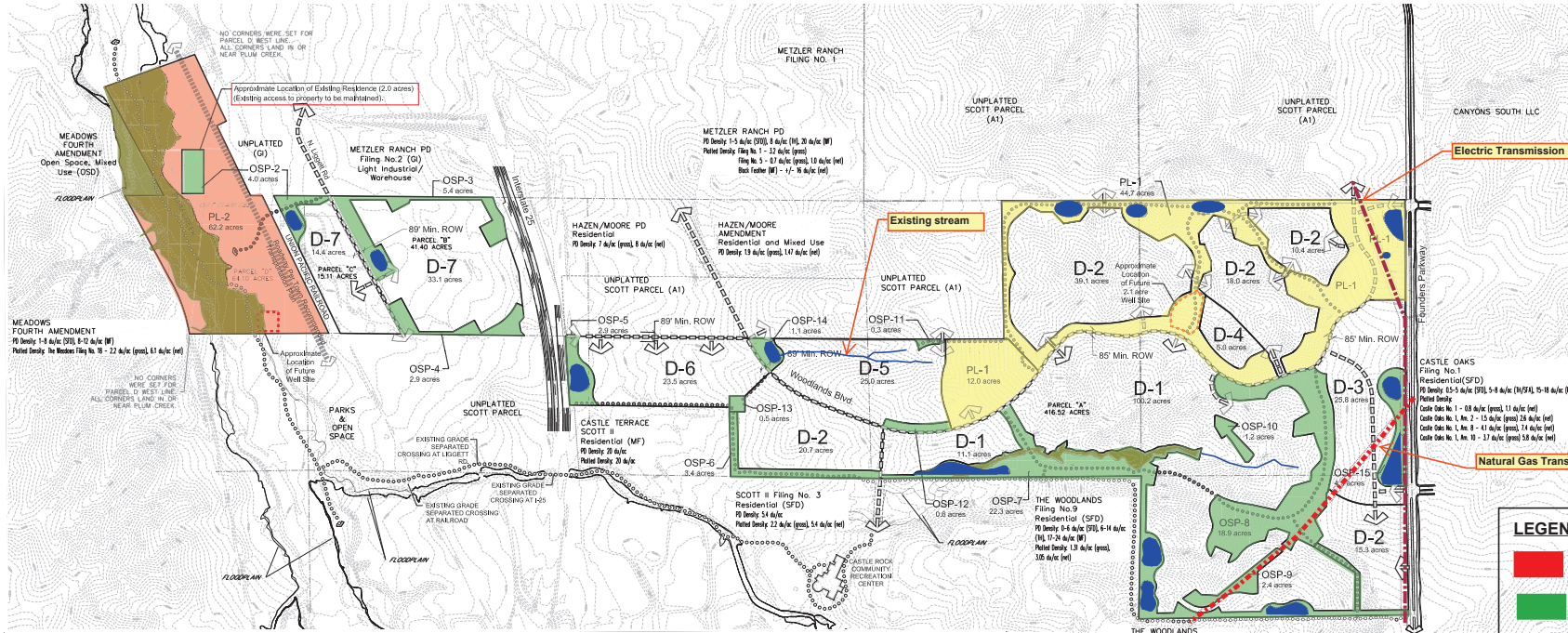


- PINE CANYON - PLANNED DEVELOPMENT PLAN NO.1

PARTS OF SECTION 34, 35 & 36, T 7S, R67W AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO



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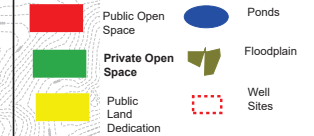
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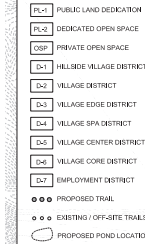
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ELEMENT WATER CONSULTING
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LEGEND



LEGEND



Notes:

1. TRANSITION TO ADJACENT DEVELOPMENT: Pine Canyon will match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling Unit along the southern property boundary.
2. Streets and access points are conceptual in nature. Refined locations will be identified in the SDP and CDs. Proposed street sections to meet minimum standards from the Town of Castle Rock Roadway Design and Specifications Manual.
3. Building envelopes will be required with the Site Development to address preservation of natural features.

PLANNING DESIGNATIONS	TOTAL AREA	PRIMARY USE	RESIDENTIAL GROSS DENSITY MAXIMUM	DWELLING UNITS MAXIMUM	MAXIMUM COMMERCIAL SQUARE FOOTAGE SF or FAR (whichever is greater)
D1 HILLSIDE VILLAGE DISTRICT	111.3 ACRES	RESIDENTIAL	0-3 du/ac	200	NA
D2 VILLAGES DISTRICT	103.5 ACRES	RESIDENTIAL	3-10 du/ac	400	NA
D3 VILLAGE EDGE DISTRICT	25.8 ACRES	MIXED USE	8-24 du/ac	470	40,000 (MAX FAR 0.04)
D4 VILLAGE SPA DISTRICT	5.0 ACRES	SPA AND/OR RESIDENTIAL	8-24 du/ac	120	NA
D5 VILLAGE CENTER DISTRICT	25.0 ACRES	RESIDENTIAL	12-30 du/ac	532	NA
D6 VILLAGE CORE DISTRICT	23.5 ACRES	RESIDENTIAL	5-24 du/ac	400	NA
D7 EMPLOYMENT DISTRICT	47.5 ACRES	COMMERCIAL/ OFFICE/ RETAIL	24.0 du / ac	400	775,000 (MAX FAR 0.37)
TOTAL	341.6 ACRES				
GROSS SITE AREA	340.7 ACRES				
			MAX DWELLING UNITS ALLOWED:	1320	

1. The maximum amount of non-residential square footage or FAR permitted within each Planning Area shall be 0.3%, unless a specific restriction is set forth for a specific district.

PLANNING DESIGNATIONS	TOTAL AREA	% OF TOTAL	OWNERSHIP & MAINTENANCE
PL-2 OPEN SPACE DEDICATED	62.2 ACRES	11.6%	Town of Castle Rock
OSP OPEN SPACE PRIVATE			
OSP-2	4.0 ACRES	0.7%	Pine Canyon HOA (public access)
OSP-3	5.4 ACRES	1.0%	Pine Canyon HOA (public access)
OSP-4	2.9 ACRES	0.5%	Pine Canyon HOA (public access)
OSP-5	2.9 ACRES	0.5%	Pine Canyon HOA (public access)
OSP-6	3.4 ACRES	0.6%	Pine Canyon HOA (public access)
OSP-7	22.3 ACRES	4.2%	Pine Canyon HOA (public access)
OSP-8	18.9 ACRES	3.5%	Pine Canyon HOA (public access)
OSP-9	2.4 ACRES	0.4%	Pine Canyon HOA (public access)
OSP-10	1.2 ACRES	0.2%	Pine Canyon HOA (public access)
OSP-11	3.4 ACRES	0.1%	Pine Canyon HOA (public access)
OSP-12	6 ACRES	0.1%	Pine Canyon HOA (public access)
OSP-13	5 ACRES	0.1%	Pine Canyon HOA (public access)
OSP-14	1.1 ACRES	0.2%	Pine Canyon HOA (public access)
OSP-15	4.9 ACRES	0.9%	Pine Canyon HOA (public access)
OSP TOTAL:	70.8 ACRES	13.2%	Pine Canyon HOA (public access)
OPEN SPACE (PL-2 + OSP) TOTAL:	133.0 ACRES	24.9%	
R.O.W. R.O.W (DEDUCTED FROM OS)	3.4 ACRES	0.6%	
PL-1 PUBLIC LAND DEDICATION	56.7 ACRES	10.6%	Town of Castle Rock
R.O.W. R.O.W (DEDUCTED FROM PL-1)	6.0 ACRES	1.1%	
GROSS SITE AREA	340.7 ACRES	100.0%	

* R.O.W. ACREAGE IS NOT INCLUDED IN ANY PL-2 OR OSP AREA CALCULATED ABOVE

* R.O.W. ACREAGE IS NOT INCLUDED IN ANY PL-1 AREA CALCULATED ABOVE

* R.O.W. ACREAGE IS NOT INCLUDED IN ANY PL-1 AREA CALCULATED ABOVE

PINE CANYON -
PLANNED DEVELOPE
PLAN NO.1 11/10/
PROJECT NO. PDP13-

SHEET:

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