE STATE OF COLORADO.



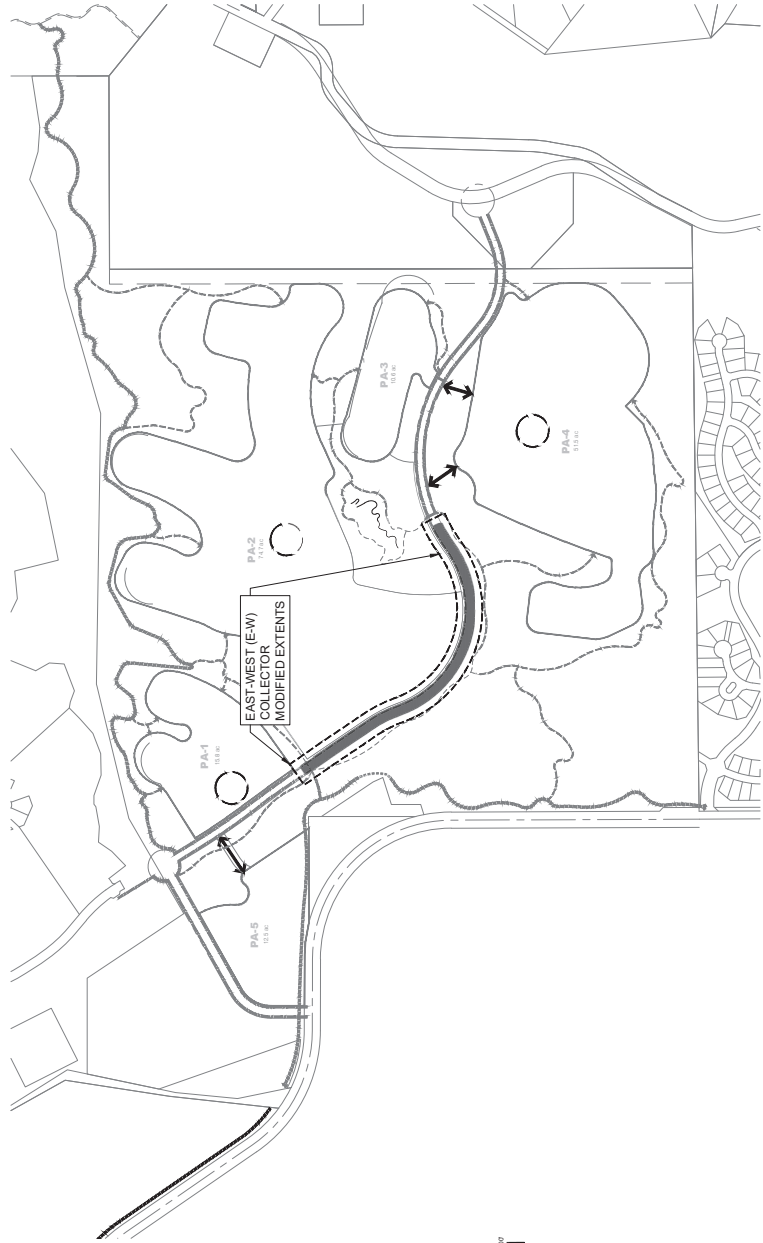
# CANYONS SOUTH PLANNED DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO  
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. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. SEE LETTER PHASING PLAN FOR LOCATION.

# CANYONS FAR SOUTH

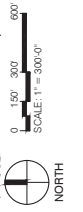
## PLANNED DEVELOPMENT PLAN

PORTION OF THE CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN, 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
- SPRANGEMWAY
- 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.

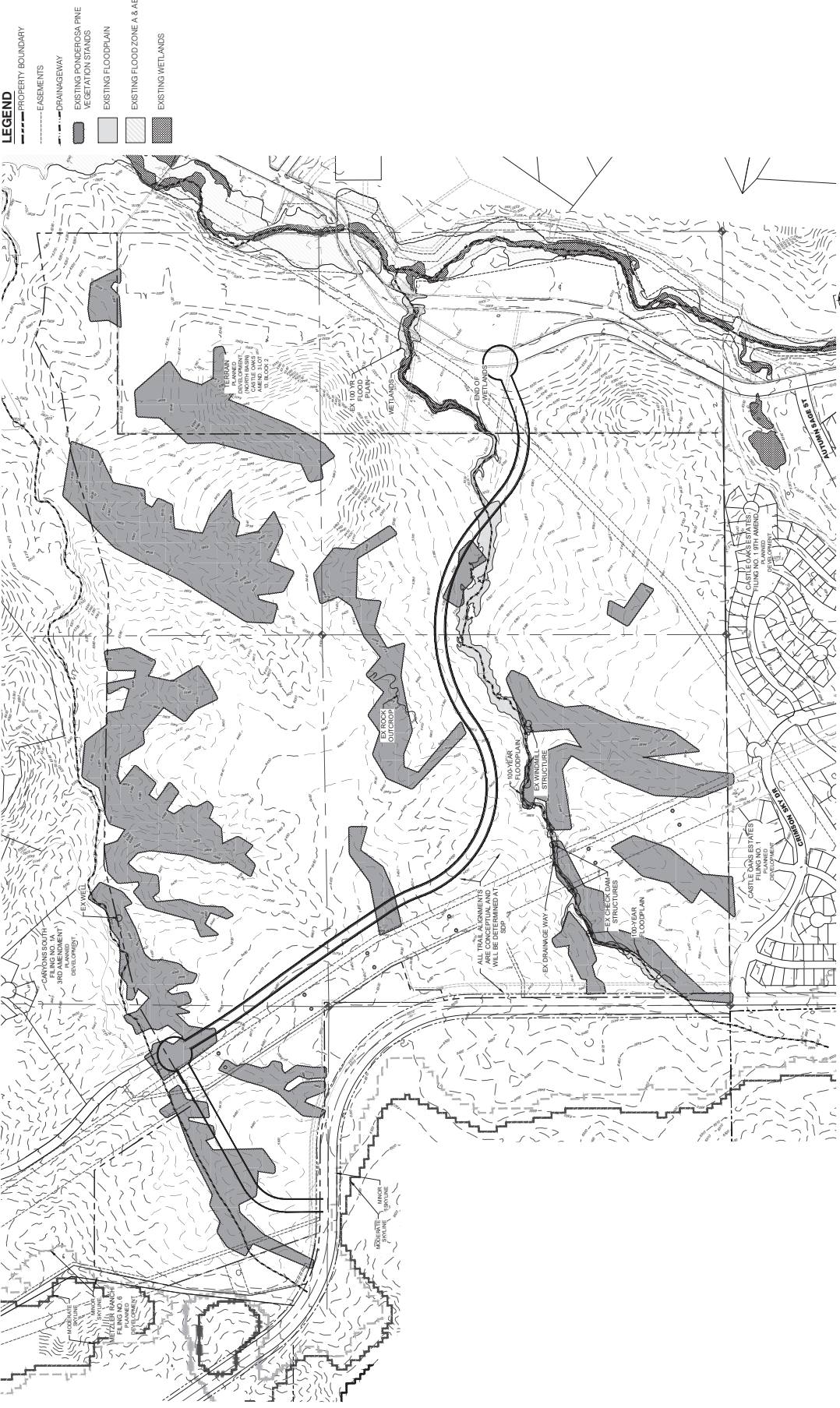


PA5/OSP/PL-1/PL-2 Planning Areas	Acres	Percentage
	165.1	40.4%
<b>Open Space Private (Osp)*</b>		
OSP - 1	1.6	(within PA-1)
OSP - 2	2.4	(within PA-2)
OSP - 3	4.5	(within PA-4)
<b>Total Osp</b>	<b>8.5</b>	<b>2.1%</b>
<b>Open Space Dedicated (OSD)</b>		
OSD - 1	47.6	11.6%
OSD - 2, OSD - 3, OSD - 4	170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

\* Actual acreage to be determined at Site Development Plan

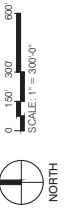
# CANYONS FAR SOUTH

**PLANNED DEVELOPMENT PLAN**  
 PORTION OF SECTION 36, 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 PONGEROSA 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. Ordinance as to Planning

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 stand or 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 intent of the PDP and 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 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 in acreage and dwelling unit count shall be approved by the Town Council. The change in acreage (20%) of permitted contiguous acreage is 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 owned in fee simple 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 and other appropriate amenities 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 buildings, tool sheds, and sheds
- E. Private swimming pools and spas
- F. Private tennis courts
- G. Outdoor kitchen or kitchen/BQ structures
- H. 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

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 building setback: 50 feet
- At a curb-side, 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

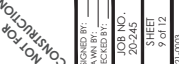
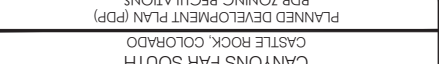
- F. The PA 4 southern boundary with Castle Oaks Estates shall maintain a minimum rear lot line to rear lot line buffer of 300' separation.
- G. Garage accessory structure minimum front setback from local street (right-of-way):
  - 20 feet to the face of a garage for front loaded detached garage
  - 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, 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 ZONING REGULATIONS (CONTINUED)

#### SECTION 4 PA-5 | COMMERCIAL

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 area, interior to the project, may also be utilized. Open space, streets, landscape tracts and utility easements shall be provided in accordance with the Planning Area. All permitted uses and development standards for PA-5 are established within the Commercial Planning Area will be defined at the SDP and P&IS submittal.

#### 4.1. Intent

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

#### 4.2. Accessory Uses

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

#### 4.3. Prohibited Uses

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

#### 4.4. Temporary Uses

- A. Construction offices and material storage shall be permitted in all use areas during and for a maximum period of sixty (60) 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.

#### 4.5. Development Standards

- A. Maximum height: 25.000 square feet
  - B. Maximum building size: 25,000 square feet
  - C. Maximum lot 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
    1. Primary Structure
      - a. ROW
        - (a) From Fronters: 30 feet
        - (b) From Spine Road: 30 feet
        - (c) From Internal Road: 0 feet
      2. Side setback
      3. Rear setback: 10 feet
    - b. Lot Line
      - (a) From Fronters: 25 feet
      - (b) From Spine Road: 25 feet
      - (c) From Internal Road: 10 feet
  2. Front: 0 feet
  3. Side: 0 feet
  4. Rear: 10 feet
- E. Access Structure
  - a. ROW
    1. Front: 45 feet
    2. Rear: 20 feet
    3. Side: 10 feet
  - b. Lot Line
    1. Front: 10 feet
    2. Side: 10 feet
    3. Side: 10 feet
- F. Encroachment of Palms and Uncovered Decks
  - a. Setback from ROW
    1. Front: 5 feet
    2. Side: 5 feet
    3. Rear: 5 feet
  - b. Lot Line setback
    1. Front: 5 feet
    2. Side: 5 feet
    3. Rear: 5 feet
- G. Encroachment of Canopies & Overhangs
  - a. Into ROW setback
    1. Front: 5 feet
    2. Side: 5 feet
    3. Rear: 5 feet

#### SECTION 5 Public Land Dedication | PID-1

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

Dedicated Open Space (OSD) is intended to be municipally-owned, used for public purposes and counts toward the minimum 20% PD Open Space requirement. The OSD shown in the PD Plan is zoned P-2, which allows passive recreation and open space. All permitted uses and development standards for P-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)

Open Space Private (OSP) includes clubhouse, park, and recreational amenities accessible only to residents living within the property and their guests and will be maintained by an HOA or Metropolitan District. Other land designated as Open Space Private (OSP) may be used for other purposes, but shall be subject to the same Development Standards. All OSP shall 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.

#### 7.1. Intent

- A. Swimming Pool and Spa and support facilities
- B. Active Parks and recreational elements including playgrounds and sports courts
- C. Community entry and other typical community signage
- D. Natural/Unpaved or paved pedestrian and bicycle trails.
- E. Interpretive and Directional signage
- F. Stormwater management
- G. Seating walls and lockouts including open air shelters
- H. Public utility improvements and associated structures
- I. Neighborhood parks and playgrounds
- J. Irrigation, water storage, distribution and well facilities
- K. Lighter, wastewater, utility service facilities, Drainage Facilities
- L. Maintenance and other existing structures on the property
- M. Landscaping Improvements

#### 7.2. Development Standards: Development standards for the OSP are as follows:

- A. Maximum height: 15 feet
- B. Minimum lot size: 1/2 acre
- C. Minimum of 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 by a recorded agreement. All development shall comply with the development standards, zoning Ordinance including off-street parking, design standards, building codes, and other applicable laws, rules, regulations 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 469 acres with an approved maximum of 474 single family detached or paired dwelling units. The PDP is located on the east side of the town of Castle Rock, Colorado. The development includes preservation of major drainage, vegetation and topographic features which act as buffers between Planning Areas within the project and at project edges with the Mainstem community to the north and the Castle Oaks Estates community to the south. An approximate 13-acre parcel, PA-5, will provide neighborhood serving retail services and be accessible to the main entry road into the project near Founders Parkway.
- 8.2. Fencing
 

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 fence are limited to a maximum height of four (4) feet and shall be split rail or open rail.
  - B. For lots adjacent to other lots, the fence height shall be a maximum of six (6) feet.
  - C. Solid wood privacy fences are not permitted for lots that are 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 facade.
  - D. Barbed wire and chain link are not permitted fencing types within any Planning Area.
  - E. The existing type of agricultural wire fence is permitted to define the Property boundary along Castle Oaks Estates to the north and the Mainstem community to the south.
  - 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. Fencing
 

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 fence are limited to a maximum height of four (4) feet and shall be split rail or open rail.
  - B. For lots adjacent to other lots, the fence height shall be a maximum of six (6) feet.
  - C. Solid wood privacy fences are not permitted for lots that are 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 facade.
  - D. Barbed wire and chain link are not permitted fencing types within any Planning Area.
  - E. The existing type of agricultural wire fence is permitted to define the Property boundary along Castle Oaks Estates to the north and the Mainstem community to the south.
  - 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, 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
- C. All plantings shall be in conformance with the Property's Water Efficiency Plan (WEP) are applicable to all developed property within the Canyons Far South PDP.

#### 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 shall be removed at the owner's expense. All grading shall 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 design by the Architectural Design Guidelines. Retaining walls greater than 8 feet in height shall be approved for material and design by the Architectural Design Guidelines. Retaining walls greater than 8 feet in height shall be faced with a masonry or finished stone wall with a minimum 8 inch concrete base. The structural integrity, 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 Area will be left undeveloped, whenever 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 and topography. Design shall strive to achieve a fit with the existing landscape and topography that will attempt to minimize disturbance.

#### 8.8. Structures in Sloping Areas

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.

#### 8.9. Grading

Grading shall be shaped to compliment the natural land forms and areas outside the limits of construction will be left as is. Grading shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be adhered to create more natural slope and edges.

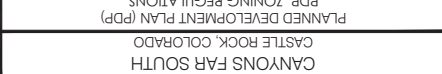
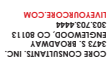
#### 8.10. OSD-4 BUFFER AND BERM

A 300' open space buffer, within OSD-4, shall serve as a transition from the existing neighborhoods in Castle Rock to the PDP. The buffer will have the following design considerations. See Conceptual Buffer Landscape Rendering on Sheet 21.

- 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 Fernin community and residential lot lines in the property, measured by lot line to lot line.
- C. The buffer area shall not exceed a maximum height of 10'. It shall be sited 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 beam 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 areas or areas in question. Agricultural uses, for the purposes of this section shall mean farming or ranching or support areas pertaining thereto.
- 9.2. Structures and structures shall be considered to be a valid 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 designers of the Owner.



# CANYONS FAR SOUTH

## PLANNED DEVELOPMENT PLAN

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

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 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, 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.

**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.

**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.

**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.

**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.

**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 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.

**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 and be complementary to the main color scheme.  
3. A minimum of 3 color schemes options shall be offered for each dwelling unit elevation style.

**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 doors 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, slip 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.

**M. Windows**  
1. Windows shall be proportioned to the building facade and shall be placed in a way that provides visual interest and architectural variety.  
2. Windows shall be placed in a way that provides visual interest and architectural variety.  
3. Windows shall be placed in a way that provides visual interest and architectural variety.

**G. 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 doors 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, slip 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.

**N. Landscaping**  
1. Landscaping shall be used to soften building edges and provide visual interest and architectural variety.  
2. Landscaping shall be used to soften building edges and provide visual interest and architectural variety.  
3. Landscaping shall be used to soften building edges and provide visual interest and architectural variety.

**H. 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 doors 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, slip 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.

**O. Signage**  
1. Signage shall be used to provide visual interest and architectural variety.  
2. Signage shall be used to provide visual interest and architectural variety.  
3. Signage shall be used to provide visual interest and architectural variety.

**I. 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 doors 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, slip 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.

**P. 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 doors 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, slip 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.

**J. 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 doors 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, slip 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.

**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. Vertical articulation, window and entry variations as well as patios, porches, or other 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 and variety.  
6. Project and are deemed appropriate by the Canyons Far South ACC.  
7. Buildings shall be designed using high quality, durable and low maintenance materials.  
8. Buildings that utilize CMU walls shall use integrally colored units. Painted CMU is not permitted.  
9. 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.  
10. The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.  
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.  
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 a mix of materials used on the roof, such as copper, zinc, or aluminum. 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 screening, stone, stucco, textured stained concrete, or brick to match the primary structure.  
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.