

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO
534.61 ACRES

OWNER CERTIFICATION:

Name of Landowner:

(Landowner’s Signature – notarized)

I/we _____, (one of the following: qualified title insurance company, title company, title attorney, or attorney at law), duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by _____ at the time of this application.

(Notarized Signature)
Name of Authorized Official
Name of Company:

(Date)

OR

(Signature) (Registration No.)
Name of Attorney

(Date)

COUNTY CERTIFICATION:

This rezoning request to Planned Development has been reviewed and found to be complete and in accordance with the (Board Resolution or Motion Number and Date) approving the Planned Development and all applicable Douglas County Regulations.

(Signature)
Chairman, Board of County Commissioners

(Date)

(Signature)
Director, Community Development

(Date)

CLERK & RECORDER CERTIFICATION:

I hereby certify that this Plan was filed in my office on this (day) of (month), 20__, A.D. at ____ o’clock a.m./p.m., and was recorded per Reception No.

Douglas County Clerk & Recorder

SHEET INDEX

- SHEET 1: OWNERSHIP, CERTIFICATION & LEGAL DESCRIPTION
- SHEET 2: VICINITY MAP
- SHEET 3: ADJACENT ZONING & LAND USE MAP
- SHEET 4: GENERAL PROVISIONS & DEFINITIONS
- SHEET 5: EXISTING CONDITIONS MAP
- SHEET 6: LAND USE PLAN OVERVIEW
- SHEET 7: PARKS, OPEN SPACE & TRAIL PLAN OVERVIEW
- SHEET 8: STATEMENT OF COMMITMENTS
- SHEET 9: STATEMENT OF COMMITMENTS
- SHEET 10: STATEMENT OF COMMITMENTS
- SHEET 11: DEDICATION MATRIX & MAP
- SHEET 12: DEVELOPMENT STANDARDS
- SHEET 13: DEVELOPMENT STANDARDS
- SHEET 14: DEVELOPMENT STANDARDS

LEGAL DESCRIPTION:

East Side of I-25, Castle Rock, CO

Parcel A

The North 1/2 of the Northeast 1/4 of Section 1, Township 8 South, Range 67 West of the 6th P.M., EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, County of Douglas, State of Colorado.

Parcel B

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., lying East of Interstate Highway 25, County of Douglas, State of Colorado.

Parcel C

The North 1/2 of the Southwest of the Southeast 114 of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

Parcel D

The Southeast 114 of the Southeast 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

Parcel E

The Southeast 114. the East 1/2 of the Southwest 1/4, and the Southwest 114 of the Southwest 1/4 of Section 36, Township 7 South, Range 67 West of the 6th P.M., EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, AND EXCEPT that fee parcel acquired by Department of Transportation, State of Colorado by Rule and Order, Order for Disbursement of Funds, and Order for Release of Lis Pendens in Civil Action 2009CV883, District Court, Douglas

West Side of I-25, Castle Rock, CO

Parcel A

All that part of the North 1/2 of the Southwest 1/4 of Section 35 and all that part of the Northeast 1/4 of the Southeast of Section 34, Township 7 South, Range 67 West of the 6th P.M., lying West of the West right of way line of Interstate 25 and lying East of the East right of way line of the Atchison, Topeka and Santa Fe Railroad, EXCEPT Denver and Rio Grande right of way, AND EXCEPT right of way for Liggett Road, AND EXCEPT Lot 1, Douglas County Lions Club, AND EXCEPT property described in Exhibit A to Rule and Order in Civil Action 2005CV1763, District Court, Douglas County, State of Colorado, recorded June 20, 2008 at Reception No. 2008043978, County of Douglas, State of Colorado.


Parcel B

Lot 1,
DOUGLAS COUNTY LIONS CLUB,
County of Douglas, State of Colorado.

Parcel C


That portion of the Northeast 1/4 of Section 34, Township 7 South, Range 67 West of the 6th P.M., more particularly described as follows:
BEGINNING at a point on the South line of the Northeast 1/4 of Section 34 from whence the East 1/4 corner bears South 89° 32’ 53” East, a distance of 512.11 feet and considering said South line to bear South 89° 32’ 53” East, as determined by solar observation, with all bearings contained herein relative thereto;
thence, the following courses along The Denver and Rio Grande Western Railroad Westerly right of way:
North 25° 25’ 05” West, a distance of 744.26 feet;
North 64° 34’ 55” East, a distance of 100.00 feet;
North 25° 25’ 05” West, a distance of 455.31 feet to a point of curvature;
along a curve to the right, having a central angle of 02° 32’ 56,” a radius of 5620.00 feet, an arc length of 250.00 feet and a chord that bears North 24° 08’ 34” West, a distance of 250.00 feet;
thence, departing said Westerly right of way, South 70° 36’ 31” West, a distance of 911.40 feet;
thence, South 27° 58’ 52” East, a distance of 1183.73 feet to a point on the South line of the Northeast 1/4 of Section 34;
thence, along said South line, South 89° 32’ 53” East, a distance of 831.16 feet to the POINT OF BEGINNING,
County of Douglas, State of Colorado.

PREPARED BY:
JRW
Liability L
1200 17
Denv
30

ENGINEER:


1950 V
Suite 10
30

LAND R


www.p
PCS
200 K
Denv
72

REVISION
BY
DATE
REVISION DESCRIPTION
NO.

SHEET INFO:

PD Plan submitted with the Rezoning application to Douglas County.

NO NON-CERTIFICATION REQUIRED

ATTACHMENT H

PINE CANYON PLANNED DEVELOPMENT

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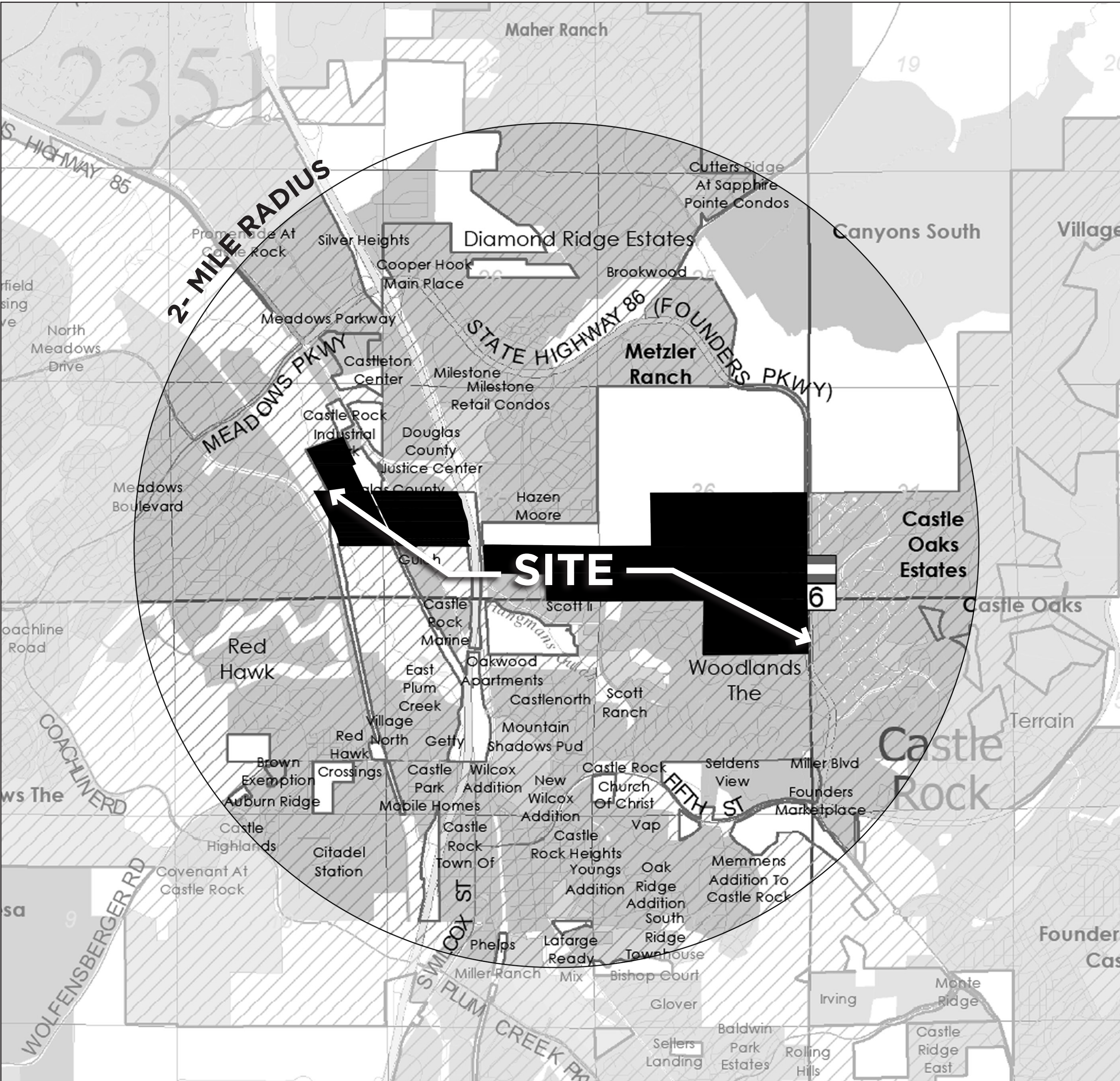
DOUGLAS COUNTY ZONING VICINITY MAP



LEGEND

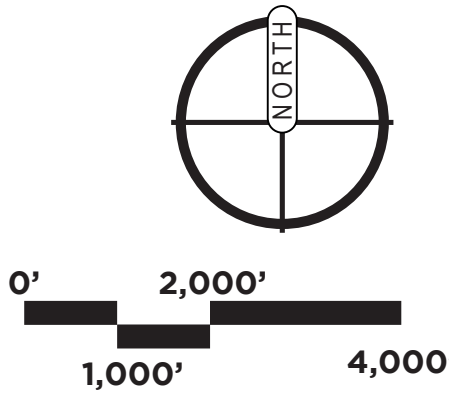
- | | |
|--------------------------------|---------------------------------------|
| A1 - Agricultural One | C - Commercial |
| LRR - Large Rural Residential | LI - Light Industrial |
| RR - Rural Residential | GI - General Industrial |
| ER - Estate Residential | CMTY - Sedalia Community |
| SR - Suburban Residential | D - Sedalia Downtown |
| MF - Multifamily | HC - Sedalia Highway Commercial |
| LSB - Limited Service Business | MI - Sedalia Mixed Industrial |
| B - Business | PD - Planned Development |
| | OSC - Open Space Conservation (Zoned) |

DOUGLAS COUNTY SUBDIVISION VICINITY MAP



LEGEND

- | | |
|--|--------------------|
| Platted Subdivisions | Intermittent Lakes |
| 35 Acre Developments (May Include Unrecorded Subdivisions) | Streams |
| County Boundary | <u>Roads</u> |
| Townships | Interstate |
| Sections | US Highway |
| Municipalities | State Highway |
| Parks | Toll Highway |
| Pike National Forest | Major Road |
| Lakes | |



PREPARED FOR:



JRW Family Limited
Liability Limited Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,
Suite 109 - Littleton, CO
80120
303.703.4444

LAND PLANNING:



www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
VICINITY MAP

DRAWN BY:
JN/CG

CHECKED BY:
JP

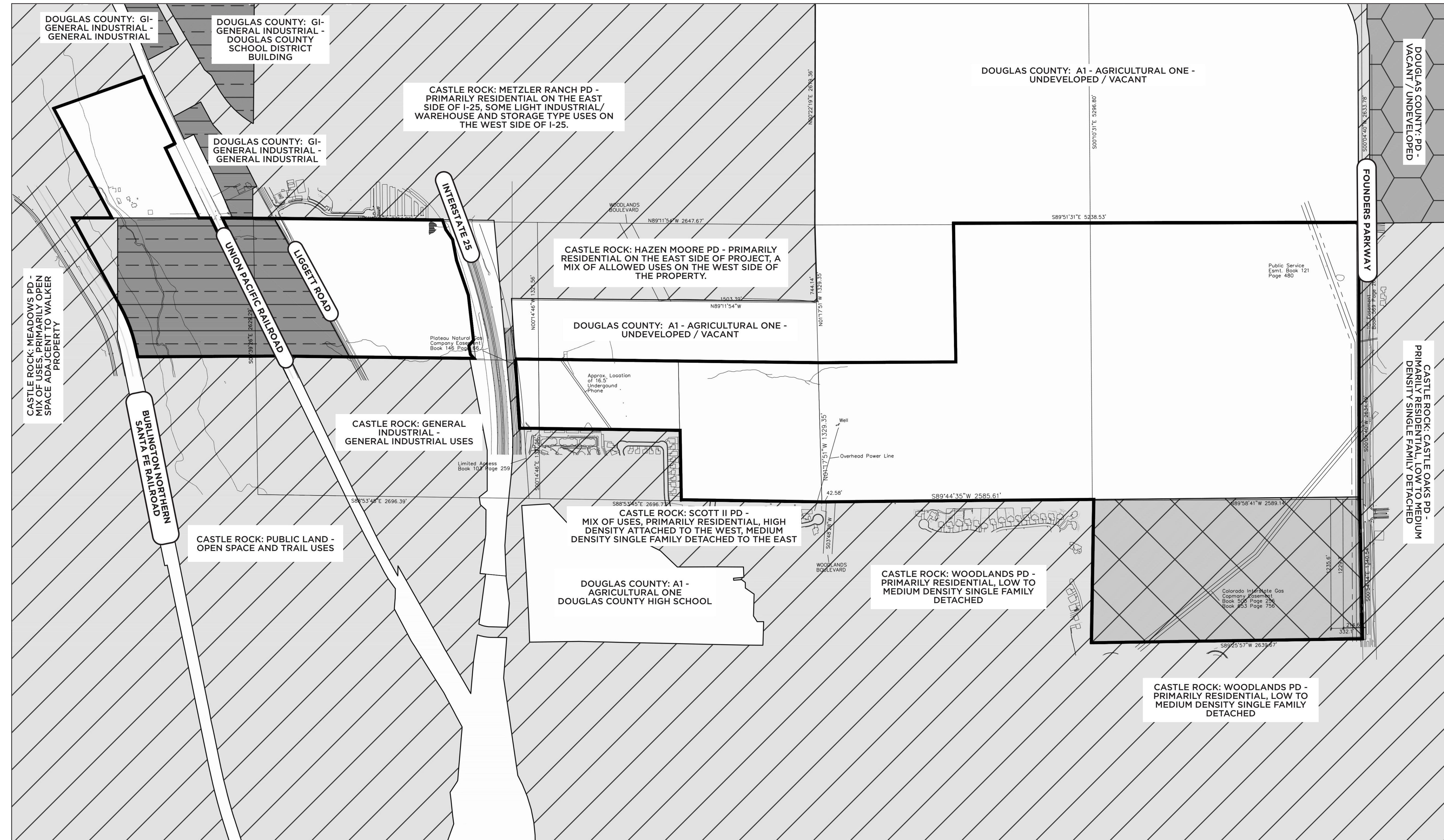
SUBMITTED ON:
2020-4-27

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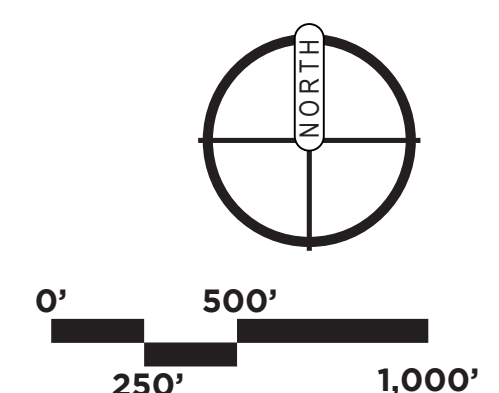
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ADJACENT ZONING & LAND USE MAP



LEGEND

	TOWN OF CASTLE ROCK		DOUGLAS COUNTY: GENERAL INDUSTRIAL - GI
	DOUGLAS COUNTY: AGRICULTURAL ONE - A1		DOUGLAS COUNTY: RURAL RESIDENTIAL - RR
	DOUGLAS COUNTY: PLANNED DEVELOPMENT - PD		



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PINE CANYON ADJACENT ZONING & LAND USE MAP

DRAWN BY:

JN/CG

DESIGNED BY:

JP

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GENERAL PROVISIONS:

- G-1 Authority: This Development Plan is authorized by Section 15 – Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- G-2 Applicability: The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or Board of County Commissioners.
- G-3 Adoption: The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for (name of development) is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.
- G-4 Relationship to County Regulations: The provisions of this Development Plan shall prevail and govern the development of (name of development), provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas Count, shall be applicable.
- G-5 Enforcement: To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- G-6 Conflict: Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.
- G-7 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 (plus approved density transfers, if any). 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, land carrying capacity, or other requirements of the Board of County Commissioners.
 - G-8 Project Tracking: At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.
 - G-9 Interpretation: When used in this Development Plan, the term “shall” indicates a mandatory provision and each of the terms “should” and “may” indicates a permissive provision that is not mandatory.
- DEFINITIONS:
- All capitalized terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Plan and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:
- “Accessory Building”, with respect to any lot means a building: (1) located on the same lot as the Principal Building for such lot (2) that is accessory to such Principal Building, and (3) that may be connected to such Principal Buildings by breezeway or other external improvements.
- “Accessory Unit” means a one-bedroom Dwelling Unit that: (1) contains no more than 1,500 square feet of interior floor area, (2) is located on the same lot as a principal Dwelling Unit that is a single-family detached dwelling, (3) contains both kitchen and bathroom facilities as part of such one-bedroom Dwelling Unit that are separate and distinct from the kitchen and bathroom facilities intended to serve the principal Dwelling Unit to which such one-bedroom Dwelling Unit is accessory, and (4) is located on a lot the Final Plat of which expressly states that an Accessory Unit may be located on such lot. An Accessory Unit may be held out for lease or rent, but may not be conveyed separately from the principal dwelling to which it is accessory. For purposes of this definition of Accessory Units, the term “interior floor area” means the interior finished floor area on any story

- contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, but does not include upper level openings for stairs or other features, balconies or garages.
- “Ag/Livestock Structure” means a barn, corral, paddock, run pen, round pen or similar buildings or structures intended to contain livestock or agricultural uses.
- “Board” means the Board of County Commissioners for Douglas County, Colorado.
- “CC&Rs” means the covenants, conditions and restrictions that Owner records against the Property, as amended.
- “CDOT” means the State of Colorado Department of Transportation.
- “Commitments Matrix” means the Parks/Trails/Open Space Commitments Matrix set forth in this Development Plan.
- “Community Development Department” means the Community Planning and Sustainable Development Department for Douglas County. Colorado.
- “Community Development Director” means the Director.
- “County” means Douglas County, Colorado.
- “Development Application” means each application requesting County approval of a preliminary plan, minor development plan, site improvement plan on unplatted property, use by special review, or location and extent permit.
- “Development Plan” means this development plan (consisting of a total of 13 Sheets, labeled Sheets 1 through 13) for the Pine Canyon Planned Development.
- “Development Standards” means the development standards on Sheet 13 of this Development Plan.
- “Director” means the County’s Planning Services Director.
- “Director of Community Development” means the Director.
- “Dwelling Unit” means a building or portion thereof within the Property intended to be used predominantly for residential occupancy, including single-family, two-family, multi-family dwelling units and Accessory Units intended to be used predominantly for residential occupancy.
- “Effective Date” means the date this Development Plan is first recorded.
- “Existing Development Approval” means a Future Development Approval that has been approved by the

- County to the extent such approval has not expired or been vacated.
- “Final Plat” means a final plat including all amendments thereto, approved by the County and Recorded.
- “Fire District” means the Castle Rock Fire and Rescue or a successor district providing fire protection services for the Property.
- “Future Development Approval” means a development approval for subdivision, site improvements plan, use by special review or location and extent permit.
- “Gross Floor Area” or “GFA” with respect to any Non-residential Building, means the total floor area, including the exterior building walls, on all floors of such Non-residential Building. “Gross Floor Area” does not include parking areas and floor area within such Non-residential Building occupied by HVAC, mechanical, electrical, communications, or security equipment and other similar facilities and areas.
- “Gross Site Area” with respect to any Non-residential Building, means the total land area included within the site improvement plan for such Non-residential Building.
- “Land Use Plan” means the land Use Plan Overview on Sheet 7 of this Development Plan.
- “MFDU” (Multi-family Dwelling Unit) means a Dwelling Unit located within a building, containing one or more Dwelling Units other than Accessory Units arranged, designed or intended for occupancy by two or more families living independently of each other, including condominiums or duplexes.
- “Mixed-use Building” means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the Property.
- “Net Space”, with respect to any Office or Retail use, means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, and measured to the midpoint of walls and doors separating such areas from interior common or other areas. “Net Space” does not include areas within a building’s public corridors, stairways, elevator rooms, janitors closets, restrooms, and other similar facilities and areas.
- “Non-residential Building” means a commercial, industrial or other similar non-residential building constructed within the Property and that does not contain any Dwelling Unit other than one Caretaker Unit.
- “Parks Requirement” means the requirement to provide park land (or cash or improvements in lieu thereof) in the

PREPARED FOR:

JRW Family Limited Liability Limited Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:

CORE CONSULTANTS

1950 W Littleton Blvd,
Suite 109 – Littleton, CO
80120
303.703.4444

LAND PLANNING:

PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

	NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
GENERAL PROVISIONS &
DEFINITIONS

DRAWN BY:
JN/CG

DESIGNED BY:
JP

SUBMITTED ON:
2020-4-27

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PINE CANYON PLANNED DEVELOPMENT

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amount equal to the sum of (1) the total number of SFDUs that are not Accessory Units multiplied by 0.015 acres/SFDU for Neighborhood Parks, and by 0.030 for Regional Parks, plus (2) the total number of MFDUs, Accessory Units for which the County has issued a building permit multiplied by 0.03285 acres/(MFDU, Accessory Unit for which the County has issued a building permit), plus. (3) 3% of Gross Site Area of Non-residential Buildings for which the County has issued a building permit. Not withstanding the foregoing, commercial, industrial, and other non-residential uses and spaces within Mixed-use Buildings shall not be included when calculating the Parks Requirement however all MFDUs in Mixed-use Buildings (for which the County has issued a building permit) within Non-residential Buildings shall be included when calculating the Parks Requirement. The amount of the Parks Requirement at any given time will be determined by the number of SFDUs created by Final Plats Recorded as of such time, the number of MFDUs, and Accessory Units for which the County has issued building permits as of such time, and the Gross Site Area of Non-residential Buildings for which the County has issued building permits as of such time.

“Planning Division” means the Community Planning and Sustainable Development Department for Douglas County, Colorado.

“Primary Frontage” means, with respect to a building on a corner lot the side of such building designated to bear the primary pedestrian entrance to such building.

“Primary Street” means a Street within the Property that is identified as a “Primary Street” on the Land Use Plan.

“School District” means the Douglas County School District.

“Secondary Frontage” means, with respect to a building on a corner lot the side of such building facing a Street that is not designated to bear the primary pedestrian entrance to such building.

“SFDU” (Single-family Dwelling Unit) means a legal lot within the Property established by a Final Plat and intended for one single-family detached Dwelling Unit.

“Subdivision Resolution” means the Douglas County Subdivision Resolution, as the same may be amended from time to time.

“Zoning Resolution” means the Douglas County Zoning Resolution, as the same may be amended from time to time.

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SHEET INFO:

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GENERAL PROVISIONS &
DEFINITIONS

DRAWN BY:
JN/CG

DESIGNED BY:
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PINE CANYON PLANNED DEVELOPMENT

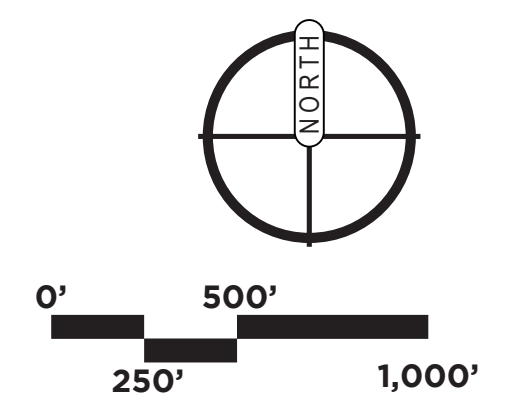
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EXISTING CONDITIONS MAP / NATURAL FEATURES & SLOPE OVERVIEW



LEGEND

-  SLOPES > 15%
-  SLOPES < 15%
-  PLUM CREEK FLOODPLAIN



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PINE CANYON
EXISTING CONDITIONS MAP

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

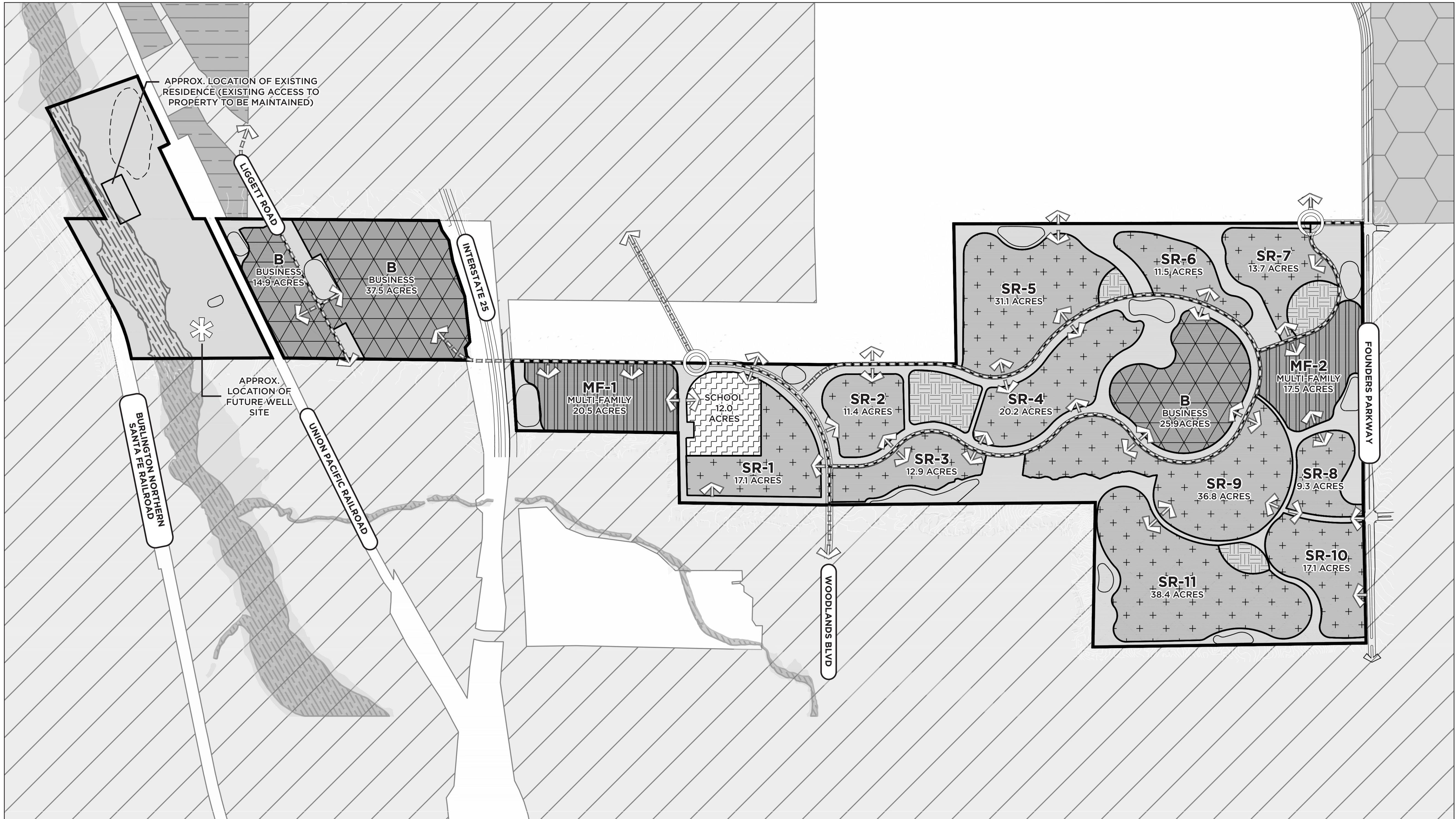
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LAND USE PLAN OVERVIEW



LEGEND

	SUBURBAN RESIDENTIAL		SCHOOL		OFF-SITE TRAIL CORRIDOR
	MULTI-FAMILY		OPEN SPACE		ON-SITE TRAIL CORRIDOR
	BUSINESS		PARKS		ROADWAY
			PROPOSED POND		

PLANNING DESIGNATIONS	GROSS AREA	DWELLING UNITS MAXIMUM	MAX NON-RESIDENTIAL SQUARE FOOTAGE
SR - SUBURBAN RESIDENTIAL	219.5 ACRES	800	N/A
MF - MULTI-FAMILY	38.0 ACRES	400	N/A
B - BUSINESS	78.3 ACRES	600	600,000 SF
S - SCHOOL	12.0 ACRES	N/A	N/A
OSP - OPEN SPACE	192.6 ACRES	N/A	N/A
GROSS SITE AREA	540.4 ACRES		
MAX RESIDENTIAL UNITS		1,800	

Zoning designations include the full gross area, including lands depicted as open space areas.

	PLANNING DESIGNATIONS	TOTAL AREA	% OF TOTAL	OWNERSHIP & MAINTENANCE
OSP	OPEN SPACE			
	OSP-1	64.1 ACRES	12.0%	Pine Canyon HOA (public access)
	OSP-2	2.1 ACRES	0.4%	Pine Canyon HOA (public access)
	OSP-3	4.0 ACRES	0.7%	Pine Canyon HOA (public access)
	OSP-4	1.2 ACRES	0.2%	Pine Canyon HOA (public access)
	OSP-5	3.0 ACRES	0.6%	Pine Canyon HOA (public access)
	OSP-6	9.2 ACRES	1.7%	Pine Canyon HOA (public access)
	OSP-7	40.5 ACRES	7.5%	Pine Canyon HOA (public access)
	OSP-8	37.3 ACRES	6.9%	Pine Canyon HOA (public access)
	OSP-9	20.9 ACRES	3.9%	Pine Canyon HOA (public access)
	OSP-10	10.3 ACRES	1.9%	Pine Canyon HOA (public access)
	OSP TOTAL:	192.6 ACRES	35.6%	Pine Canyon HOA (public access)
*R.O.W. ACREAGE IS NOT INCLUDED IN ANY OSP AREA CALCULATED ABOVE				
R.O.W.	R.O.W (DEDUCTED FROM OS)	10.5 ACRES	1.9%	
	GROSS SITE AREA	540.4 ACRES	100.0%	

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SHEET INFO:

PINE CANYON LAND USE PLAN OVERVIEW

DRAWN BY:
JN/CG

DESIGNED BY:
JP

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PARKS, OPEN SPACE & TRAILS PLAN
OVERVIEW

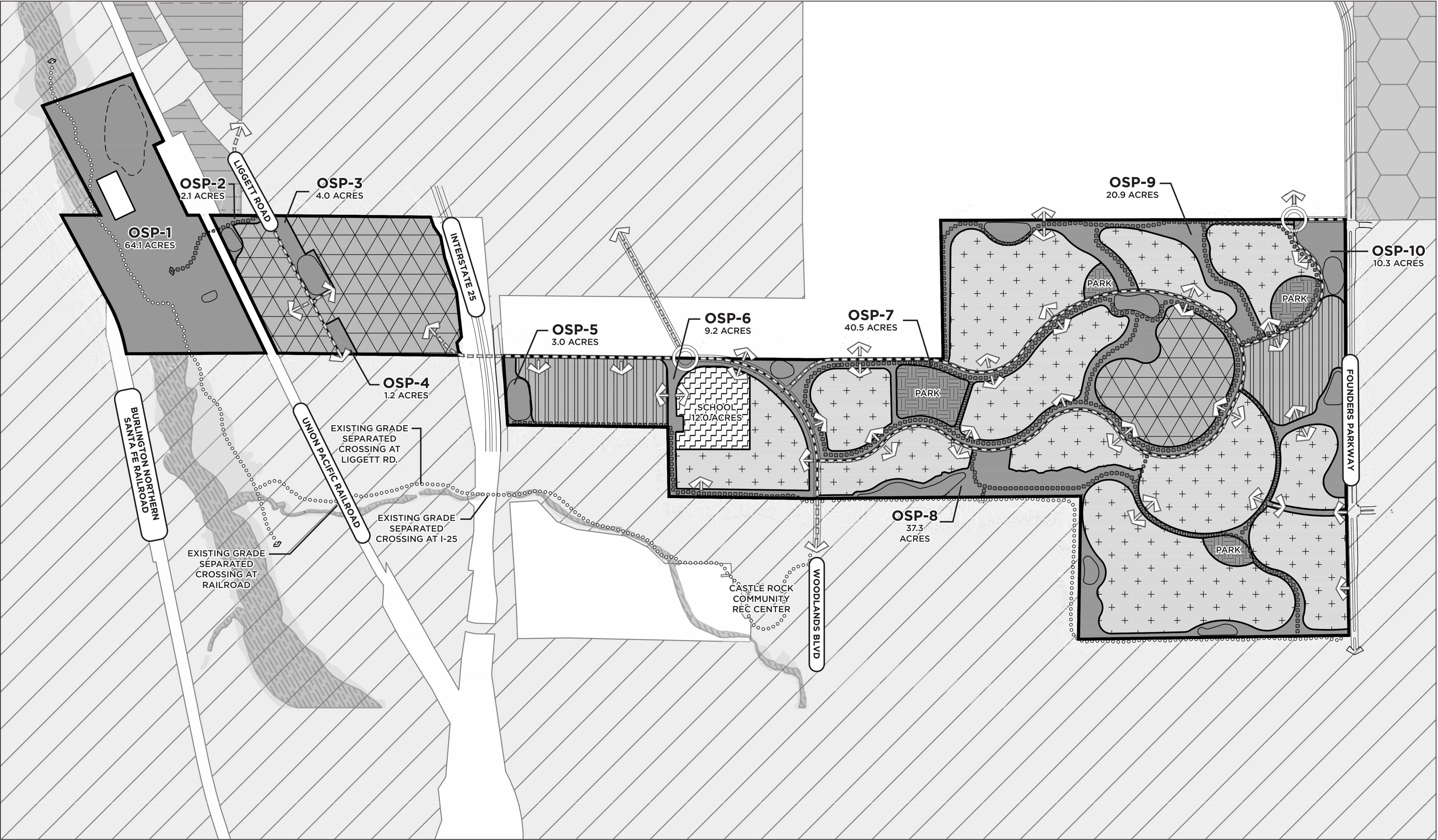
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PARKS, OPEN SPACE & TRAILS PLAN OVERVIEW



LEGEND

	SUBURBAN RESIDENTIAL		SCHOOL		OFF-SITE TRAIL CORRIDOR
	MULTI-FAMILY		OPEN SPACE		ON-SITE TRAIL CORRIDOR
	BUSINESS		PARKS		ROADWAY
			PROPOSED POND		

PINE CANYON PLANNED DEVELOPMENT
LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO
534.61 ACRES

STATEMENT OF COMMITMENTS:

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

S-1 DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

S-1 .1 Parks, Open Space and Trails. All parks, open space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted, except where natural habitat is protected through the restrictions set forth in a conservation easement.

(A) Parks. (i) General. Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks portions of the land depicted generally on the Parks, Open Space and Trails Plan. Each such dedication shall be made to a special district, accredited land trust, or another government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding the foregoing, each portion of the Parks dedicated in accordance with this Section S-1 .1 (A) shall provide a functional addition to the Park and shall be dedicated in a manner and in amounts that allow for functional and cohesive Parks. Contemporaneously with the first dedication of any portion of any Park, Owner shall provide the County with a plan depicting planned improvements for such Park and improvements that may be constructed. After such dedication of any land for a Park, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted.

(ii) The Walter J. Scott Riparian Park shall be established by Owner through the donation of a conservation easement to an accredited land trust such as the Colorado Cattlemen Agricultural Land Trust. The purpose of such easement shall include the protection of East Plum Creek’s natural riparian habitat in the area adjacent to the East Plum Creek Regional Trail.

(B) Open Space (OSP). Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases, the land depicted generally on the Parks, Open Space and Trails Plan as “OSP”. Each such dedication

shall be made to an accredited land trust, homeowners association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of OSP land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in the Development Standards.

(C) Other Parks. Subject to the conditions set forth in this Development Plan. Owner shall dedicate, Other Parks (if needed, and within planning areas). Each such dedication shall be made to an accredited land trust, homeowners’ association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After dedication of any land pursuant to this Section S-1.1 (C) such land shall be owned and maintained by the entity to which such dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in the Development Standards. Other Parks shall be distributed roughly evenly throughout the developed portions of the Property, based on need.

(D) Form of Dedication. Notwithstanding any other provision of this Development Plan, dedications of any portion of the Parks, Open Space (OSP), and Other Parks, may be by deed, by conservation easement, by plat or by other mechanism acceptable to the Owner making such dedication, and the entity to which such dedication is made.

(E) Trails. (i) Within the Property, Trails are depicted generally on the Parks, Open Space and Trails Plan. Final alignments for each segment of such Trails shall be established at the time of Final Plat therefore, to the extent public access is not already provided, and may vary from the depiction thereof shown on the Parks, Open Space and Trails Plan on the condition that (a) all such Final Plats and the Trail alignments thereon comply with the requirements of the Subdivision Resolution, (b) Trail connectivity within the Property is not materially decreased from that depicted generally on the Parks. Open Space and Trails Plan, (c) connectivity between the Trails (on the Property) and trails outside the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, and (d) Trails depicted generally on the Parks, Open Space and Trails Plan shall be located so as to cross roadways at intersections.

(ii) Outside the Property. Segments of Trails may be located outside the Property, on the condition that to the extent public access is not already provided, the relevant owner of such adjacent parcel consents thereto and grants easements or other rights for such trail segments to a special district or other governmental entity designated by the Owner in accordance with the requirements of Section-1.1 (E)(iii), provided, however, that Owner may not so designate the County unless the

County agrees.

(iii) Dedication. To the extent public access is not already provided, Owner shall dedicate easements for those Trails within the Property shown generally on the Parks, Open Space and Trails Plan. Owner may dedicate easements for Trails other than those shown generally on the Parks, Open Space and Trails Plan. Each such dedication shall be made to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding any provision herein. Owner shall not be required to obtain dedicated easements for any segment of Trails located outside of the Property.

(iv)Ownership and Maintenance. After dedication of any easement for Regional Trails pursuant to Section S-1.1 (E)

(iii), all Trails within such easement shall be owned and maintained by the entity to which such dedication is made and by which such dedication is accepted.

S-1.2 Schools.

(A) Dedication. Unless otherwise agreed by the School District the Owner shall offer a School Site for dedication to the County as needed based on the number of students generated by residential development to the extent such residential development actually occurs within the Property. The number of students generated by residential development shall be determined pursuant to the generation rates provided by Douglas County School District.

(B) Cash-in-lieu. A School Site will be offered for dedication in connection with the development of the Property and generation of students by residential development within the Property. However, to address the situation that the amount of additional students to be generated by the projected residential development within the Property may not be large enough to require an additional School Site be offered for dedication, instead of offering a site for dedication the Owners may provide at the time of final play of such residential development in accordance with Section 1004 of the Subdivision Resolution: (i)cash-in-lieu, or (ii)other interests in real or personal property in lieu thereof if such property interests are acceptable to the School District for use by the School District for administrative and other school support purposes. All cash-in-lieu and property interests provided to the School District pursuant to the Section S-1.2(B) may be used by the School District only for schools and school support facilities located within the Property, which may provide service to students residing within and outside the Property.

S-1.3 Streets.

(A) Alignments. Alignments for the Primary Streets are depicted generally on the Land Use Plan. The exact alignments of Primary Streets shall be determined at the time of Final Plat and may vary from the depictions set forth on the Land Use Plan without the need to amend this Planned Development Plan, on the condition that: (1) all plats of such Primary Streets are approved by the

County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County’s street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Streets as depicted on the Land Use Plan are maintained.

S-1.4 Fire. (A) Fire Station. If required by the Fire District, Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Owner of its intention to sell, transfer or convey such land. Owner shall then have 60 days to provide written notice to the Fire District of Owner’s interest in purchasing all or any portion of such land. If Owner timely delivers to the Fire District a written notice of Owner’s interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District’s receipt of such notice. The purchase of such land by Owner shall be upon such terms and conditions and for such consideration as Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems. All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation, fire codes adopted by the County, and those requirements set forth in Section 3(b)(1)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District. All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed. Water distribution and site access components

PREPARED FOR:
JRW Family Limited Liability Partnership
1200 17th St, Suite 3000, Denver, CO - 80202
303.587.0102

ENGINEERING:
CORE CONSULTANTS
1950 W Littleton Blvd, Suite 109 - Littleton, CO 80120
303.703.4444

LAND PLANNING:
PCS Group, Inc.
200 Kalamath Street, Denver, CO - 80233
720.259.8246

Table with 4 columns: NO., REVISION DESCRIPTION, DATE, BY. It is a revision log table.

SHEET INFO:

PINE CANYON
STATEMENT OF COMMITMENTS

DRAWN BY: JN/CG
DESIGNED BY: JP
SUBMITTED ON: 2020-4-27

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
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necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.
In connection with platting any portion of the Property. Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners’ Reserved Rights.
In addition to the specific right listed below in the Section S-1.6, Owner reserves all rights and entitlements regarding the ownership and the use of the property.

(A) General.
With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Streets, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Agricultural Activities.
Until development activities take place, agricultural activities will be permitted on the property. Agricultural activities will be permitted on any portion of the property that has not been developed.

(C) Minerals.
Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.
With respect to all offers of dedications and dedications provided in this Development Plan, the Owner making such offer of dedication and the County may permit such Owner to reserve easements and/or other rights in addition to those otherwise provided in this Development Plan, including without limitation easements and other rights for agricultural purposes. Owners may assign or otherwise transfer all or any of its easements and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

S-1.7 Adjustments to Boundaries and Alignments.
Notwithstanding any other provision in this Development Plan:

(A) the boundaries of Parks as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the OSP Planning Areas as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A),

(C) the boundaries of the portions of the Property depicted on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C), (D) the alignments of Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1(G), and

(E) the alignments of the Streets depicted generally on the Land Use Plan are subject to adjustment as provided in Section S-1.3.

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

S-2. ON-SITE OR OFF-SITE IMPROVEMENTS

S-2 .1 Provision of Major Infrastructure.

It is anticipated that one or more special districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property. These facilities may be constructed directly by the special districts or, at Owner’s option, may be constructed by Owner and acquired by the special districts. Infrastructure elements that may be facilitated by such special districts include, without limitation, road improvements, water and sewer facilities, fire protection, drainage facilities (including without limitation, detention and retention facilities), mosquito control, landscaping, park improvements and trails. Notwithstanding any provision in this Development Plan, each obligation of Owner to design, construct or install improvements as set forth in this Development Plan, may be performed by, and/ or financed (in whole or in part) by one or more special districts.

S-2.2 Park Improvements.

In connection with the dedication of any Park, Owner (or one or more special districts formed for the Property) may provide Recreational Improvements within such Park.

S-2.3 Water and Sewer Facilities.

All lots within this Property will be served by central water and wastewater systems. Central water and wastewater facilities shall be provided in a manner consistent with the Water Appeal. If, in respect of any sketch plan, minor development final plat or site improvement plan, the water

service for improvements proposed therein is proposed to be provided by a New Special District (as defined in Section 18A of the Zoning Resolution) to be created, then evidence pertaining to the creation of such New Special District and execution of all intergovernmental agreements, if any, necessary to provide such service shall be provided to the County contemporaneously with or prior to submittal of such sketch plan, minor development final plat or site improvement plan. The provisions of this Section S-2.3 shall not be deemed to modify, and shall be subject to the provisions of the Subdivision Resolution.

S-2.4 Roadway Improvements.

(A) Within the Property.

(i) General.
Thoroughfares within the Property shall be provided by Owner or one of more special districts formed for the Property (unless such Thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway design standards approved by the County) as needed to serve development of the Property at such times as requested by the County in accordance with County requirement, as modified by any alternate roadway design standards approved by the County.

(B) Traffic Impact Studies
To the extent requested by the County, each Traffic-generating Application shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards.

S-2.5 Trails.

The Trails shown generally on the Parks, Open Space and Trails Plan shall be designed and constructed by Owner, or one or more special districts formed for the Property, in accordance with the standards set forth in Section S-7.1.. Notwithstanding any provision herein, Owner shall not be required to construct any segment of Trails located outside of the Property.

S-3. OVERALL PARKS COMMITMENT

S-3.1 Parks Requirement.

As development of the Property progresses, as required by this Section S-3.1, Owner shall provide land, conservation easement, cash- in-lieu of land, or improvements-in-lieu of land, or any combination thereof, for active and specialized recreation in satisfaction of the Parks Requirement. In furtherance of the intent to provide parks, trails and other facilities for active and specialized recreation for all segments of the population, Owner shall receive credit towards its requirement to satisfy the Parks Requirement for land that is dedicated in a Final Plat and provides active recreation uses.

S-4. Other Commitments and Provisions.

S-4.1 Architectural Control Committee.
All development within the Property (including,

without limitation, publicly-owned buildings and improvements) shall be subject to CC&Rs, which will establish one or more architectural control committees that will utilize Design Guidelines in the review of development within the Property. The Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable such architectural control committees to assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image for the development of the Property.

S-4.2 Lighting and Dark Skies.

Development within the Property shall be subject to Section 30 of the zoning Resolution, and Pine Canyon Lighting and Dark Skies Standards, which shall be incorporated into the Design Guidelines.

S-4.3 Overlot Grading.

Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

S-4.4 Weed Management.

Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s) thereof.

S-4.5 Storm Water Facilities.

(A) Construction. Owner shall be required to design and construct all storm water facilities, in accordance with applicable regulations, as and when such facilities are needed to serve development on the Property.

(B) Maintenance. Owner, or one or more homeowners associations the County deems able to fulfill such obligations, or special districts designated by Owner that accept such obligations, shall be required to maintain all storm water facilities serving the Property except to the extent such facilities are deemed by the County to be public, in which case the County shall be responsible for such maintenance. Easements shall be granted to the County, at no cost to the County, to permit the County to enter and maintain storm water facilities that the County is responsible to maintain (to the extent such facilities are not located within a publicly dedicated and accepted right-of-way). At the County’s request, easements shall be granted to the County, at no cost to the County, for all private storm water facilities for the purpose of maintaining the storm water facilities in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities.

(C) Scope. For purposes of this Section S-4.5, storm water facilities shall include, without limitation, regional detention/water quality ponds, drainageway

PREPARED FOR:



JRW Family Limited
Liability Limited Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,
Suite 109 - Littleton, CO
80120
303.703.4444

LAND PLANNING:



PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
STATEMENT OF COMMITMENTS

DRAWN BY:
JN/CG

DESIGNED BY:
JP

SUBMITTED ON:
2020-4-27

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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stabilization, inlets, pipes, culverts, riprap, ditches, reinforced concrete pipe, manholes and hydraulic structures used for storm water detention or conveyance.

(D) Recreational Facilities. All recreational activities planned for use within storm water facilities shall be in accordance with County Urban Drainage and Flood Control District regulations.

S-4.6 Floodplain.

The Owner shall be required to obtain all appropriate approvals from the County and the Federal Emergency Management Agency (FEMA) for any proposed modifications to the FEMA designated floodplains. All platted residential lots must be located outside of the FEMA designated floodplain, as the same may be modified by a FEMA letter of map revision, letter of map amendment or letter of map revision based on fill.

PREPARED FOR:



JRW Family Limited
Liability Limited Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,
Suite 109 - Littleton, CO
80120
303.703.4444

LAND PLANNING:



www.pcsgroupco.com

PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
STATEMENT OF COMMITMENTS

DRAWN BY:
JN/CG

DESIGNED BY:
JP

SUBMITTED ON:
2020-4-27

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OF 13

PINE CANYON PLANNED DEVELOPMENT

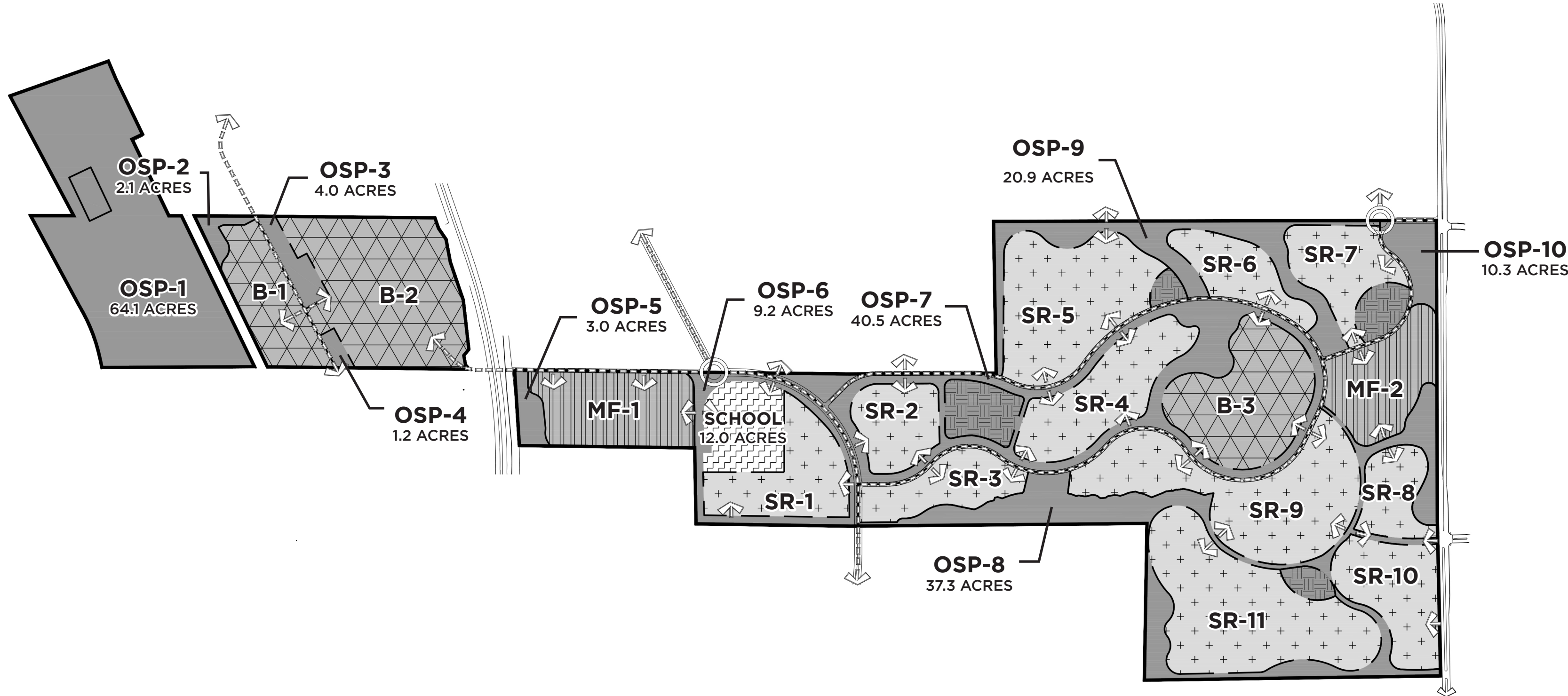
LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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OSP DEDICATIONS

Portions of the Property designated as within the OSP Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the OSP Dedication Map and the OSP Dedication Table. The OSP Dedication Map generally depicts various segments of the OSP Planning Area; such segments are labeled OSP-1 through OSP-9 on the OSP Dedication Map. The OSP Dedication Table sets forth the time by which each of the OSP segments must be offered for dedication in accordance with Section S1.1 (B). Such designated areas are depicted generally on the OSP Dedication Map as OSP-1 through OSP-9, and defined specifically in the OSP Dedication Table.

The exact boundaries and shape of Planning Area OSP and each of the segments OSP-1 through OSP-9 may vary from the general depiction shown on the Dedication Map, on the condition that the total acreage of the OSP areas to be offered for dedication, upon occurrence of all events requiring such OSP areas to be offered for dedication pursuant to the OSP Dedication Table, shall not be less than the aggregate amount set forth on the Land Use Plan (inclusive of streets that fall within or cross such OSP areas), and, the change in boundaries does not negatively impact habitat qualities.

OSP DEDICATION MAP



OSP DEDICATION TABLE

OSP Segment	Timing of Dedication
OSP-1	OSP-1 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas B-1 & B-2 as depicted generally on the OSP Dedication Map.
OSP-2	OSP-2 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area B-1 as depicted generally on the OSP Dedication Map.
OSP-3	OSP-3 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area B-2 as depicted generally on the OSP Dedication Map.
OSP-4	OSP-4 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area B-2 as depicted generally on the OSP Dedication Map.
OSP-5	OSP-5 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area MF-1 as depicted generally on the OSP Dedication Map.
OSP-6	OSP-6 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area SR-1 as depicted generally on the OSP Dedication Map.
OSP-7	OSP-7 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas SR-3 & B-3 as depicted generally on the OSP Dedication Map.
OSP-8	OSP-8 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas SR-2, SR-7, SR-8, SR-9, & SR-10 as depicted generally on the OSP Dedication Map.
OSP-9	OSP-9 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas SR-4 & SR-5 as depicted generally on the OSP Dedication Map.
OSP-10	OSP-10 shall be offered for dedication, in accordance with Section S-1.1(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas SR-6 & MF-2 as depicted generally on the OSP Dedication Map.

PREPARED FOR:



JRW Family Limited
Liability Limited Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,
Suite 109 - Littleton, CO
80120
303.703.4444

LAND PLANNING:



PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
DEDICATION MATRIX & MAP

DRAWN BY:
JN/CG

DESIGNED BY:
JP

SUBMITTED ON:
2020-4-27

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OF 13

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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DEVELOPMENT STANDARDS :

A. Other. The standard zoning requirements and land uses of the Douglas County Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes, shall apply to this PD, except as modified by the following subsections.

- Fences, walls or hedges shall be allowed within the building setbacks, on private land. A building permit is required for any retaining wall greater than four (4) feet in height from footer to top of wall.
- Chain link fencing, barbed or above ground electrically charged wire is prohibited.

Development Standard	Single Family Detached				Single Family Attached	Multi-Family Apartment/ Condominium
Maximum Gross Density in du/ac	0 - 2.5	2.5 - 3.0	3.0 - 4.5	4.5 - 6.5	8.0 - 12.0	13.0 - 30.0
Min. Lot Area	12,000 sf	8,000 sf	5,000 sf	4,500 sf	N/A	N/A
Setbacks						
Front to Garage	20'	20'	20'	20'	*	*
Front to Living Area	20'	15'	15'	10'	*	*
Rear	20'	20'	15'	12'	*	*
Side Interior Lot	10'	7.5'	5'	5'	0'	*
Side to Street	20'	15'	15'	15'	15'	*
	*Setbacks for these areas will be established with the Site Development Plan.					

*Setbacks for these areas will be established with the Site Development Plan.

B. All setbacks shall be measured in a perpendicular direction from the property line to the foundation of the building.

C. Attached garages may be converted for occupancy, if a minimum 2-car garage (attached or detached) is retained or provided on the lot.

D. Overhangs may encroach into the building setback a maximum of two (2) feet.

E. Items including, but not limited to, patios and decks, swimming pools, gazebos, and garden equipment storage sheds at ground level are permitted in the side and rear setbacks. Patios, decks and similar features four (4) feet and higher above ground level must maintain a minimum rear setback of twelve (12) feet.

Fencing Standards

Perimeter fencing will be permitted within the PD as follows:

- Perimeter fencing, constructed of masonry or wood or other acceptable materials, shall be permitted provided such fencing is in conformance with applicable Douglas County Zoning Code, at the time of Site Development Plan approval and must conform to the design guidelines established for Pine Canyon.

Lighting Standards

Exterior lighting will be permitted within the PD as follows:

- In residential areas, no exterior lights are permitted wherein any glare or direct light is visible beyond the perimeter of the property. This standard is not intended to apply to public street lighting.
- Lighting will be permitted at each of the primary entry areas with the purpose of illuminating the entry signage and associated entry features, such as entry walls, entryway landscaping, etc. Lighting is to be in conformance with applicable Douglas County Zoning Code at the time of approval of the Site Development Plan.
- Exterior lighting designs for individual business establishments shall be reviewed and approved by an Architectural Review Committee. Such lighting shall be in conformance with applicable Douglas County Zoning Code at the time of approval of the Site Development Plan.
- Landscape accent lighting shall be permitted in all areas of the PD to the extent that it is in conformance with applicable Douglas County Zoning Code at the time of approval of the Site Development Plan and as approved by an Architectural Review Committee.

Gated Private Streets

At the time of Site Development Plan the potential for gated private streets will be evaluated. If gated private streets are utilized they will comply with Douglas County standards.

Urban / Wildland Interface Management Plan

This property has varying degrees of coverage by multiple vegetative types, fire mitigation shall be appropriately considered as development moves forward. Wildfire mitigation is the implementation of measures designed to minimize the destructive effects from a wildfire. At the time of Site Development Plan, the applicant shall work with the Town of Castle Rock Fire Department to create a final Urban/Wildland Interface Area Vegetation Management Plan. Below are suggested practices that homeowners may implement to help mitigate fire risk for their residences.

Area - A. Within 30 feet of a structure (building envelope and immediate area)

- Create a “defensible space” to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
- If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 8 feet. Remove any small or suppressed stems in the under story of dominant trees.
- When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
- Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
- Thin dense, continuous Gambel Oak stands and prune taller specimen up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
- Install a continuous non-irrigate rock mulch bed for a minimum of 3 feet around the perimeter of the building.
- Minimize foundation-type plantings, especially adjacent to combustible siding, keep all shrub plantings a minimum of 3 to 5 feet from the foundation. Exclude more flammable shrub species (coniferous evergreens) and space shrubs to create low, non-continuous plantings near the building.
- Plant only deciduous tree species within this zone. Provide irrigation as required for the successful establishment and long term health of new trees.
- Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
- Plant sod or seed with fire resistant grass seed mixes.
- Provide irrigation to turf grasses within this area to prevent summer dormancy.
- Maintain turf grass height to a maximum of 6 inches.
- Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of growing season(following seed production).
- Dispose of all slash or plant trimmings outside of this zone (off site or in area C).

Area - B. Between 30 feet and 125 feet from the structure (tree preservation area)

Note that the extent of this zone is affected by slope, is greater when structures are at the top of the slope and when slopes are relatively steep. Slope is less critical when structures are at the base of a slope or on level ground.

- Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
- Prune to raise the canopy of large, existing trees to 8-13 feet above ground.
- Thin shrubs growing directly beneath larger trees per section A, note 2 above.
- Remove annually, dead stems and branches from shrubs and trees.
- Space newly planted trees and large shrubs at least 20-15 feet apart to provide a minimum of 10 feet between crowns at maturity.
- Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-15 feet above the ground. Do not over prune the crowns of smaller trees,
- Trim native grasses and wildflowers in the fall or spring to maximum height of 8 inches.
- Dispose of all slash or plant trimmings off site, or by burning (if permitted), chipping, or cutting down and distributing throughout the area. Brush piles for wildlife should be located at the outer limits of this zone.
- Retain one to two standing dead trees per acre for wildlife habitat.

Area - C. Beyond 125 feet of the structure (preservation/ environmentally sensitive area)

- Clear smaller under story trees and shrubs per section B, note 1 above.
- Undertake selective thinning to improve health and appearance of wooded and native brush areas.
- Remove smaller trees in crowded stands to increase tree spacing.
- Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
- Slash or plant trimmings may be disposed of within this area.

PREPARED FOR:



JRW Family Limited
Liability Limited Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,
Suite 109 - Littleton, CO
80120
303.703.4444

LAND PLANNING:



PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
DEVELOPMENT STANDARDS

DRAWN BY:
JN/CG

DESIGNED BY:
JP

SUBMITTED ON:
2020-4-27

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