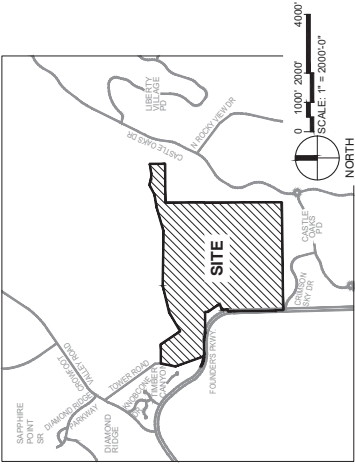


CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN

THIS PLANNED DEVELOPMENT PLAN IS FOR A PORTION OF THE SIXTH PRINCIPAL MERIDIAN, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWNSHIP 7 SOUTH, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



PROJECT BENCHMARK

PROJECT BENCHMARKS ARE BASED ON THE EAST LINE OF THE... A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO...

BASIS OF BEARING

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE... THE TOWN OF CASTLE ROCK.

VESTING STATEMENT

THIS CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS... THE TOWN OF CASTLE ROCK, COLORADO.

CERTIFICATION OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

CANYONS SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS... DAY OF... 20...

NOTARY BLOCK

COUNTY OF... STATE OF... SIGNED AND SWORN TO BEFORE ME THIS... DAY OF... 20...

NOTARY BLOCK

CANYONS SOUTH, LLC. SIGNED AND SWORN TO BEFORE ME THIS... DAY OF... 20...

WITNESS MY HAND AND OFFICIAL SEAL.

CONTACTS

Table with 2 columns: Name/Role and Contact Information. Includes entries for Planner/Landscaper Architect, Engineering, and Core Consultants Inc.

PDP STANDARD NOTES

- 1. MINERAL RIGHTS... 2. A PORTION OF THIS SITE... 3. THIS DEVELOPMENT PLAN IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. 4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK PURPLE & RED WATER PRESSURE ZONE. 5. ALL WEAR (HEAVY CONCRETE OR ASPHALT) SURFACE ACCESS ROADS... 6. RIGHT-OF-WAY INGRESS AND EGRESS ACCESS FOR EMERGENCY VEHICLES AND PERSONAL IS GRANTED OVER, ACROSS, UNDER AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES, TRAILS AND WALKWAYS. 7. A MIDLAND/URBAN INTERFACE WILDLIFE VEGETATION MANAGEMENT PLAN (WVMP), OR COMPLIANCE LETTER, IS REQUIRED FOR THE WILDLIFE VEGETATION MANAGEMENT PLAN AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. 8. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDLIFE MITIGATION TECHNIQUES AND STANDARDS. 9. THE TOWN OF CASTLE ROCK COMMUNITY WILDLIFE PROTECTION PLAN, TECHNIQUES AND STANDARDS. 10. THE TOWN OF CASTLE ROCK COMMUNITY WILDLIFE PROTECTION PLAN, TECHNIQUES AND STANDARDS. 11. THE TOWN OF CASTLE ROCK COMMUNITY WILDLIFE PROTECTION PLAN, TECHNIQUES AND STANDARDS. 12. THE TOWN OF CASTLE ROCK COMMUNITY WILDLIFE PROTECTION PLAN, TECHNIQUES AND STANDARDS.

UTILIZATION TABLE with columns: Acreage, Site Totals, Private Open Space Areas, Percentage of Site. Rows include Planning Areas, Open Space Private (OSP), Open Space Dedicated (PL-2), Public Land Dedicated (PL-1), and Right-of-Way.

LEGAL DESCRIPTION

A PART OF... LAND BEING TRACTS V.8, V.9, CANYONS SOUTH PLANS NO. 14, 3RD AMENDMENT... SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST & NORTH... SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST & NORTH... SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST & NORTH...

TITLE CERTIFICATION

AN AUTHORIZED REPRESENTATIVE OF... INSURANCE COMPANY... MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE. 20... SIGNED THIS... DAY OF... 20...

AUTHORIZED REPRESENTATIVE

TITLE INSURANCE COMPANY... COUNTY OF... STATE OF...

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS... DAY OF... 20... AS AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES... A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO... HEREOF ATTEST THAT THE LEGAL DESCRIPTION AS DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION.

SURVEYORS CERTIFICATION

A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO... HEREOF ATTEST THAT THE LEGAL DESCRIPTION AS DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION.

DATE

PROFESSIONAL LAND SURVEYOR... COLORADO P.L.S. NO. 38534... FOR AND BEHALF OF CORE CONSULTANTS, INC.

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...

ATTEST:

CHAR... DIRECTOR OF DEVELOPMENT SERVICES... DATE... ATTEST:

TOWN COUNCIL APPROVAL

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

ATTEST:

MAYOR... DATE... ATTEST:

TOWN CLERK

TOWN CLERK... DATE... DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

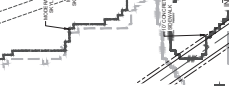
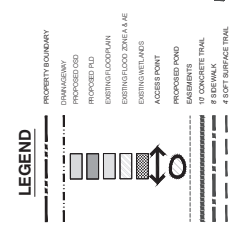
THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT... ON THE... DAY OF... 20... AT RECEPTION NO. ...

DOUGLAS COUNTY CLERK AND RECORDER

BY... DEPUTY... DATE...

CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN
 PORTION OF THE SOUTH PLANNED DEVELOPMENT PLAN OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Canyons Far South Zoning Summary Table and Development Standards

AREAS	Zoning	Acreage	% Coverage
SINGLE-FAMILY	PA(O)SP/PA-JR/L-2	40.0	10.0%
	Planning Areas	32.5	8.1%
OPEN SPACE PRIVATE (OSP)*	OSP-1	1.6	0.4%
	OSP-2	7.1	1.8%
	OSP-3	4.5	1.1%
Total OSP		13.2	3.3%
OPEN SPACE DEDICATED (OSD)	OSD-1	17.0	4.2%
	OSD-2	17.0	4.2%
	OSD-3	17.0	4.2%
	OSD-4	17.0	4.2%
Total OSD		68.0	17.0%
Total OSP & OSD		81.2	20.3%
PUBLIC LAND DEDICATION (PLD)	PL-1	13.8	3.4%
	PL-2	13.8	3.4%
Total PLD		27.6	7.0%
Total PLD, OSP & OSD		108.8	27.3%

* Actual acreage to be determined at Site Development Plan

Lot Size and Sublots	PA-1	PA-2	PA-3	PA-4	PA-5	OSP-1	OSP-2	OSP-3	OSP-4	OSD-1	OSD-2	OSD-3	OSD-4	PL-1	PL-2	
Minimum Lot Size	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
Front	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
Rear	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	
Side	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	
Side to Street	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
Minimum Lot Size	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	
Front	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
Rear	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	
Side	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	
Side to Street	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
Minimum Lot Size	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Front	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
Rear	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	
Side	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	
Side to Street	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
Minimum Lot Size	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
Front	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	
Rear	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	
Side	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
Side to Street	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
Minimum Buffer	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Parking	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage	2-car garage
Maximum Parking	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage	4-car garage
Minimum Building Height	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
Commercial Buildings																
Minimum Lot Size																
Front																
Rear																
Side																
Side to Street																
Planned Homes																
Minimum Lot Size (per Unit)																
Front																
Rear																
Side																
Side to Street																
Minimum Lot Size																
Front																
Rear																
Side																
Side to Street																
Minimum Lot Size																
Front																
Rear																
Side																
Side to Street																

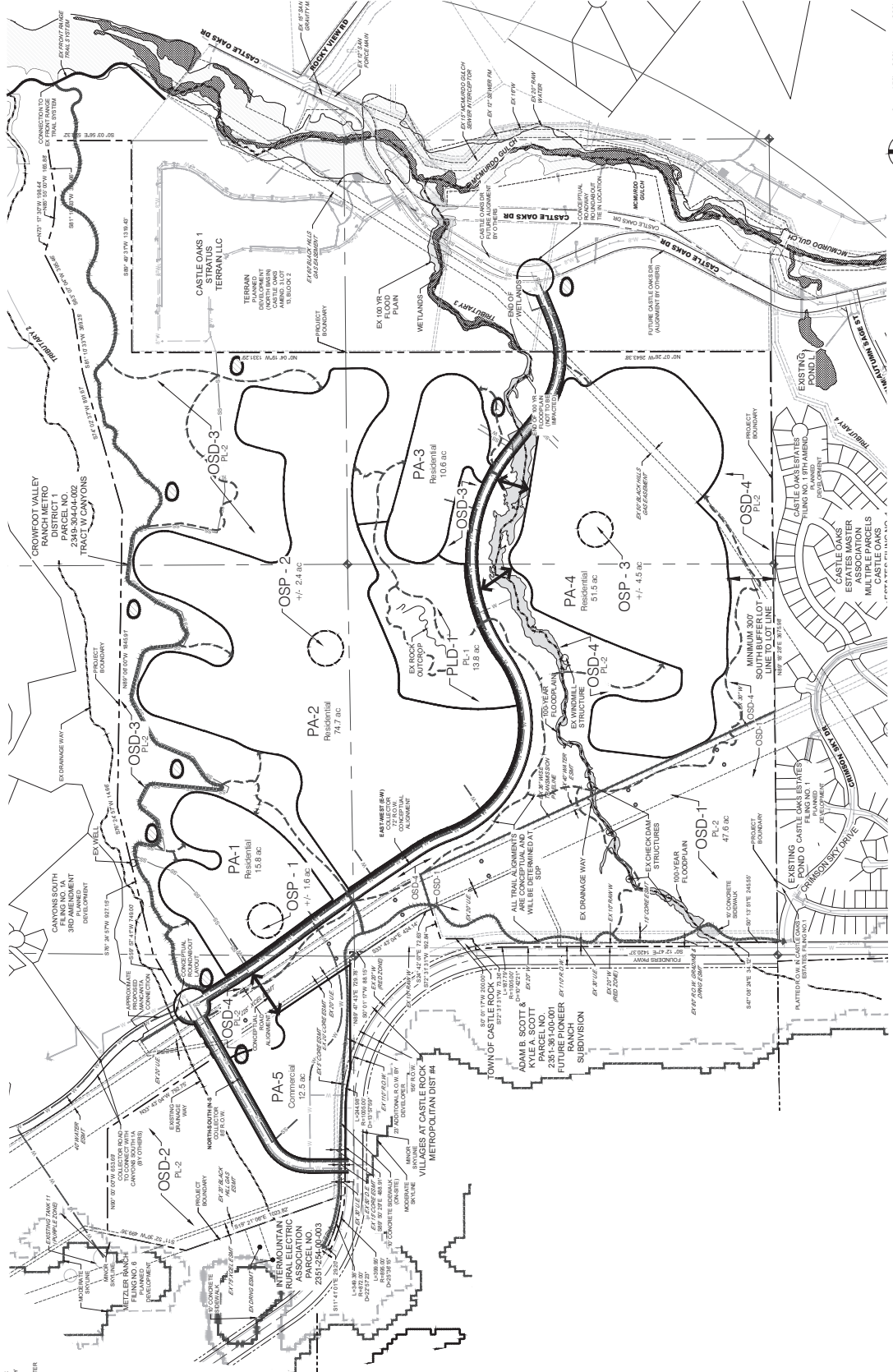
* See Design Guidelines.

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
- PROPOSED ROADWAY
- PROPOSED METADON
- PROPOSED FLOODPLAIN
- PROPOSED SANITARY
- PROPOSED WATER
- PROPOSED WATERWAY

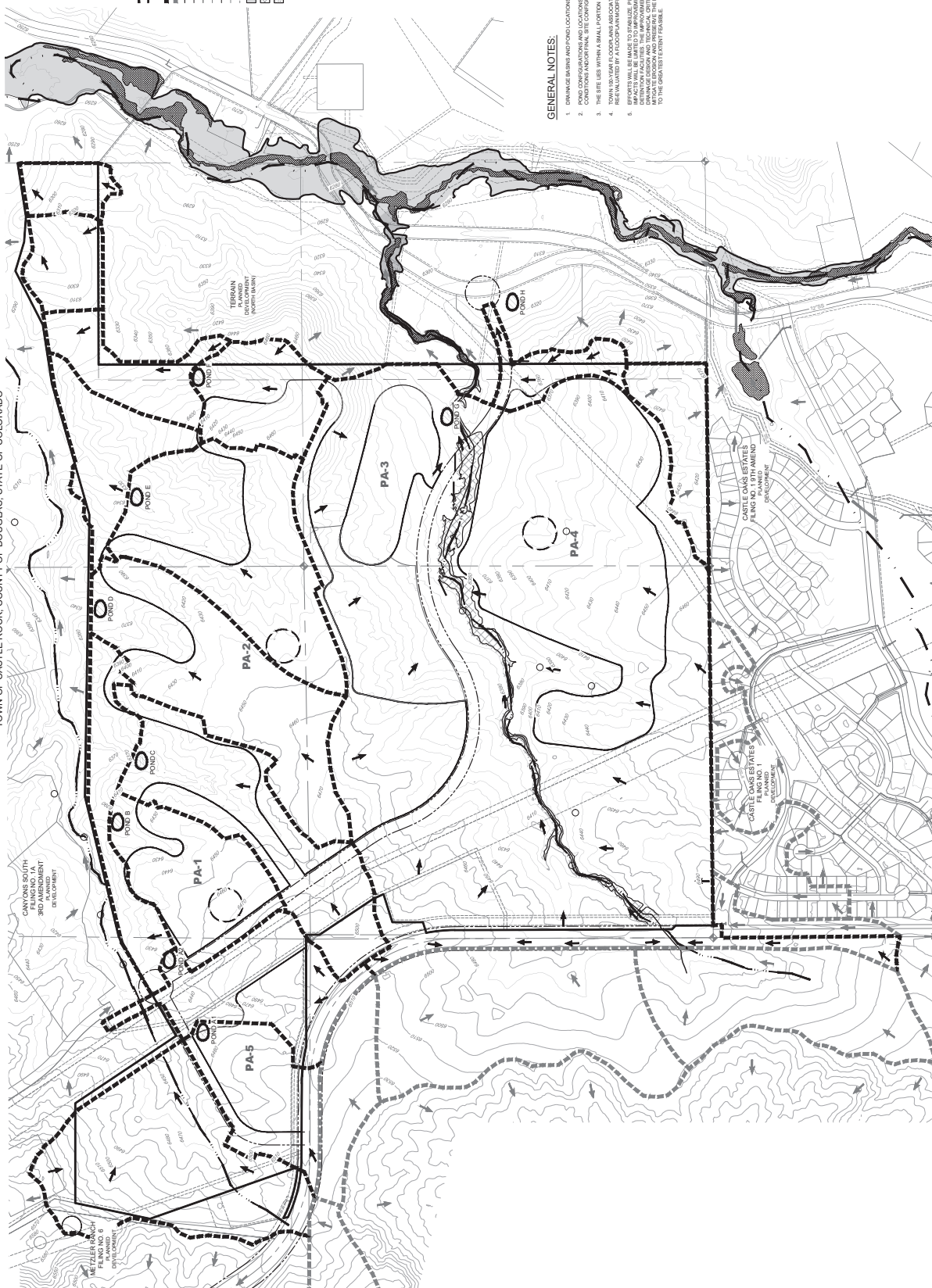
CANYONS FAR SOUTH

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, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LOWE
CORE CONSULTANTS INC.
LIFEVINCORE.COM
3473 S. ROADWAY
DENVER, CO 80210

CORE
DIG STUDIO, INC.
1521 15TH ST
DENVER, CO 80202
DIGSTUDIO.COM

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

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

NOT FOR CONSTRUCTION
DESIGNED BY: C027
DRAWN BY: C027
CHECKED BY: J021
DATE: 02/26/20
SHEET 5 OF 12

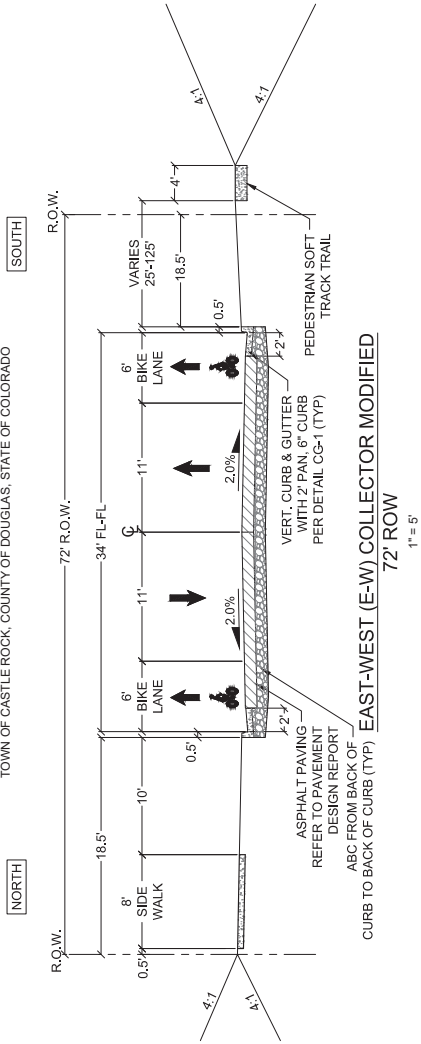
- LEGEND**
- PAVE BOUNDARY
 - DRAINAGE EASEMENT
 - EXISTING DRAINAGE BASIN
 - PROPOSED DRAINAGE BASIN
 - EXISTING DRAINAGE BASIN
 - PROPOSED DRAINAGE BASIN
 - EXISTING MAJOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - SECTION LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING OR FLOODPLAIN/TERRAIN
 - PROPOSED OR FLOODPLAIN/TERRAIN
 - WETLANDS
 - CONCEPTUAL POND LOCATION
 - EXISTING CONCRETE STRUCTURES

- ABBREVIATIONS:**
- DEE DRAINAGE EASEMENT
 - DRIVE
 - FDN FLOODPLAIN
 - FDD FLOODPLAIN DEVELOPMENT
 - FPP FLOODPLAIN PROTECTION
 - PLD PUBLIC LAND DEDICATION
 - RD ROAD
 - SEW SEWER
 - VE VEHICLE EASEMENT
 - WETLANDS

- GENERAL NOTES:**
- DRAINAGE BASINS AND LOCATIONS ARE APPROXIMATE.
 - POND CONFIGURATIONS AND LOCATIONS ARE CONCEPTUAL AND MAY CHANGE DUE TO FIELD CONDITIONS AND/OR SITE CONFIGURATIONS.
 - THIS SITE LIES WITHIN A SMALL PORTION OF ZONE 4 OF THE FEMA 500-100R FLOODPLAIN. RE-EVALUATED BY A LICENSED HYDROLOGIST/ENGINEER.
 - REPORTS WILL BE MADE TO STABILIZE, PROTECT, AND PRESERVE THE MAJOR DRAINAGEWAYS ON-SITE. DRAINAGEWAYS SHALL BE MAINTAINED AND PRESERVED TO THE TOWN OF CASTLE ROCK FROM THE TOWN OF CASTLE ROCK. THE MAP POSITION WILL BE SUBJECT TO THE TOWN OF CASTLE ROCK FROM THE TOWN OF CASTLE ROCK. THE MAP POSITION WILL BE SUBJECT TO THE TOWN OF CASTLE ROCK FROM THE TOWN OF CASTLE ROCK.
 - WHATSOEVER DISCOVERY AND PRESERVATION OF THE NATURAL CHARACTER AND HIS SOILS DRAINAGE WITHIN TO THE GREATEST EXTENT FEASIBLE.

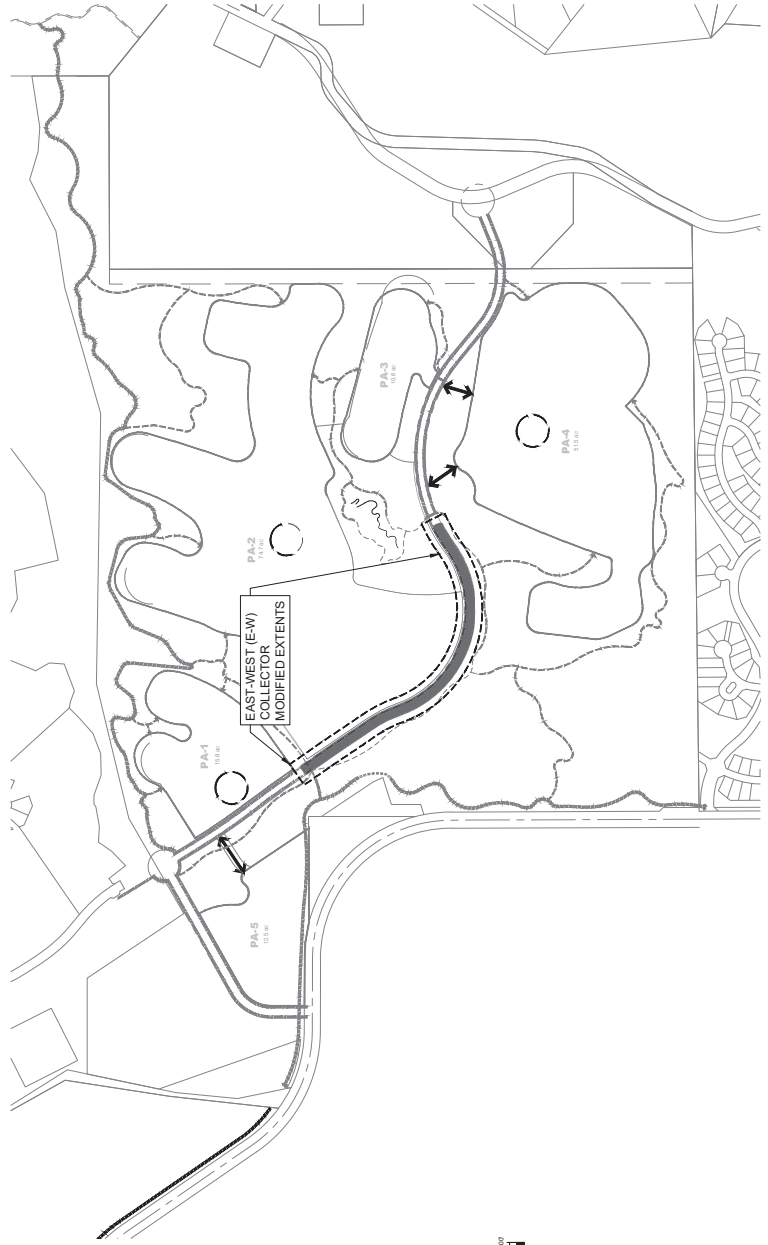
CANYONS SOUTH PLANNED DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31 & SOUTH HALF OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 67 WEST, COUNTY OF DOUGLAS, STATE OF COLORADO
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'

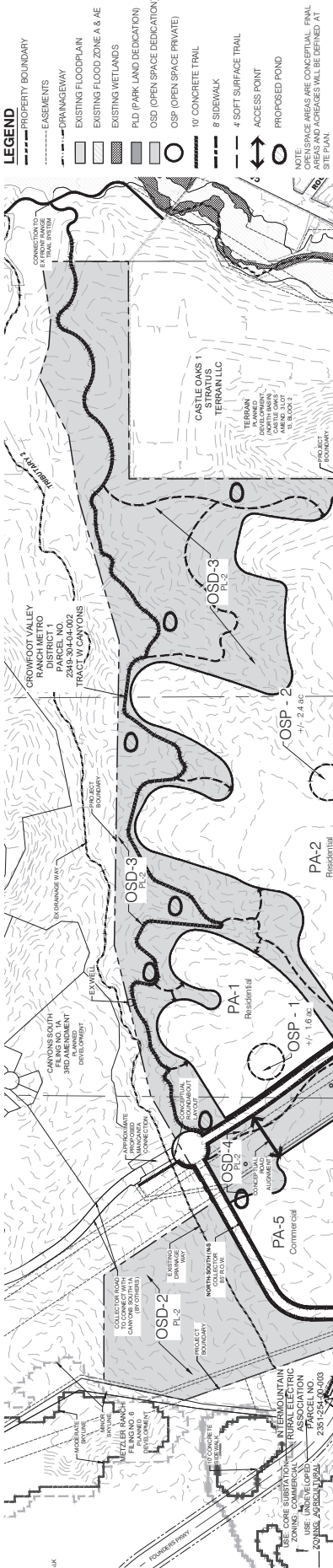


NOTE:

1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD BE USED FOR INFORMATION ONLY. THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR ASSURANCE AS TO THE ACCURACY OF THE INFORMATION AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD BE USED FOR INFORMATION ONLY. THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR ASSURANCE AS TO THE ACCURACY OF THE INFORMATION AND THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND 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



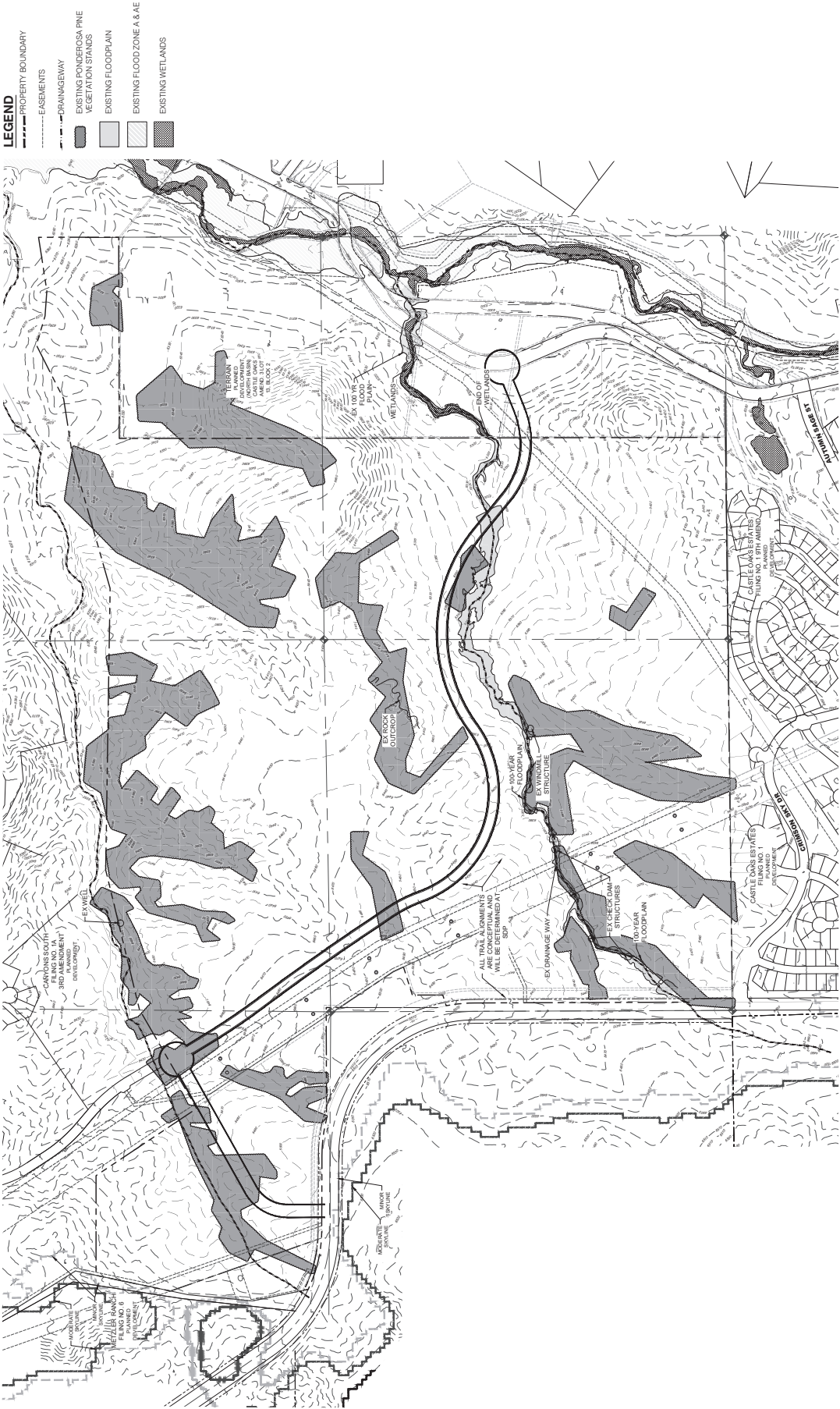
PA5/OSP/PL-1/PL-2 Planning Areas	Acres	Percentage
PA5/OSP/PL-1/PL-2	165.1	40.4%
Open Space Private (OSP)*		
OSP - 1	1.6	(within PA-1)
OSP - 2	2.4	(within PA-2)
OSP - 3	4.5	(within PA-4)
Total OSP	8.5	2.1%
Open Space Dedicated (OSD)		
OSD - 1	47.6	11.6%
OSD - 2, OSD - 3, OSD - 4	170	41.6%
Total OSD	217.6	52.2%
Total OSP & OSD	226.1	55.3%
Public Land Dedication (PLD)		
PLD - 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 6, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CANYONS FAR SOUTH

PLANNED DEVELOPMENT PLAN

PORTIONS OF RANGE 66, 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).

1.2. APPLICATION

A. 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.
B. Purpose of 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.
C. 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.
D. 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. _____.

1.3. 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. Addression
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 this same are amended from time to time, shall apply to and be enforceable in a Planning Area unless specifically stated otherwise. The standards and regulations contained in the PDP Zoning Regulations shall prevail over any 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 not be less than the minimum 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 other documents of permitted uses, 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 measured from the Planning Area boundary depicted on the PDP. (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 of Castle Rock Development Services Director, 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 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.
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.

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. ACCESSORY USES

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. Storage and repair facilities.
- 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., 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. 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

3.6. 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

3.7. Minimum standard lot width:

- At the street: 50 feet
- At a curb-side, knuckle or similarly curved frontage at the street: 35 feet
- Flag lot width at street: 25 feet

3.8. Primary structure minimum setbacks:

Structure	Front	Rear	Side	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	

3.9. Accessory structure maximum height: 25 feet

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

3.10. Garage accessory structure minimum front setback (from local street right-of-way):

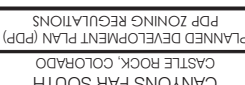
- 20 feet to the face of a garage for front loaded detached garage
- 15 feet to the side of a side loaded detached garage
- Accessory structures other than detached garages are not permitted forward of the front facade of the primary structure including the attached garage

3.11. Accessory structure minimum rear setback: 25 feet

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

3.12. 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.



DESIGNED BY:	DATE:
CHECKED BY:	DATE:
JOB NO.	20-245
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CANYONS FAR SOUTH PLANNED DEVELOPMENT PLAN

PORTIONS OF NORTH HALF OF SECTION 31, & SOUTH HALF OF SECTION 32,
TOWNSHIP 7 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PDP ZONING REGULATIONS (CONTINUED)

SECTION 4 PA5 | 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 into the project, may also be utilized. Open space, streets, landscape tracts and utility easements shall be provided in accordance with the Planning Area Guidelines. All permitted uses and development standards for PA5 are established within the Commercial Planning Area will be defined at the SPD and P&S submital.

4.1. Intert

- A. Retail
- B. Restaurants
- C. Personal Services
- D. Public and private open space, plazas, parks, and recreational uses, trails and incidental related facilities
- E. Utilities and appurtenant facilities
- F. 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/consent

4.3. Prohibited Uses

- A. Automobile service/flush station/wash/rental.
- B. Auto body and vehicle/boat storage, equipment, repair, sales and leasing.
- C. Tattoo Parlors/Establishments
- D. Tobacco Store with Gas Station
- E. Convenience Store with Gas Station
- F. 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. Minimum lot area: 2,000 square feet
- B. Minimum building size: 25,000 square feet
- C. Maximum height (Buildings and Structures): 35 feet for buildings and structures. Signature architectural elements such as a clock tower, window or entry/landscape feature are limited to a maximum height of 45 feet.

4.6. Setbacks

- I. Primary Structure
 - a. ROW
 1. Front: 0 feet
 2. Rear: 10 feet
 3. Side: 0 feet
 - b. Lot Line
 1. Front: 45 feet
 2. Rear: 20 feet
 3. Side: 10 feet
- II. Accessory Structure
 - a. ROW
 1. Front: 0 feet
 2. Rear: 10 feet
 3. Side: 0 feet
 - b. Lot Line
 1. Front: 10 feet
 2. Rear: 10 feet
 3. Side: 10 feet
- III. Encroachment of Patios and Uncovered Decks
 - a. Setback from ROW
 1. Front: 5 feet
 2. Rear: 5 feet
 3. Side: 5 feet
 - b. Into Lot Line setback
 1. Front: 5 feet
 2. Rear: 5 feet
 3. Side: 5 feet
- IV. Encroachment of Canopies & Overhangs
 - a. Into ROW setback
 1. Front: 5 feet
 2. Rear: 5 feet
 3. Side: 5 feet
 - b. Into Lot Line setback
 1. Front: 5 feet
 2. Rear: 5 feet
 3. Side: 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 show and developed areas. 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 land, 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 areas and trails. 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 owned and maintained by an HOA or Metropolitan District. Other land designated as OSP may be used for other purposes as long as the property meets the minimum standards for OSP (see the Development Standards) will be dedicated to a Metropolitan District, homeowners' association, or other entity designated by the owner at such time as adjacent property is platted. Such open space shall thereafter be owned and maintained by the Metropolitan District, homeowners' association, or other entity to which the dedication is made.

7.1. Intert

- A. Swimming Pools and Spas and support facilities
- B. Active Parks and recreational elements including playgrounds and sports courts
- C. Natural/unpaved or paved pedestrian and bicycle trails.
- D. Interpretive and Directional signage
- E. Community entry and other typical community signage
- F. Seating, tables and lockers
- G. Staking, rocks and rockbins including open air shelters
- H. Grading and drainage improvements
- I. Public utility improvements and associated structures
- J. Neighborhood parks and playgrounds
- K. Irrigation, water storage, distribution and well facilities
- L. Lighter, wastewater, utility service facilities, Drainage facilities
- M. Fire hydrants and fire water storage tanks
- N. Windmills and other existing structures on the property
- P. Landscape improvements

7.2. Use and Structures Permitted by Right in OSP

- A. Maximum height: 15 feet (15) feet
- B. Maximum lot area: 1.5 acres (1.5) acres
- C. Minimum of fifteen (15) feet from the property line, twenty-five (25) feet if abutting an arterial street.

SECTION 8 OVERALL PROJECT STANDARDS

These PPP 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 under the laws of the State of Colorado. All proposed projects shall comply with the following standards, including the development standards, building standards, signage standards, and temporary use standards. The standards shall be subject to review 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
 - A. The PPP consists of approximately 409 acres with an approved maximum of 474 single family detached or paired dwellings on the property. The project includes approximately 1.5 miles of frontage along the main entry road, including 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 Mancoska 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
 - A. 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. Fencing 30 inches in height above the street level is permitted in right of way easements.
 - 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 and 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 agricultural wire fence is permitted to define the Property boundary along Castle Oaks Estates 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. Retaining Walls

- A. Landscape design regulations will be provided in future design guidelines/covenants established by the HOA, contractors and/or easements as established with the adjacent neighbors and HOA.
- B. All retaining walls shall be in conformance with Town of Castle Rock, Landscape and Irrigation Performance Standards and specifications as set forth in the Planning Area Guidelines. Retaining walls shall not exceed 8 feet. Any walls over 8 feet in height shall be treated with a minimum 4 ft. planting zone between wall segments to accommodate the structural geogrid, healthy plantings, drainage, and to reduce visual impact. Walls shall not impair traffic visibility.
- C. The design of retaining walls shall be approved by the Planning Area Guidelines. Retaining walls shall not exceed 8 feet in height within the Canyons Far South PDP unless superseded by more restrictive Town of Castle Rock Municipal Code or technical requirements.

8.4. Grading/Drainage

- A. The grading/drainage of an individual lot or open space tract shall not vary from the Final Plat Grading Plan without the approval of the Planning Area Guidelines. Grading and drainage shall be approved by the Planning Area Guidelines. Grading shall be performed and will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

8.5. Existing Vegetation

- A. Retaining walls adjacent to Public Street Right-of-Way are to be constructed, or faced, with natural stone material (or other approved material) and shall be constructed in accordance with the Planning Area Guidelines. Retaining walls shall not exceed 8 feet. Any walls over 8 feet in height shall be treated with a minimum 4 ft. planting zone between wall segments to accommodate the structural geogrid, healthy plantings, drainage, and to reduce visual impact. Walls shall not impair traffic visibility.

8.6. Retaining Walls

- A. Retaining walls are to be constructed, or faced, with natural stone material or Allan Block to be further defined within the Architectural Design Guidelines.
- B. 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. Retaining and Design

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

8.8. OSD-4 BUFFER AND BERM

- A. OSD-4 buffer space within OSD-4 shall serve as a transition from the existing neighborhood to Castle Oaks Estates. The buffer will have the following design considerations:
 - 1. A 4' (four-foot) natural surface trail may be added in this buffer area.
 - 2. 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.
 - 3. The buffer area will measure 300' between the terrain community and residential lot lines in the property, measured in terms of existing height, not to exceed a maximum height of 10'. shall be added east of the Xcel easement and west of the Black Hills Energy easement to add visual interest from the properties to the south. No single beam shall extend longer than 500'.
 - 4. Vegetation shall include low-water use native plantings and trees and will be arranged in a manner to enhance the scenic planting.
 - 5. A 4' (four-foot) natural surface trail may be added in this buffer area.

SECTION 9 TRANSITIONAL USE

After approval of the PPP, incorporated herein by reference, any portion or portions of the property described as the PDP, which has not been subjected to an SPD, may be used for agricultural purposes until approval of an SPD for those areas or areas in question. Agricultural uses, for the purposes of this section shall mean farming or ranching or support areas or areas in question. Agricultural uses, for the purposes of this section shall mean farming or ranching or support areas or areas in question. Agricultural uses, for the purposes of this section shall mean farming or ranching or support areas or areas in question. Agricultural uses, for the purposes of this section shall mean farming or ranching or support areas or areas in question. Agricultural uses, for the purposes of this section shall mean farming or ranching or support areas or areas in question.

Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until an SPD for such area or areas has been approved.

Areas or agricultural activities shall be closed to vehicular traffic and off-road recreation motor vehicle operating agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designs of the Owner.

NOT FOR CONSTRUCTION

DESIGNED BY: CANYONS FAR SOUTH
CHECKED BY: CANYONS FAR SOUTH
DATE: 2024-05
SHEET: 10 of 12

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

Dig Studio
1521 15TH ST.
DENVER, CO 80202
DIG STUDIO, INC.
DSTUDIO.COM

CORE
202.726.4444
305.726.4444
LIFEORCORP.COM

LOWE
472 S. BROADWAY
DENVER, CO 80211

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, COUNTY OF DOUGLAS, STATE OF COLORADO

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.

A. Design Guidelines
The Owner shall prepare written Architectural Design Guidelines at the time of each respective Site Development Plan submission which shall govern the design requirements for each respective Residential Planning Area (PA1, PA 2, PA 3, and PA 4). 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.

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.

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

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

E. Architectural Variety
1. A variety of product types and building forms shall be used throughout the PDP. A diversity of architectural styles is encouraged to differentiate between the planning areas and to bring architectural 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.

F. Design Standards
1. Each dwelling unit front elevation shall include a minimum of 2 windows or 1 window and door per unit.
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 opening unit elevations shall include but are not limited to the following:
a. Window grids are not required on picture windows.
b. Window grids are not required on picture windows.
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 natural 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. Walkout plans only: A covered deck exposed to the public facing direction that is at least 80 square feet in size.
5. Buildings located on corner lots should be designed for the two sides that face the public street with a height of 10 feet or less. The building design should include a minimum of two distinct elevations, including adjacent public rights-of-way or open space to accommodate additional landscaping or architectural elements such as porches, balconies, and pop-outs.

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

H. Exterior Materials
1. All exterior building materials shall be of high quality and shall be used in applications and treated appropriately to provide an over-all harmonious and long-lasting design appearance.
2. When siding or masonry cladding is used, it should be used in a location where its mass is logical and appropriate to the building. The material 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.

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

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

K. Garages
1. 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 until on the same lot.
2. All garage doors must have composite or cedar clad facing, wood grain simulated metal filing equivalent, or equal, as approved by the Canyons Far South ACC.

L. Exterior Colors
1. All exterior color schemes shall be approved by the Canyons Far South ACC.
2. Color schemes should be natural in tones and complement the style of architecture. Accent and trim colors should be complementary to the main color scheme.
3. A minimum of 3 color schemes options shall be offered for each dwelling unit elevation style.

Section 11 - COMMERCIAL DESIGN STANDARDS

Architectural design review of primary and accessory structures within 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 minimize verticality of 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 roofline and building parapet walls shall be utilized to effectively break up massing, provide visual interest, and develop a "neighborhood feel" characteristic.
 4. Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
 5. Building materials and colors shall be selected to create exterior surface distinction and may be used in a location where its mass is logical and appropriate to the building.
 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. Building facades shall be designed to create architectural detailing or a change of materials or color at the ground level may be used to create the base. The elevation plane variations of a building's facade should be emphasized by use of color, arrangement of facade elements, or a change of exterior materials.
 11. Large 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 or building functions. Building design should reinforce structural grid with pilasters and/or colonnades.
 12. Variety of building roof lines and parapet heights incorporating changes or elements should be provided.
 13. Window and door openings shall be placed at different heights, and well-defined panes. Objects in the roofline break up the mass of the roof and are encouraged.
 14. Roof overhangs at pedestrian entries provide protection for shoppers and are encouraged.
 15. Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality. Roofing color and material specifications are to be provided at the site development plan.
 16. A mix of building detailing and accent materials is encouraged to add creativity and variety. Specific materials and colors are to be provided at the site development plan. An example of these accent materials would be natural stone on the ground floor, and a mix of textures and colors, light to medium intensity colors with low reflectivity, on the second floor, to be used as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
 17. Color can be used to impact the scale and form of a building by highlighting various architectural elements.
 18. Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
 19. 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.
 20. Delivery, loading, trash, and other service areas must be screened on two sides or integrated into the building.
 21. 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.
 22. All roof top or pad mounted mechanical units must be screened from general public view and integrated into the overall building design.
 23. 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 awning.
 5. The design of building facades shall be designed to create a sense of place and site characteristics and relate to the surroundings in pattern, function, scale, character and materials.
 6. Trash storage areas, mechanical equipment and similar areas should be screened from the Founders Parkway view corridor.
- D. Amendments to Commercial Design Standards**
Amendments to this Section may be submitted by the Owner, or successor, to the Town and subject to an administrative review and approval. Amendments must meet the intent of the Canyons Far South design vision. The Town's standard level of service review timelines shall apply.



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

NOT FOR CONSTRUCTION	DESIGNED BY:	DATE:
	CHECKED BY:	DATE:
	DATE:	NO.
	20-245	11 of 12
	SHEET	

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.