

1. PURPOSE OF AMENDMENT

THIS SECOND AMENDMENT TO THE CANYONS PLANNED DEVELOPMENT (PD) WILL ALLOW UP TO 1,500 DWELLING UNITS IN PLANNING AREAS 10 AND 12-19, DEDICATES 167.5 ACRES OF PARK LAND DEDICATION IN PLANNING AREA O, DEDICATES 9.86 ACRES OF SCHOOL LAND, AND MAKES MINOR MODIFICATIONS TO ALLOWED USES AND PD DEVELOPMENT STANDARDS.

2. GENERAL PROVISIONS

2.1 MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION PER THE LAND USE TABLE ON SHEET 2. THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, AND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE CITY. NOTWITHSTANDING THE FOREGOING, THE TOTAL NUMBER OF DWELLINGS WITHIN THE CANYONS PLANNED DEVELOPMENT, INCLUDING AMENDMENTS 1 AND 2, SHALL NOT BE MORE THAN 5,000, AND THE TOTAL NON-RESIDENTIAL USES SHALL BE NO MORE THAN 2.1 MILLION SQUARE FEET.

2.2 PREVIOUS PLANNED DEVELOPMENT

EXCEPT AS AMENDED IN THIS SECOND AMENDMENT, ALL TERMS AND CONDITIONS OF THE CANYONS PLANNED DEVELOPMENT, CASE ZR-09-001, AND THE CANYONS PLANNED DEVELOPMENT AMENDMENT NO. 1, CASE ZR18-002, SHALL REMAIN IN FULL FORCE AND EFFECT.

3. STATEMENT OF COMMITMENTS

THE CERTAIN SPECIFIC COMMITMENTS SET FORTH BELOW AND IN THE AMENDED ANNEXATION AND DEVELOPMENT AGREEMENT APPROVED CONCURRENTLY WITH THIS DEVELOPMENT PLAN COLLECTIVELY DEFINE THE EXTENT OF OWNER'S OBLIGATIONS WITH RESPECT TO THE DEVELOPMENT OF THE LAND IN THIS DEVELOPMENT PLAN. ALL REFERENCES TO "OWNER" AS SPECIFIED HEREIN SHALL MEAN THE ENTITY WHICH, AT ANY GIVEN TIME, IS THE PARTY TO THE ANNEXATION AND DEVELOPMENT AGREEMENT, AS SUCCESSOR TO NORTH CANYONS, LLLP'S RIGHTS AND OBLIGATIONS THEREUNDER. COMMITMENTS SET FORTH HEREIN ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER, OTHER APPROPRIATE ENTITIES, INCLUDING SPECIAL DISTRICTS, MAY ASSUME THE RESPONSIBILITY FOR COMMITMENTS.

ALL PUBLIC LAND DEDICATIONS TO THE CITY SHALL BE MADE BY THE RESPECTIVE FINAL PLAT CONTAINING SUCH LAND, UNLESS OTHERWISE AGREED TO BY THE CITY AND OWNER, AND THE CITY AGREES THAT THE APPROPRIATE ENTITY MANAGING FACILITIES ON THE DEDICATED LAND WILL BE REQUIRED TO MAINTAIN THE FACILITIES TO A QUALITY LEVEL CONSISTENT WITH THE QUALITY ENVISIONED FOR THE PROPERTY AS REFLECTED IN CITY AND PROJECT DEVELOPMENT STANDARDS.

ALL CONVEYANCES AND DEDICATIONS WILL OCCUR AT FINAL PLAT APPROVAL TO ALLOW FLEXIBILITY TO REFINE LOCATIONS AS APPROPRIATE AND SHALL BE LOCATED IN AREAS DESIGNATED IN THE DEVELOPMENT PLAN AS OPEN SPACE LIMITED AND OPEN SPACE ACTIVE. SCHOOL DEDICATIONS SHALL BE IN AREAS DESIGNATED FOR THAT USE IN THE DEVELOPMENT PLAN. CO-LOCATION WILL BE CONSIDERED IN ORDER TO SHARE PUBLIC RESOURCES AND MORE EFFICIENTLY UTILIZE LAND BASED ON APPROVAL BY THE CITY.

3.1 DEDICATIONS

3.1.1 PARKS AND OPEN SPACE

THE OWNER SHALL DEDICATE TO THE CITY A MINIMUM OF 167.5 ADDITIONAL ACRES FOR PARK AND OPEN SPACE. FINAL LOCATIONS AND ACREAGES SHALL BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS. REFER TO THE LAND DEDICATION TABLE ON SHEET 2 OF THE CANYONS PLANNED DEVELOPMENT, AMENDMENT NO. 2 FOR CONCEPTUAL LOCATIONS AND ACREAGES.

3.1.2 SCHOOLS

THE OWNER SHALL DEDICATE 9.86 ACRES OF LAND SUITABLE FOR THE DEVELOPMENT OF SCHOOLS AS SET FORTH IN THE DEVELOPMENT AGREEMENT. FINAL LOCATIONS SHALL BE DETERMINED AND PHASED THROUGH THE SUBDIVISION PROCESS. OWNERS MAY PAY CASH IN LIEU OF THE DEDICATION TO FULFILL THE REQUIREMENTS. THE CITY SHALL OWN AND MAINTAIN THE LAND UNTIL CONVEYANCE.

3.1.3 OWNER RESERVED RIGHTS:

IN MAKING THE DEDICATIONS AS PROVIDED ABOVE, THE OWNER SHALL HAVE THE RIGHT TO RESERVE TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, AT THE TIME OF FINAL PLAT, SPECIFIED EASEMENTS TO USE PORTIONS OF THE DEDICATED LANDS FOR WATER FACILITIES, WASTEWATER FACILITIES, UTILITY SERVICES FACILITIES AND DRAINAGE FACILITIES AND INCLUDING ANY OTHER EASEMENTS REQUIRED FOR DEVELOPMENT, IN ACCORDANCE WITH THIS DEVELOPMENT PLAN.

4. LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE CANYONS SUPERBLOCK PLAT NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2015090038 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED WITHIN SECTIONS 1, 12, 13, 24, AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3, THE CANYONS SUPERBLOCK PLAT NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2015090038 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.

THE CANYONS

PLANNED DEVELOPMENT - 2ND MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,500 RESIDENTIAL UNITS IN PA 10, 12-19

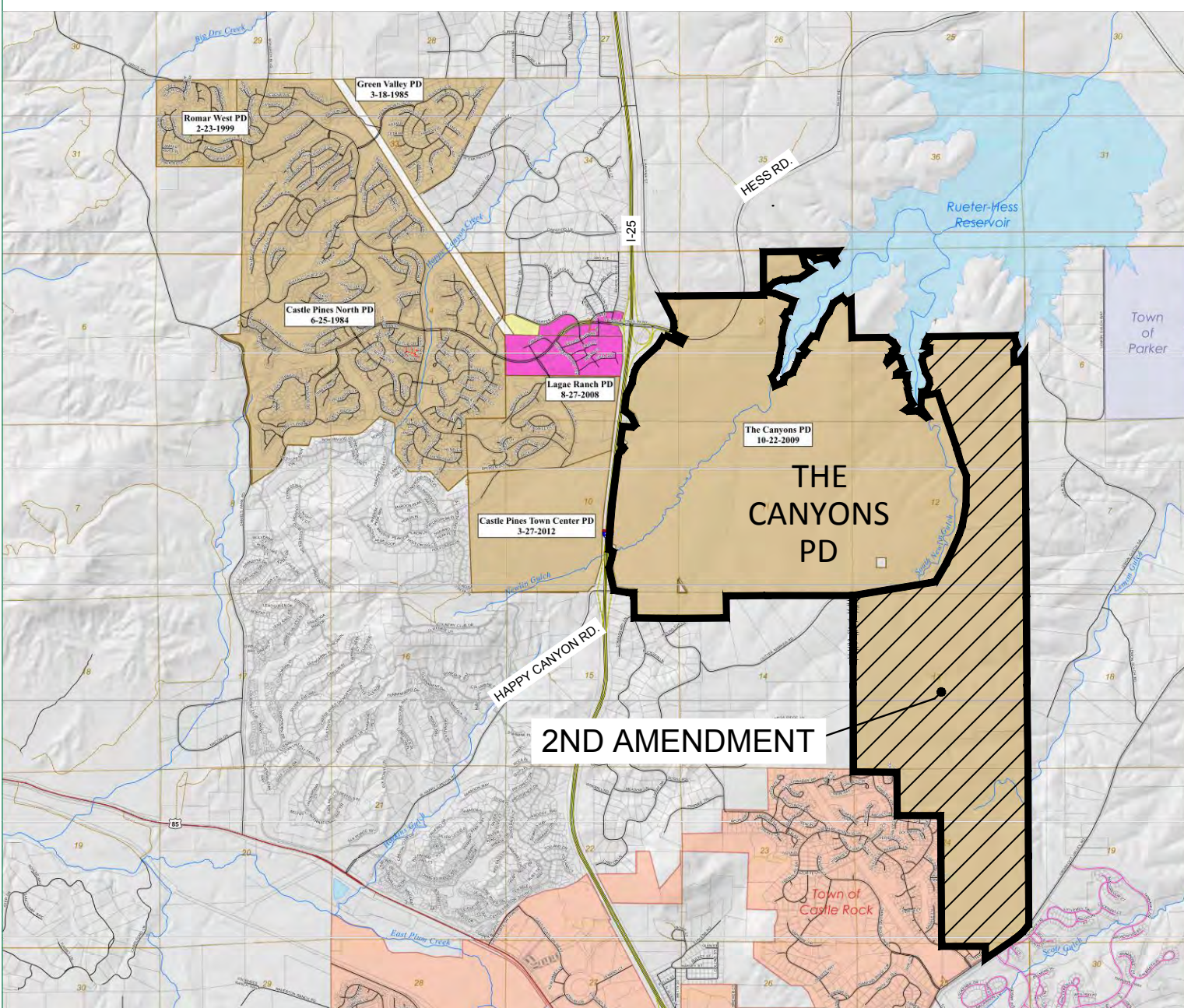
PARCEL 3 THE CANYONS SUPERBLOCK PLAT NO. 1

A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 1, 12, 13, 24 & 25

TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES,

COUNTY OF DOUGLAS, STATE OF COLORADO

1,440.95 ACRES +/- , CASE NO. PDM19-001



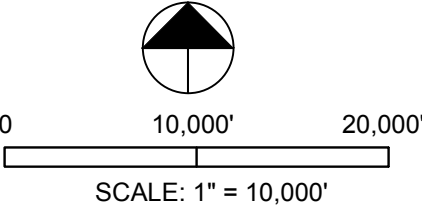
Legend

Zoning Categories

- Agricultural One
- Business
- Estate Residential
- Planned Development (PD)
- PD Boundary

- Town of Castle Rock
- Town of Parker
- Parcels
- Townships
- Sections
- Lakes
- Streams
- Interstate
- US Highway
- Major Road
- Local Road
- Private Road

VICINITY MAP



APPROVAL OF THIS PLANNED DEVELOPMENT CONSTITUTES APPROVAL OF A SITE SPECIFIC DEVELOPMENT PLAN THAT CREATES VESTED PROPERTY RIGHTS THAT EXTEND THE TERM OF THE VESTED PROPERTY RIGHTS FOR A PERIOD OF TIME OF MORE THAN THREE YEARS FROM THE DATE OF APPROVAL, PURSUANT TO ARTICLE 68, TITLE 24, C.R.S., AS AMENDED.

COMMITMENTS MATRIX								
ALL COMMITMENTS TO BE DEDICATED AND CONVEYED BY SEPARATE DOCUMENT AT FINAL PLAT								
DEDICATION	2009 APPROVAL	1ST AMENDMENT (MAY 2019)	2ND AMENDMENT (2019)	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP	ADDITIONAL DEDICATION REQUIRED	TOTAL DEDICATION
PARK LAND	112.5 ACRES	35.9 ACRES	167.5 ACRES	CITY	CITY	CITY	NO	315.9 ACRES
SCHOOL LAND	49.0 ACRES	8.82 ACRES	9.86 ACRES	DCSD, SUCCESSORS, OR ASSIGNS	CITY, DCSD, SUCCESSORS, OR ASSIGNS	CITY, DCSD, SUCCESSORS, OR ASSIGNS	NO	67.68 ACRES
CIVIC/ COMMUNITY LAND	20.0 ACRES	15.0 ACRES	---	CITY	CITY	CITY	NO	35.0 ACRES
TRAILS AND OPEN SPACE	PER DEVELOPMENT PLAN	---	PER DEVELOPMENT PLAN	OWNER, SUCCESSORS, OR ASSIGNS	CITY, HOA, OR SPECIAL DISTRICT	CITY, HOA, OR SPECIAL DISTRICT	NO	---
TRANSIT	4.0 ACRES	---	---	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	NO	4.0 ACRES
FIRE STATION	1.5 ACRES	---	---	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	CITY, SUCCESSORS, OR ASSIGNS	NO	1.5 ACRES

SHEET INDEX

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LAND USE STANDARDS	3
DEVELOPMENT STANDARDS	4

OWNERSHIP CERTIFICATION

FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE COMPANY, DULY LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNED IN FEE SIMPLE BY NORTH CANYONS, LLLP, AT THE TIME OF THIS ZONING APPLICATION.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____ DATE: _____

NAME: _____

STATE OF COLORADO)

COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019

BY _____, AS _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER SIGNATURE

NORTH CANYONS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: ALPERT CANYONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS GENERAL PARTNER

BY: _____

NAME: _____

MANAGER

STATE OF _____)

COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,

2019 BY _____, AS MANAGER OF ALPERT CANYONS, LLC, A COLORADO

LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF NORTH CANYONS, LLLP, A COLORADO LIMITED

LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY CERTIFICATION

THIS SECOND MAJOR AMENDMENT OF THE CANYONS PLANNED DEVELOPMENT AMENDING THE NUMBER OF ALLOWABLE DWELLING UNITS IN PLANNING AREAS 10 AND 12-19 TO 1,500 UNITS MAXIMUM, DEDICATES 167.5 ACRES OF PUBLIC LAND DEDICATION IN PLANNING AREA O, DEDICATES 9.86 ACRES OF SCHOOL LAND, AND MAKES MINOR MODIFICATIONS TO ALLOWED USES AND PD DEVELOPMENT STANDARDS, HAS BEEN APPROVED BY CITY ORDINANCE NO. _____ ON THIS ____ DAY OF _____, 2019.

THIS AMENDMENT NO. 2 AFFECTS ONLY PLANNING AREAS 10, 12-19 AS DESCRIBED IN FILE NO PDM19-001.

MAYOR, CITY OF CASTLE PINES (DATE)

DIRECTOR OF COMMUNITY DEVELOPMENT (DATE)

CLERK AND RECORDER CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS ____ OF _____, 2019 A.D. AT _____ O'CLOCK AM/PM AND WAS RECORDED PER RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

PREPARATION DATE: JULY 17, 2019

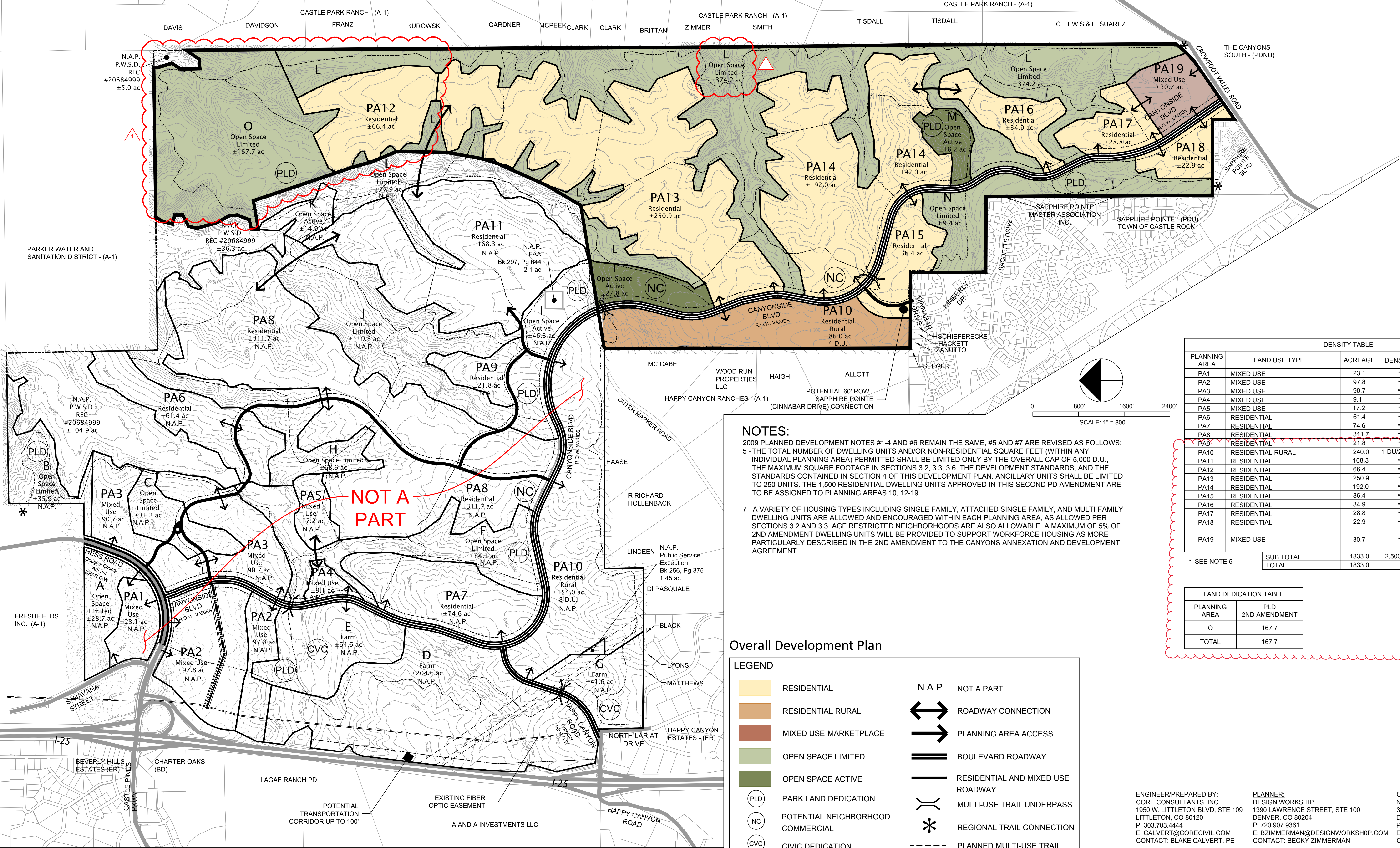
Revision per Canyons Planned Development -2nd Major Amendment

COVER SHEET

SHEET 1 OF 4

THE CANYONS
PLANNED DEVELOPMENT - 2ND MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,500 RESIDENTIAL UNITS IN PA 10, 12-19
PARCEL 3 THE CANYONS SUPERBLOCK PLAT NO. 1
A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 1, 12, 13, 24 & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES,
COUNTY OF DOUGLAS, STATE OF COLORADO
1,440.95 ACRES +/-, CASE NO. PDM19-001



NOTES:
2009 PLANNED DEVELOPMENT NOTES #1-4 AND #6 REMAIN THE SAME, #5 AND #7 ARE REVISED AS FOLLOWS:
5 - THE TOTAL NUMBER OF DWELLING UNITS AND/OR NON-RESIDENTIAL SQUARE FEET (WITHIN ANY INDIVIDUAL PLANNING AREA) PERMITTED SHALL BE LIMITED ONLY BY THE OVERALL CAP OF 5,000 D.U., THE MAXIMUM SQUARE FOOTAGE IN SECTIONS 3.2, 3.3, 3.6, THE DEVELOPMENT STANDARDS, AND THE STANDARDS CONTAINED IN SECTION 4 OF THIS DEVELOPMENT PLAN. ANCILLARY UNITS SHALL BE LIMITED TO 250 UNITS. THE 1,500 RESIDENTIAL DWELLING UNITS APPROVED IN THIS SECOND PD AMENDMENT ARE TO BE ASSIGNED TO PLANNING AREAS 10, 12-19.
7 - A VARIETY OF HOUSING TYPES INCLUDING SINGLE FAMILY, ATTACHED SINGLE FAMILY, AND MULTI-FAMILY DWELLING UNITS ARE ALLOWED AND ENCOURAGED WITHIN EACH PLANNING AREA, AS ALLOWED PER SECTIONS 3.2 AND 3.3. AGE RESTRICTED NEIGHBORHOODS ARE ALSO ALLOWABLE. A MAXIMUM OF 5% OF 2ND AMENDMENT DWELLING UNITS WILL BE PROVIDED TO SUPPORT WORKFORCE HOUSING AS MORE PARTICULARLY DESCRIBED IN THE 2ND AMENDMENT TO THE CANYONS ANNEXATION AND DEVELOPMENT AGREEMENT.

DENSITY TABLE					
PLANNING AREA	LAND USE TYPE	ACREAGE	DENSITY	1ST AMENDMENT	2ND AMENDMENT
PA1	MIXED USE	23.1	*	*	*
PA2	MIXED USE	97.8	*	*	*
PA3	MIXED USE	90.7	*	*	*
PA4	MIXED USE	9.1	*	*	*
PA5	MIXED USE	17.2	*	*	*
PA6	RESIDENTIAL	61.4	*	*	*
PA7	RESIDENTIAL	74.6	*	*	*
PA8	RESIDENTIAL	311.7	*	*	*
PA9	RESIDENTIAL	21.8	*	*	*
PA10	RESIDENTIAL RURAL	240.0	1 DU/20 ac	1 DU/20 ac	1 DU/20 ac=4 DU
PA11	RESIDENTIAL	168.3	*	*	*
PA12	RESIDENTIAL	66.4	*	*	MIN: 150
PA13	RESIDENTIAL	250.9	*	*	MIN: 370
PA14	RESIDENTIAL	192.0	*	*	MIN: 300
PA15	RESIDENTIAL	36.4	*	*	MIN: 60
PA16	RESIDENTIAL	34.9	*	*	MIN: 50
PA17	RESIDENTIAL	28.8	*	*	MIN: 80
PA18	RESIDENTIAL	22.9	*	*	MIN: 90
PA19	MIXED USE	30.7	*	*	MIN: 90 MAX: 90,000 SF COMMERCIAL
* SEE NOTE 5		SUB TOTAL	1833.0	2,500 DU	1,000 DU
		TOTAL	1833.0	5,000 DU	1,500 DU MAX

LAND DEDICATION TABLE	
PLANNING AREA	PLD 2ND AMENDMENT
O	167.7
TOTAL	167.7

Overall Development Plan

LEGEND

RESIDENTIAL

RESIDENTIAL RURAL

MIXED USE-MARKETPLACE

OPEN SPACE LIMITED

OPEN SPACE ACTIVE

PARK LAND DEDICATION

POTENTIAL NEIGHBORHOOD COMMERCIAL

CIVIC DEDICATION

N.A.P. NOT A PART

ROADWAY CONNECTION

PLANNING AREA ACCESS

BOULEVARD ROADWAY

RESIDENTIAL AND MIXED USE ROADWAY

MULTI-USE TRAIL UNDERPASS

REGIONAL TRAIL CONNECTION

PLANNED MULTI-USE TRAIL

ENGINEER/PREPARED BY:
CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD, STE 109
LITTLETON, CO 80120
P: 303.703.4444
E: CALVERT@CORECIVIL.COM
CONTACT: BLAKE CALVERT, PE

PLANNER:
DESIGN WORKSHOP
1390 LAWRENCE STREET, STE 100
DENVER, CO 80204
P: 720.907.9361
E: BZIMMERMAN@DESIGNWORKSHOP.COM
CONTACT: BECKY ZIMMERMAN

OWNER / APPLICANT:
NORTH CANYONS, LLLP
3033 E. 1ST AVE, SUITE 725
DENVER, COLORADO 80206
P: 303.773.3400
E: MHART@ALPERTCORP.COM
CONTACT: MARY HART

THE CANYONS

PLANNED DEVELOPMENT - 2ND MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,500 RESIDENTIAL UNITS IN PA 10, 12-19

PARCEL 3 THE CANYONS SUPERBLOCK PLAT NO. 1

A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 1, 12, 13, 24 & 25

TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES,

COUNTY OF DOUGLAS, STATE OF COLORADO

1,440.95 ACRES +/- , CASE NO. PDM19-001

3. Permitted Uses

3.1 Residential - Rural PA 10 and 12

Residential - Rural is intended to be primarily Residential in character, providing detached single family homes with a minimum density of 1 Dwelling Unit per 20 acres, with a minimum lot size of 20 acres.

3.1.1 Principal Uses

- Residential
 - 1 single family Dwelling Unit per lot (excluding mobile home)
- Community Uses
 - Agricultural
 - Artificial waterways and ponds
 - Equestrian center and equestrian related facilities limited to:
 - Arenas
 - Pasture areas
 - Stables
 - Guardhouses and/or gates at entries, exits, ingress/egress points
 - Minor Utility Facilities
 - Multi-use trails and trailheads
- Geothermal energy systems

3.1.2 Accessory Uses

- The following shall be allowed within the Building Envelope only when a principal use has been established on the lot:
 - Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - Ancillary Unit - 1 per lot
 - Detached garages - private, limited to a maximum size of 1,200 square feet
 - Domestic animals - including only horses, cattle, mules, alpacas, and llamas (1 per 2.5 acres of Fence Envelope to a total combination of 4 per lot)
 - Domestic animals - including only, up to a total of 14 per lot:
 - Chickens (six (6) hens and one (1) rooster)
 - Turkeys (six (6) hens and one (1) tom)
 - Ducks (six (6) hens and one (1) drake)
 - Play structures not exceeding an area of 400 square feet and height of 15 feet
 - Private gardens, water features and fountains
 - Secondary structures (excluding detached garages and play structures) not exceeding the size limitations set forth below, including only one per lot and no more than 3 total per lot of the following:

a) Guest house	(1200 sf)(excluding mobile home)(per 5 acres of lot area)
b) Caretaker residence	(1200 sf)(excluding mobile home)(per 5 acres of lot area)
c) Barn	(1500 sf)
d) Shed	(500 sf)
e) Gazebo	(500 sf)
f) Green house (private)	(800sf) (+200 sf per 5 acres of lot area)
 - Storm shelters (below ground)
 - Swimming pool, tennis court, barbecue pit (one each)

3.1.3 Permitted Uses by Special Review

- The following uses are permitted throughout Residential - Rural, upon approval by the City in accordance with the Zoning Ordinance.
 - Alternative energy solar and wind systems, which are not a part of a primary structure
 - Daycare - large
 - Fire station
 - Open space active uses - see sections 3.6.1 and 3.6.2
 - Utility - major facility and service facility

3.2 Residential PA 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, and 18

Residential is intended to be primarily residential in character, providing detached single family, attached single family, clustered single family, and multi family Dwelling Units.

3.2.1 Principal Uses

- Residential
 - 1 single family Dwelling Unit per lot (excluding mobile home)
 - Multifamily - apartment, condominium
- Community Uses
 - Agriculture
 - Artificial waterways and ponds
 - Community Facilities
 - Equestrian center and equestrian related facilities limited to:
 - Arenas
 - Pasture areas
 - Stables
 - Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - Pro shops
 - Restaurants located within the clubhouse building
 - Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - Guardhouses and/or gates at entries, exits, ingress/egress points
 - Minor Utility Facilities
 - Multi-use trails and trailheads
 - Parks and recreation facilities
- Geothermal energy systems

3.2.2 Accessory Uses

- The following shall be allowed only when a principal use has been established on the lot:
 - Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - Ancillary Unit - 1 per lot
 - Chickens - Up to six (6) hens and one (1) rooster on lots 2 acres and larger
 - Detached garages - private, as follows:
 - Lots 1 acre and larger may have a detached garage up to 1200 square feet
 - Lots less than one acre may have a detached garage up to 800 square feet
 - Gardens, water features and fountains (private)
 - Horses - One horse per 2.5 acres
 - Play structures not exceeding an area of 400 square feet and height of 15 feet
 - Secondary structures (excluding detached garages and play structures) not exceeding the size limitations set forth below. Secondary structures include one each of (no more than 2 total) the following:

a) Shed	(200 sf)
b) Gazebo	(200 sf)
c) Green house (private)	(200 sf)

3. Permitted Uses Cont'd

- Storm shelters (below ground)
- Swimming pool, tennis court, barbecue pit (one each)

3.2.3 Permitted Uses by Special Review

- The following uses are permitted throughout Residential, upon approval by the City in accordance with the Zoning Ordinance.
 - Alternative energy solar and wind systems which are not a part of a primary structure
 - Churches, synagogues, places of worship totaling less than 350 seats
 - Daycare - large
 - Fire station
 - Library
 - Neighborhood commercial center - only when located in Planning Areas 8 and 14, having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants, cafes (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - Open space active uses - see sections 3.6.1 and 3.6.2
 - Schools:
 - High School - only located in Planning Area 13
 - Utility - major facility and service facility

3.3 Mixed Use PA 1, 2, 3, 4, 5, and 19

Mixed Use is intended to allow for a variety of uses, including a range of residential densities and housing types. Up to 2.1 million square feet of non-residential uses are permitted in the Mixed Use areas. Subject to the Development Standards herein and the Supplemental Development Standards as approved by the City.

3.3.1 The Marketplace

The Marketplace will be an urban concentration of development and density, sited adjacent to major regional roadways (I-25 and Hess Road) and a potential RTD transit stop. As a mixed use development, the Marketplace will allow for a variety of uses, positioned and scaled to create a functional, walkable, pedestrian-friendly urban environment. The mix of uses will occur both vertically and horizontally, where uses could be combined in the same building in a stacked configuration, or mixed between adjacent parcels.

Principal uses in the Marketplace are the same as those in the Mixed Use planning areas, except excluding the following: Single-family detached (including mobile homes), Car wash (stand-alone), Equipment rental - small, Mini warehouse or self-storage, Motorized vehicle - sales and rental with more than 20 surface parking spaces, Repair rental service (small), Equestrian, Golf courses, driving ranges and related facilities.

3.3.1 Principal Uses

- Residential
 - Multifamily - apartment, condominium
 - Single family detached or attached residential (excluding mobile home)
- Non-Residential
 - Amusement arcade and center (excluding Sexually Oriented Businesses)
 - Art studio and gallery
 - Auditorium, theater - indoor/outdoor
 - Bank/financial institution
 - Bar/lounge/club/brew pub (excluding Sexually Oriented Businesses)
 - Bed and Breakfast
 - Daycare - small or large
 - Hotel/motel, including conference or convention facilities located within the principal building
 - Laundry, coin-operated and dry cleaner collection station
 - Nursery
 - Office - general, medical, dental, professional, governmental, non-profit, community, sales
 - Parking lot (including structured) - public or private
 - Personal service shops including spa, barber and beauty parlor
 - Personal wireless service facility (including telecommunications, cellular, radio and television antennas)
 - Pharmacy
 - Printing/copy shop
 - Repair or rental service (small)
 - Restaurant, cafe and other places serving food and beverages, including drive-through with indoor/outdoor dining areas and related facilities
 - Retail/service business - indoor/outdoor
 - Senior housing, retirement, nursing, or convalescent home and other extended care facilities
 - Studio, including television and radio broadcasting station with roof mounted antennas and microwave dishes, but excluding free standing antenna towers and microwave dishes
 - Transit terminal/park and ride facility
 - Veterinary clinic/hospital/small animal daycare/short term boarding facility - animals shall be confined in an enclosed building which is part of the principal structure
 - Other uses of similar character and impact as determined by the City
- Community Uses
 - Agriculture
 - Equestrian
 - Artificial waterways and ponds
 - Churches, synagogues, places of worship totaling less than 350 seats
 - Community Facilities
 - Fire station
 - Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD, when located in Planning Areas 4 and 5 only. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - Pro shops
 - Restaurants located within the clubhouse building
 - Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - Higher Education - including college or university and related facilities
 - Hospital
 - Library
 - Minor Utility Facilities
 - Multi-use trails and trailheads
 - Museum/civic institution
 - Outdoor entertainment facilities, including amphitheaters
 - Parks

3. Permitted Uses Cont'd

- Post office
- Recreation facility - indoor/outdoor
- Sheriff/police substation
- Geothermal energy systems

3.3.2 Accessory Uses

- The following shall be allowed only when a principal use has been established on the lot:
 - Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - Ancillary Unit - 1 per lot (Single Family)
 - Detached garages - private, limited to a maximum size of 2 cars per Dwelling Unit
 - Gardens, water features and fountains (private)
 - Parking (including structured) - public or private
 - Play structures not exceeding an area of 400 square feet and height of 15 feet
 - Storm shelters (below ground)
 - Swimming pools, tennis courts, barbecue pits

3.3.3 Permitted Uses by Special Review

- The following uses are permitted throughout Mixed Use, upon approval by the City in accordance with the Zoning Ordinance.
 - Alternative energy solar and wind systems which are not a part of a primary structure
 - Automobile filling station, which may offer repair
 - Car wash
 - Churches, synagogues, places of worship totaling 350 seats or more
 - Equipment rental - small
 - Heliprot
 - Mini warehouse or self-storage - no storage of dangerous/flammable materials, and no sales or services from any unit
 - Motorized vehicle - sales and rental with associated service, limited to automobiles and smaller vehicles
 - Open space active uses - see sections 3.6.1 and 3.6.2
 - School - K-8
 - Utility - major facility and service facility
 - Building heights greater than 120', but not to exceeding 180', in PA2 Marketplace only

3.4 Farm D, E, and G

Farm is intended to be primarily used for agricultural uses, providing limited park and picnic facilities, Drainage Facilities, water and wastewater facilities, trails, and primarily native landscaping.

3.4.1 Principal Uses

- Community Uses
 - Agriculture including community supported agriculture and farm sales
 - Artificial waterways and ponds
 - Equestrian center and equestrian related facilities limited to:
 - Arenas
 - Pasture areas
 - Stables
 - Fish hatchery
 - Gazebo, kiosk, or similar facilities/improvements
 - Minor Utility Facilities
 - Multi-use trails and trailheads
 - Native and ornamental landscaping
 - Nursery
 - Park / playground - only when located in Planning Area E
 - Picnic and barbecue areas
 - Restroom facilities
 - View overlooks
- Geothermal energy systems

3.4.2 Accessory Uses

- The following shall be allowed only when a principal use has been established on the lot:
 - Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - Barn
 - Parking lots
 - Storage structures

3.4.3 Permitted Uses by Special Review

- The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance.
 - Alternative energy solar and wind systems which are not a part of a primary structure
 - Fire station/police/sheriff station
 - School - K-8
 - Utility - major facility and service facility only when located in Planning Areas D or G
 - Other uses of similar character and impact as determined by the City

3.5 Open Space- Limited A, B, C, F, H, J, L, N, and O

Open Space Limited is intended to be primarily maintained in its natural character, providing passive recreational activities, Drainage Facilities, water and wastewater facilities, trails, and primarily native landscaping.

3.5.1 Principal Uses

- Community Uses
 - Artificial waterways and ponds
 - Cemetery
 - Equestrian center and equestrian related facilities limited to:
 - Arenas
 - Pasture areas
 - Stables
 - Gazebo, kiosk, or similar facilities/improvements
 - Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - Pro shops
 - Restaurants located within the clubhouse building
 - Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - Visitors/ nature center and special events, in Planning Area O only.
 - Minor Utility Facilities
 - Multi-use trails and trailheads

3. Permitted Uses Cont'd

- Native and ornamental landscaping
- Picnic and barbecue areas
- Restroom facilities
- View overlooks
- Geothermal energy systems

3.5.2 Accessory Uses

- The following shall be allowed only when a principal use has been established on the lot:
 - Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - Parking lots
 - Storage structures 500 sf maximum

3.5.3 Permitted Uses by Special Review

- The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance.
 - Alternative energy solar and wind systems which are not a part of a primary structure
 - Fire station/police/sheriff station
 - Parks/Playgrounds
 - School - K-8
 - Sports Fields - when located in Planning Area N only
 - Utility - major facility and service facility
 - Other uses of similar character and impact as determined by the City

3.6 Open Space- Active I, K, and M

Open Space Active is intended to provide both passive and active recreational opportunities, organized recreation facilities, Drainage Facilities, Community Facilities, water and wastewater facilities, limited small scale commercial facilities associated or consistent with uses otherwise permitted in these Planning Areas, trails, and native and ornamental landscaping. The maximum permitted non-residential square feet per Planning Area is calculated as follows: 0.02 multiplied by the total Planning Area acreage.

3.6.1 Principal Uses

- Community Uses
 - Agriculture including community supported agriculture and farm sales
 - Amphitheater
 - Art studio and gallery
 - Artificial waterways and ponds
 - Cemetery
 - Children's play equipment
 - Equestrian center and equestrian related facilities limited to:
 - Arenas
 - Stables
 - Pasture areas
 - Gazebo, kiosk, or similar facilities/improvements.
 - Golf courses, driving ranges and related facilities for up to 27 holes of golf within the PD. Golf course clubhouses and clubhouse related facilities include, without limitation:
 - Pro shops
 - Restaurants located within the clubhouse building
 - Separate concession stands and restroom facilities not exceeding 800 square feet in size
 - Minor Utility Facility
 - Multi-use trails and trailheads
 - Museum/civic institution indoor/outdoor
 - Native and ornamental landscaping
 - Park / playground
 - Picnic and barbecue areas
 - Recreation facility indoor/outdoor
 - Restaurants, cafes and other places (excluding fast food) serving food and beverages including indoor/outdoor dining areas and related facilities only when located in Planning Areas I and K
 - Restroom facilities
 - Sport fields - with limited lighting, when located in Planning Area I only
 - View overlooks
- Geothermal energy systems

3.6.2 Accessory Uses

- The following shall be allowed only when a principal use has been established on the lot:
 - Alternative energy systems including wind and solar when part of and clearly consistent with the design of the primary structure
 - Barn
 - Gazebo (500 sf maximum)
 - Green house
 - Open air pavilion
 - Parking lot
 - Caretaker residence (excluding mobile home)
 - Storage structure (500 sf maximum)

3.6.3 Permitted Uses by Special Review

- The following uses are permitted upon approval by the City in accordance with the Zoning Ordinance, as amended.
 - Fire station
 - Neighborhood commercial center - only when located in Planning Area I having a maximum F.A.R. of 1.0 up to 30,000 square feet, consisting of neighborhood restaurants (excluding drive-through) and retail and support services; when in a location having sufficient access and appropriate buffering from adjacent residential uses
 - School - K-8
 - Utility - major facility
 - Other uses of similar character and impact as determined by the City

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PREPARATION DATE: JULY 17, 2019

DEVELOPMENT STANDARDS

Revision per Canyons Planned Development -2nd Major Amendment

SHEET 3 OF 4

THE CANYONS

PLANNED DEVELOPMENT - 2ND MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,500 RESIDENTIAL UNITS IN PA 10, 12-19

PARCEL 3 THE CANYONS SUPERBLOCK PLAT NO. 1

A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 1, 12, 13, 24 & 25

TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES,

COUNTY OF DOUGLAS, STATE OF COLORADO

1,440.95 ACRES +/- , CASE NO. PDM19-001

4. Development Standards

4.1 Planning Concept / Vision

Providing a break from the status quo, the Canyons will offer a more thoughtful, more health-conscious, more earth-conscious, more enjoyable way of life. The Canyons will provide large open spaces, include a multi-use network of trails, and provide a community with places for homes, shops, restaurants, workplaces, cultural facilities, and gathering places.

The Canyons is named for the property's deep natural ravines and rolling terrain, the most distinctive and outstanding characteristics of the site. The Canyons Development Plan respects the natural landscape and wildlife habitats and celebrates the rugged topography and mature vegetation on the site.

Creating a community based on integrated sustainability principals is fundamental to the Canyons. Development at the Canyons will be encouraged to conserve natural resources such as water and fossil fuels, utilize renewable energy sources such as wind, solar, and geothermal, and reduce overall energy consumption. The goals of the Canyons are to minimize the community's impact on the earth and its natural resources, to promote personal health and well-being, to ensure the core economic vitality of the community and to create a place of lasting relevance and enduring value.

- Transportation - provide a system that reduces greenhouse gas emissions as compared to a traditional community and fosters access and connectivity between destination points;
- Ecology - establish healthy ecosystems and an appealing open space system for recreational use;
- Water - reduce potable water use as compared to a traditional community; and
- Energy - reduce energy use as compared to a traditional community.

4.2 Roadways

The following subsections replace sections from the Douglas County Roadway Design and Construction Standards (DCRDCS), 1994 as adopted and amended by the City.

4.2.1 Vision

Circulation and streetscape design is perhaps the most critical factor for building a livable and healthy community. The roadway standards provided herein are intended to provide the Property the flexibility to design, construct, and maintain a livable, sensitive roadway network that promotes effective pedestrian, bicycling, and other non-motorized uses along with regional mobility and local access.

Walkable, bike-friendly neighborhoods and multi-use trails will be integrated and highly connected with parks, open space, community amenities and neighborhood commercial centers to eliminate many of the non-essential motorized trips.

The Canyons shall utilize pedestrian friendly, green streets throughout the community. Street designs will incorporate traffic calming features, tree canopies, swales, drought tolerant landscaping, and less impervious surface to reduce runoff and water quality impacts.

Canyons Roadway Principles:

- Roadway classifications and designs shall be context sensitive by incorporating the project vision and priorities, local objectives, and adjacent land uses or activities.
- Roadway design standards should permit flexibility in community design. They should allow street alignments to follow natural contours and preserve natural features when possible.
- Street planning should relate to overall community planning, placing a high priority on pedestrian and bicycle uses.
- Street networks in residential areas should be planned to reduce traffic volumes, congestion, and hazards to non-motorized users.
- Streets are an important component of overall residential community design. Properly designed and scaled streets can create more attractive communities and can contribute to a clearly defined sense of space.
- The over design of streets shall be avoided. Excessive widths encourage greater vehicle speeds and threaten pedestrian and cyclist safety.
- Wherever possible, street pavement should be minimized to reduce storm water runoff.
- Where appropriate, conveyance of storm water runoff in landscaped roadway swales within rights-of-way or easements.
- Permit longer cul-de-sac lengths to lessen the need for excessive roadways and impervious area.

4.2.2 Road Hierarchy

Each street type includes flexible design standards that will enable roadway designs to change with the development patterns and landscape of the Property and create a network of streets that can respond the Canyons Roadway Principles.

The Canyons street classifications are defined follows:

- Boulevard** - Boulevard streets permit efficient and relatively unimpeded traffic movements throughout the community at medium speeds, connecting neighborhoods, parks, mixed-use, and schools, as well as communities with one another. They provide access from neighborhoods to commercial areas and to other major destinations. Boulevard streets shall provide a safe and welcoming environment for motorized and non-motorized uses. Commuter bike lanes will be provided in addition to detached multi-use trails, primarily for pedestrians and casual cyclists. Where possible, the multi-use trail shall have significant buffering from the roadway travel lanes. Traffic calming will be limited primarily to wide landscaped medians, possible roundabouts and intersection treatments.
- Collector** - Collector streets collect and distribute traffic between Boulevard and Residential streets serving as main connectors within communities, linking one neighborhood to another. Traffic carried by collector streets should have slow speeds and an origin and destination within the community. Collector streets shall provide a welcoming environment for motorized and non-motorized uses. Shared or dedicated bike lanes will be provided in addition to detached multi-use trails primarily for pedestrians and casual cyclists. Along parks, civic, and other community uses, on-street parking will be permitted with City approval. Traffic calming measures are encouraged.
- Residential Streets** - Residential streets represent the majority of the roadways within the Property and will provide access primarily to single-family residential neighborhoods. Residential Streets shall have slow speeds, low motor vehicle traffic, and provide a comfortable environment for non-motorized users. On-street parking will be permitted. Where practical, Type S Residential Streets are highly encouraged to provide infiltration, water quality, and attractive landscape buffers. Traffic calming measures are encouraged.

4. Development Standards Cont'd

4.2 Roadways Cont'd

- Mixed Use Main Street** - Mixed Use Main Street provides primary access and frontage for higher density residential, shops, restaurants, office, civic, light rail, etc. located in the Canyons Mixed Use areas. Mixed Use Main Streets shall have diagonal or parallel parking outside of the main travel lanes. Slow speeds, wide sidewalks, and attractive landscaping are required. Bike lanes and textured concrete (when appropriate at pedestrian crossings) are encouraged. Medians will be limited, however to promote safe pedestrian movement and calm traffic, bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.
 - Mixed Use Avenue** - Mixed Use Avenues provide secondary access and frontage for higher density residential, shops, restaurants, office, civic, light rail, etc. located in the Canyons Mixed Use areas. Mixed Use Avenues shall have parallel or diagonal parking outside of the main travel lanes. Slow speeds, sidewalks and attractive landscaping are required, and bike lanes are encouraged. Medians and other traffic calming features are encouraged to promote safe pedestrian movement. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.
 - Mixed Use Lane** - Mixed Use Lanes provide access to primarily medium density residential areas located in the Canyons Mixed Use areas. Slow speeds, shorter block lengths, wide sidewalks and attractive landscaping are required, and bike lanes are encouraged. Lanes may have parallel parking outside of the main travel lanes. Bulb-outs and curb extensions shall be provided at intersections and mid-block crossings.
- ##### 4.2.3 Roadway Design and Technical Criteria
- See Table 4.2 Roadway Design and Technical Criteria
 - Permitted Roadway sections, see sheet 6 of 8.
 - For Collector and Boulevard roadway sections, curb trench drains are not required.
- ##### 4.2.4 Sidewalks, Curb and Gutter, and Driveways
- Sidewalks and multi use trails located along roadways adjacent to Mixed Use and Residential land uses must be constructed on both sides of said roadways, unless adjacent to open space.
 - Sidewalks and multi use trails located along roadways adjacent to Open Space Active, Open Space Limited, and Residential Rural land uses may be constructed on one side of said roadways.
 - All sidewalks and multi use trails located along residential roadways shall have a minimum width of 5'.
 - All sidewalks and multi use trails located along boulevards, collectors, and mixed use roadways shall have a minimum width of 8'.
 - Streets without standard curbs,ribbon/edger curbs, or valley pan must provide a minimum 4' shoulder.
 - Curb, gutter sidewalk, and driveway standards are per the DCRDCS and Douglas County Storm Drainage Design and Technical Criteria Manual (DCSDDTCM).

4.2.5 Drainage

- The minor and major storm drainage systems shall be designed in accordance with the DCSDDTCM, 2008 as adopted and amended by the City.
- Except at intersections, where superelevation is required or roadside swale conditions, roadways shall be level from top of curb to top of curb (or flowline to flowline) and shall have a 2% crown. At or within the "L" distance shown in Figure 4.4 of the DCRDCS, the maximum elevation difference between flowlines is that dictated by the allowable intersection grade (See Figure 4.4 of the DCRDCS) and the actual distance between flowlines.
 - Slotted curbs shall be allowed in lieu of standard inlets in roadways with swales, where practical.
 - In conditions where a roadside swale is located along one side of the roadway, the crown may be removed to allow for a continuous 2% cross slope from flowline-flowline. Storm water from concentrated points of discharge shall not be allowed to flow over sidewalks, but shall drain to the roadway by use of chase sections. Sidewalk chase sections shall not be located within the curb cut or driveway. Hydraulic design shall be in accordance with the DCSDDTCM. Sidewalk chases will only be allowed in special situations, on a case-by-case basis, as determined by the design engineer. Sidewalk chases, when permitted, are to be used to allow surface drainage to enter into the street gutter or roadside swale, rather than being used to avoid the use of a standard inlet. Sidewalk chase sections are to be constructed in accordance with the Douglas County Standard Details found in Appendix A of the DCRDCS.

4.2.6 Intersections

- See Table 4.2 Roadway Design and Technical Criteria
- Only collectors, entry streets, mixed use main streets, and mixed use avenues may intersect with boulevard or arterial streets.
- The grade of the through street shall take precedence at intersections. At intersections of roadways with the same classification, the more important roadway, as determined by the design engineer, shall have this precedence. The design should warp side streets to match through streets with as short a transition as possible.
- All sight distances shall be maintained per the DCRDCS.
- Curb Returns - Final curb return radii should be based upon the appropriate design context of the intersection and the primary design vehicles as determined by the design engineer. If large trucks (excluding buses and garbage trucks) are anticipated at an intersection with significant frequency, a larger radius may be used appropriate to the expected vehicle type. Radii larger than 35' require raised corner islands to provide pedestrian refuge points. At intersections with bike and/or parking lanes and no curb extensions, an effective return radius shall be calculated by the design engineer to permit a reduced curb return radius at flowline.
- Curb Return Profiles - Curb return profiles are required on all curb returns located within public right-of-way. Curb return design shall be set in accordance with the following design procedure. General standards for flowline control and profiles within the curb returns shall be as follows.
 - Design the flowline of the curb return such that the maximum slope of the flowline does not exceed 10%. Grade breaks at the PCR's will not exceed 2% for local and collector streets and 1% for arterials. Maximum vertical curves will equal the arc length of the curb return. The elevation of the high or low point within the return, if applicable, is to be called out in the profile. Warp of the side streets shall match across the street within the "L" distance shown on figure 4.4 of the DCRDCS.
 - Scale for the curb return profile is 1" = 50' horizontally and 1" = 5' vertically.

4.2.7 Median Islands

- Permanent structures (planters, beds, rocks, etc.) may be placed within 1.5' of the traveled lane, when sight distances are maintained. However, trees shall be placed at least 3' from of the nearest traveled lane.
- On collector and mixed use streets, a minimum roadway surface flowline-flowline dimension of 16' may be permitted on both sides of median islands, including a 11' travel lane and a 5' bike lane. On residential streets, a minimum roadway surface flowline-flowline dimension of 12' may be permitted on both sides of median islands. Roadway widths greater than 16' shall only be permitted when in accordance with applicable traffic study recommendations.
- A minimum of 20' horizontal clear distance and 13.5' vertical clearance shall be maintained on both sides of median islands.
- Medians with curb and gutter shall have a 1' splash apron of concrete, stone, or similar material.

4. Development Standards Cont'd

Table 4.2 Roadway Design and Technical Criteria

	Boulevard (B)	Collector	Residential Street Type "A"	Residential Street Type "N"	Residential Street Type "R"	Residential Street Type "S"	Mixed Use Avenue	Mixed Use Main Street	Mixed Use Lane
Planning Area Use	-	All	PA 8-18	PA 2-18	PA 5-18	PA 5-18	PA 1, 2, 3, 4, 5, 19	PA 1, 2, 3, 4, 5, 19	PA 1, 2, 3, 4, 5, 19
Design Speed (MPH)	40	30	25	25	25	25	25	25	25
Posted Speed (MPH)	35-40	25-30	20 - 25	20 - 25	20 - 25	20 - 25	25	25	25
Traffic Volumes	>12,000 vpd	>3,500 vpd	<3,500 vpd	<500 vpd	<1,500 vpd	<3,500 vpd	>12,000 vpd	>12,000 vpd	<3,500 vpd
Right-Of-Way	120' MIN. (9)	80' MIN. (9)	52'	46'	60'	62' (9)	44' (9)	52'	
Moving Lanes	4 (9)	2 (9)	-	-	-	-	2 (9)	2 (9)	-
Street Width	29' FL TO FL x 2	32' FL TO FL	28' FL TO FL	22' FL TO FL	24' FL TO FL	28' FL TO FL	30' FL TO FL 62' w / Parking	30' FL TO FL 44' w / Parking	22' FL TO FL
Lane Width-Minimum	11'	11'	-	-	-	-	10'	10'	-
Shoulder Width (w/ roadside swales)	6'	4'	-	-	4'	2'	-	-	-
On Street Parking	None	Parallel w / add'l w/City Approval	Parallel Both Sides	Parallel Both Sides	None or Add'l 6' Lanes/shoulder	Parallel Both Sides	Parallel or Diagonal Both Sides	Parallel Both Sides	Parallel Both Sides
Driveways Permitted - Single Family	No	No	Yes	Yes	Yes	Yes, w / trench drain	w/City Approval	No	Yes
Cross Slope (NA @ Intersections)	Std Crow n	Std. Crow n	Std. Crow n	Straight or Crow n	Std. Crow n	Straight or Crow n	Std. Crow n	Std. Crow n	Straight or Crow n
Slope to FL or Swale	2%	2%	2%	2%	2%	2%	2%	2%	2%
Curb and Gutter Type	6" Vertical or 6" Edger/Ribbon	6" Vert. 5" Mountable, or Edger/Ribbon	5" Mountable	5" Mountable or 6" Vertical	6" Mountable or Edger/Ribbon	5" Mountable w / cuts	6" Vertical	6" Vertical	6" Vertical
Roadside Swales Permitted	Urban or Ditch	Urban or Ditch	-	-	Urban	-	Urban Planters	Urban Planters	Urban Planters
Bike Lane Width	6'	5'-6'	Shared	Shared	Shared	Shared	5'	5'	Shared
Sidewalk/Multi Use Trail- Minimum	5'	8'	Attached or Detached (12)	Attached or Detached (12)	Attached or Detached (12)	Attached or Detached (12)	Attached or Detached	Attached or Detached	Attached or Detached
Medians/Islands	Yes	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional
Width FL-FL	20' - 90'	4'-30'	6'-16'	6'-16'	6'-16'	6'-16'	8'-12'	-	8'-12'
FL-FL Width per Roadway Side-Maximum	Per section	16'	16'	16'	16'	16'	16'	-	16'
Min. Clear Width per Roadway Side	-	20'	20'	20'	20'	20'	20'	-	20'
Bulb Outs Permitted	Yes, @ ped crossings	Yes, @ ped crossings	Yes	Yes	No	Yes	Yes	Yes	Yes
Locations (I-Intersections, M-Midblock)	I & M	I & M	I & M	I & M	-	I & M	I & M	I & M	I & M
Intersection Spacing - Minimum									
Collector, Entry Street, Mixed Use	(10)	CL TO CL 160'							
Local Street	-	CL TO CL 200'	CL TO CL 150'	CL TO CL 150'	CL TO CL 150'	CL TO CL 150'	(10)	(10)	(10)
Block Length- Maximum	-	-	1200'	600'	-	1200'	600'	600'	600'
Side Slopes Maximum									
Cut - Soil	3:1 (4)	3:1 (4)	3:1 (4)	3:1 (4)	3:1 (4)	3:1 (4)	3:1	3:1	3:1
Fill - Soil	3:1	3:1	3:1	3:1	3:1	3:1	4:1	4:1	4:1
Horizontal Alignment									
Min. Curve Radius	470'	175'	125'	125'	125'	125'	125'	125'	125'
Max. Degree of Curve (Degrees)	9.6	14.3	52.1	52.1	52.1	52.1	32.7	32.7	32.7
Vertical Alignment									
Min. Vert Curve Len. (ft)	50'	50'	50' (6)	50' (6)	20'	20'	20'	20'	20'
Max. Grade at CL	6%	7% (3)	8% (3)	8% (3)	8% (3)	6%	6%	6%	6%
Min. Grade at Flowline	2%	1%	1%	1%	1%	1%	1%	1%	1%
Min. Curb Return Grade at Flowline	1%	1%	1%	1%	1%	1%	1%	1%	1%
K Value Crest Minimum	55	25	20	20	10	20	20	20	20
K Value Sag Minimum	55	30	20	20	20	20	20	20	20
Max. Grade Break	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Min. Tangent Length Between Horizontal Curves	100'	50'	10'	10'	10'	10'	10'	10'	10'
Between Vertical Curves	100'	50'	-	-	-	-	-	-	-
Approach Centerline									
Grade to Intersection (1)									
w/ Arterial/Boulevard	200' @ 3%	200' @ 3%	-	-	-	-	200' @ 3%	200' @ 3%	200' @ 3%
w/ Collector/Avenue/Main Street	-	200' @ 3%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%
w/ Residential/Mixed Use Lane	-	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%	100' @ 4%
Cul-de-Sacs									
Min. FL Radius	-	-	38' (7)	38' (7)	38' (7)	38' (7)	-	-	38' MIN. (7)
Min. FL Grade	-	-	1%	1%	1%	1%	-	-	1%
Max. Grade at CL	-	-	5%	5%	5%	5%	-	-	4%
Max. Number of Dwelling Units	-	-	25	25	25	25	-	-	25
Max. Length (2)	-	-	600'	300'	1200'	600'	-	-	300'
Max. FL-FL Width with Median	-	-	24'	24'	20'	20'	-	-	24'
Min. Median FL Radius	-	-	25'	25'	20'	25'	-	-	25'
Curb Return Radius (at flowline) - (11)									
w/ Arterial/Boulevard	25'-35'	22-30'	-	-	-	-	22-25'	22-25'	-
w/ Collector/Avenue/Main Street	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'	22-25'
w/ Residential/Mixed Use Lane	-	22-25'	17-20'	17-20'	17-20'	17-20'	17-20'	17-20'	17-20'

(1) Measured from flow line of through road.

(2) Measured from flow line of through street to back of cul-de-sac.

(3) When terrain dictates, up to 10% Maximum for up to 500' along CL

(4) In rock conditions, 1:1 Max w/lt Geotechnical Engineer's recommendation and city approval

(5) Urban sw ales and concrete edgers (ribbon curb) permitted in lieu of standard curb section.

(6) 20' minimum at intersections.

(7) A Flow line Radius > 40' requires a landscaped median island is optional.

(8) Criteria does not apply to Hess Road. Douglas County will determine Design Criteria.

(9) Per Traffic Impact Study and/or drainage requirements

(10) Intersection spacing per Traffic Impact Study

(11) Permitted ranges. Final radii values as determined by design engineer, calculated effective curb return radius and appropriate turn analysis.

(12) Sidew alks adjacent to Open Space may be attached.

Intersection Control/Traffic Calming Measures	Boulevard	Collector	Residential "A"	Type	Residential "N"	Type	Residential "R"	Type	Residential "S"	Type	Mixed Use Avenue	Mixed Use Main Street	Mixed Use Lane
Roundabouts	Yes	Yes	Yes		Yes		Yes		Yes		Yes	Yes	Yes
Traffic Circles	No	No	Yes		Yes		Yes		Yes		No	No	No
Raised Crosswalks	No	Yes	Yes		Yes		Yes		Yes		Yes	Yes	Yes
Curb Extensions	Yes	Yes	Yes		Yes		Yes		No		Yes	Yes	Yes
Parking Bays	No	Yes	No		Yes		Yes		No		Yes	Yes	Yes
Raised Medians (Islands)	Yes	Yes	Yes		Yes		Yes		Yes		Yes	Yes	Yes
Textured Pavement	Yes	Yes	Yes		Yes		Yes		Yes		Yes	Yes	Yes
Enhanced Landscaping	Yes	Yes	Yes		Yes		Yes		Yes		Yes	Yes	Yes
Mid block neckdowns	No	Yes	Yes		Yes		Yes		Yes		Yes	Yes	Yes

4.2.8 Number of Dwelling Units with Single Access

Roadways which provide access to residential subdivisions with greater than 70 dwelling units, and commercial complexes exceeding 200 occupants shall be served by at least 2 separate access points.

4.2.9 Entry Streets

"Entry Streets" are generally short (160' minimum, one block or first intersection max.) streets with no driveway access, that are designed to allow a reduction in the separation between an Boulevard street and the first local street intersection, or to allow more than 70 dwelling-units with a single access. Entry streets shall be designed to collector standards and posted 25 MPH. All "Entry Streets" shall have a minimum 52' flowline-flowline dimension, consisting of a 20' median (minimum) and 16' flowline-flowline roadway dimension on both sides. Additional roadway lanes for turning movements may be added per applicable traffic study recommendations. Entry streets shall be posted "No Parking" and a minimum 20' horizontal clear distance and 13.5' vertical clearance shall be maintained. An "Entry Street" is considered a lower classification street than a collector, but greater than a residential street, therefore, for example, "Entry Street" criteria for separation between intersections along a collector cannot be used to place a collector street within 160' of another intersection.

4.2.10 Maintenance

The City will maintain the public roadways located within the Property. These roads include Boulevards, Collectors, Residential Streets, and Mixed Use Streets. Maintenance for private roadways which do not conform to DCRDCS standards or the standards herein shall be maintained by an home owners association or special district.

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DEVELOPMENT STANDARDS

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