

**Planning
Commission/
Board of
Adjustment**

Member/Term

Lisa Glynn – Chair
1/2020

David Goode – Chair
Pro Tem
1/2022

Andrew Hendel
1/2021

Seth Katz
1/2022

David Necker
1/2020

Don Tosby
1/2021

Michelle Wiley
1/2021

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Douglas County Library, Castle Pines Branch,
360 Village Square Lane, Castle Pines, CO 80108
Thursday, March 28, 2019 - 6:00 PM

- 1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE**
- 2. APPROVAL OF AGENDA**
- 3. DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA**
- 4. PLANNING COMMISSION – Action Items**
 - a. Approval of the January 24, 2019 Planning Commission Meeting Minutes
 - b. Public Hearing – The Canyons Planned Development, 1st Amendment, Case No. ZR18-002, Amending the Official Zoning Map
 - c. Public Meeting – The Canyons Welcome Center/Coffee House, Site Improvement Plan, Case No. SP18-002
 - d. Public Meeting – The Canyons KB Duplexes, Site Improvement Plan, Case No. SP18-003
 - e. 2019 Election of Officers (Chair and Chari Pro Tem)
- 5. PLANNING COMMISSION – Discussion Items**
 - a. Community Development Update
 - a. April Meeting Details
 - b. Staffing Update
 - c. Development Update
 - d. Branding, Gateway, Wayfinding Project
 - e. Unified Land Development Code
- 6. ADJOURNMENT**

*FUTURE AGENDA ITEMS SUBJECT TO CHANGE



City of Castle Pines, Colorado Minutes

REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108 Thursday, January 24, 2019 - 6:00 PM

Planning
Commission/
Board of Adjustment

Lisa Glynn – Chair

David Goode – Chair
Pro Tem

Andrew Hendel

Seth Katz

David Necker

Michelle Wiley

Don Tosby

1. ROLL CALL

The regular meeting of the Planning Commission of the City of Castle Pines, Colorado, was called to order by Commissioner Glynn at 6:02 p.m.

Those present were: Commissioner Lisa Glynn
Commissioner David Goode
Commissioner Andrew Hendel
Commissioner Seth Katz
Commissioner David Necker
Commissioner Michelle Wiley
Commissioner Don Tosby

Also present with the Commission:
Sam Bishop, Community Development Director
Brandon Howes, RG & Associates, Contracted Planner
Kathie Guckenberger, Assistant City Attorney
Tobi Basile, City Clerk

2. PLEDGE OF ALLEGIANCE

- Commissioner Lisa Glynn led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Motion: A motion was made by Commissioner Tosby to approve the January 24, 2019 Planning Commission Agenda as presented. Commissioner Goode seconded. Motion approved by unanimous consent.

4. DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA

- There were no disclosures of conflicts submitted.

5. PLANNING COMMISSION – ACTION ITEMS

a. Approval of the December 6, 2018 Planning Commission Minutes

Motion: A motion was made by Commissioner Necker to approve the January 24, 2019 Planning Commission Agenda as presented. Commissioner Goode seconded. Motion approved by unanimous consent.

b. **PUBLIC HEARING:** Berkeley Homes Preliminary Plan Filing No. 1 – Case No. PP18-001

Commissioner Glynn reopened the Public Hearing at 6:05 p.m.

Commissioner Tosby and Commissioner Wiley were recused as they were not present for the December 6, 2019 Public Hearing where the item was originally presented.

Brandon Howes presented an overview of the preliminary plan. The subject property is within Parcel 12 of The Canyons Superblock Plat No. 2 and is generally located East of I-25, South of Hess Road, and North of Happy Canyon Road consisting more or less of 18.18 acres. The proposed Berkeley Homes Filing No. Preliminary Plan evaluates the subdivision

of 18.18 acres into 86 single family detached lots, 25 tracts, and future dedication of 1.727 acres of public right-of-way, prior to final engineering and design

Jeff Willis, President of Berkeley Homes, presented a power point on the preliminary plan. The presentation addressed parking, alley widths, road widths, trash removal and snow removal.

A question regarding the width of an alley was answered by Jeff Willis.

Commissioner Glynn opened the Public Comment section of the meeting at 6:27 p.m.

- There was no public comment presented.

Commissioner Glynn closed the Public Comment section of the meeting at 6:27 p.m.

Motion: A motion was made by Commission Katz to recommend the City Council approve The Berkeley Homes Preliminary Plan Filing No.1 Case No. PP18-001, subject to the following conditions of approval found in the Staff Report, dated January 16, 2019:

- 1) The applicant shall pay all fees and costs incurred by the City and its consultants, including without limitation legal fees and costs, for review and processing of the Preliminary Plan application within forty-five (45) days of receiving an invoice from the City. If the fees and costs are not paid within forty-five (45) days of receiving the invoice, the City may withhold issuance of building permits or further approvals until the invoices have been paid; and
- 2) The applicant shall resolve/correct any minor technical issues as directed by staff prior to finalization of the Preliminary Plan.

Commissioner Hendel seconded. The motion passed with a vote of 5 to 0.

6. PLANNING COMMISSION – Discussion Items

a. 2019 Housekeeping Items

- Reappointed members of the Planning Commission were congratulated
- Michelle Wiley was welcomed to the Planning and Zoning Commission/Board of Appeals
- At the February 2019 meeting, the Chair and Chair Pro Tem will be appointed
- 2019 meeting dates were discussed
- Terms of Commissioners were reviewed

b. Community Development Update

- Davis Development has withdrawn their application for the 200 multifamily units
- Community Development is currently processing a number of applications
- Coffee House Site Improvement Plan may be presented in February
- A Site Improvement Plan for a Shea paired product is forthcoming in March or April
- A Business District Property Meeting was held earlier today where property owners learned about Castle Pines development and economic development opportunities
- The City will be hiring a Planner who will be focused on GIS and development review
- The RFP for Gateway and Wayfinding for the City has closed and interviews will be held in the next few weeks



6. ADJOURNMENT OF REGULAR MEETING

Motion: A motion was made by Commissioner Glynn to adjourn the meeting at 7:02 p.m. Commissioner Goode seconded. Motion approved by unanimous consent.

RESPECTFULLY SUBMITTED:

APPROVED:

Tobi Basile, CMC, City Clerk

Lisa Glynn, Chairperson



PROJECT NAME: The Canyons Planned Development, 1st Amendment, Case No. ZR18-002

PROJECT LOCATION: Planning Areas 1, 2 and 3, Farm Planning Areas E, D and G and Open Space Planning Areas a, B and C of The Canyons Planned Development, legally described as Parcels 1-5 of the Canyons Superblock Plat #2. The subject property is 597.5 acres and located immediately east of Interstate I-25, and mostly between Happy Canyon Rd. and Hess Rd.

OWNER/APPLICANT: North Canyons, LLLP
3033 E. 1st Ave., Suite 725
Denver, Colorado 80206

PROJECT DESCRIPTION: The Applicant requests a Major Amendment to The Canyons Planned Development Planning Areas 1, 2 and 3 to allow an additional 1,000 multifamily dwelling units along with additional increases and modifications to public land dedication requirements. The application does not seek to modify or restrict previously approved land uses and development standards within Planning Areas 1, 2 and 3.

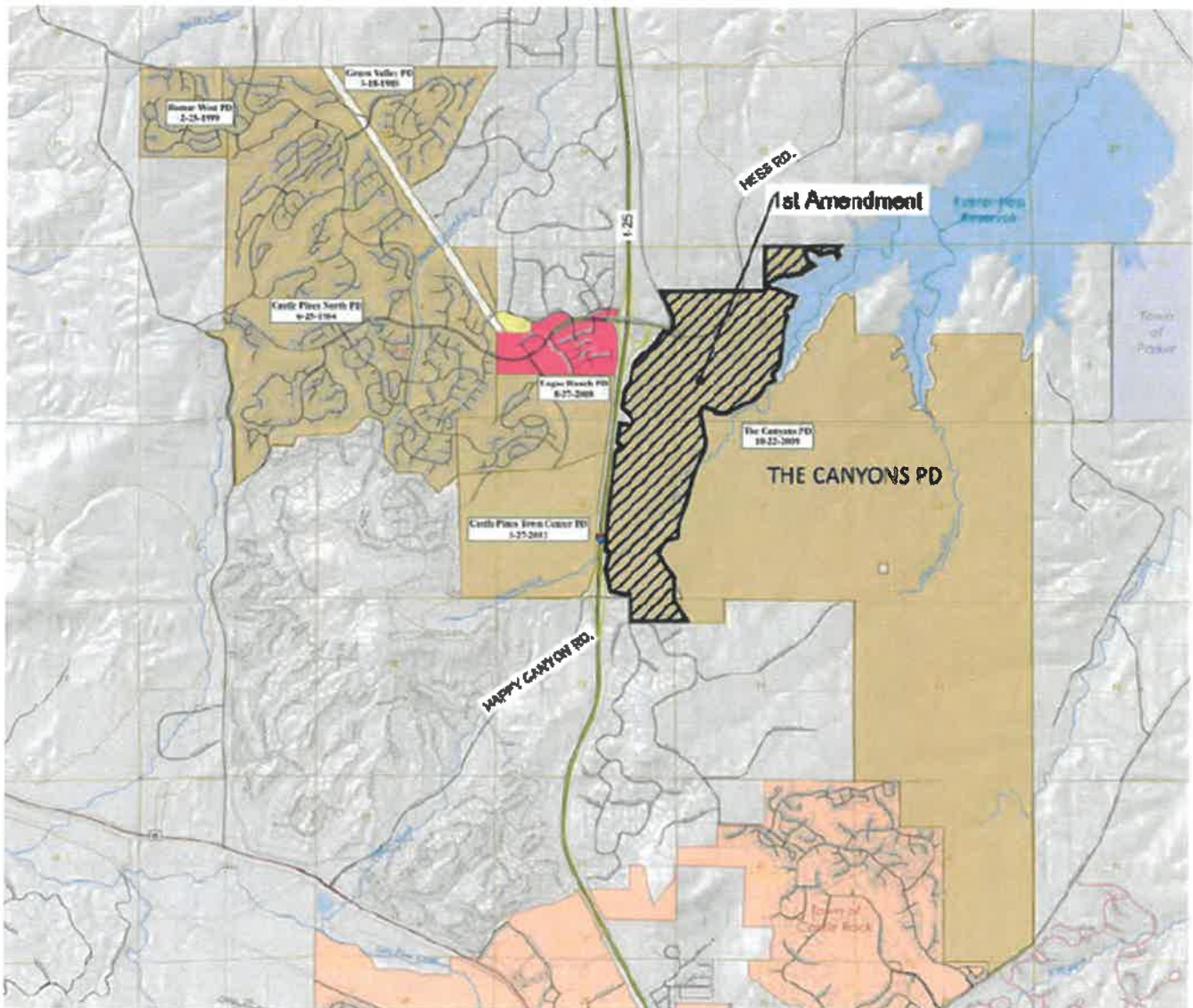
STAFF RECOMMENDATION: Approval with Conditions

PUBLIC NOTICE: Public notice of the proposed zoning amendment was published in the newspaper on March 7, 2019, mailed to abutting landowners on March 13, 2019 and posted on March 14, 2019; legal requirements of public notification have been satisfied to hold a public hearing.

REPORT DATE: March 22, 2019

PLANNING COMMISSION HEARING DATE: March 28, 2019

VICINITY MAP:



EXECUTIVE SUMMARY:

The Applicant, North Canyons, LLLP, requests approval of an additional 1,000 multifamily dwelling units in Planning Areas (PA) 1, 2 and 3 of The Canyons Planned Development (PD). The PD amendment also includes an updated 'Statement of Commitments' providing additional land for schools, parks and civic uses that correlates to the increase in the number of multifamily dwelling units. To support the amendment to The Canyons Planned Development, the Applicant also requests a First Amendment to the Annexation and Development Agreement (ADA) for the Canyons and to vest property rights. The ADA and Vesting applications are not under the purview of Planning Commission and will be only considered by City Council.

This staff report is specific to the proposed zoning application (ZR18-002); which proposes to allow an additional 1,000 multifamily dwelling units in PA 1, 2 and 3 of The Canyons Planned Development. The proposal requires a Major Amendment to the Planned Development as set forth in Section 15 – Planned Development District due to the increase in the number of dwelling units greater than 20%. The addition of 1,000 additional dwelling units is an increase of 40% over the allowed 2,500 dwelling units.

STAFF ANALYSIS OF APPLICABLE REGULATIONS:

Background

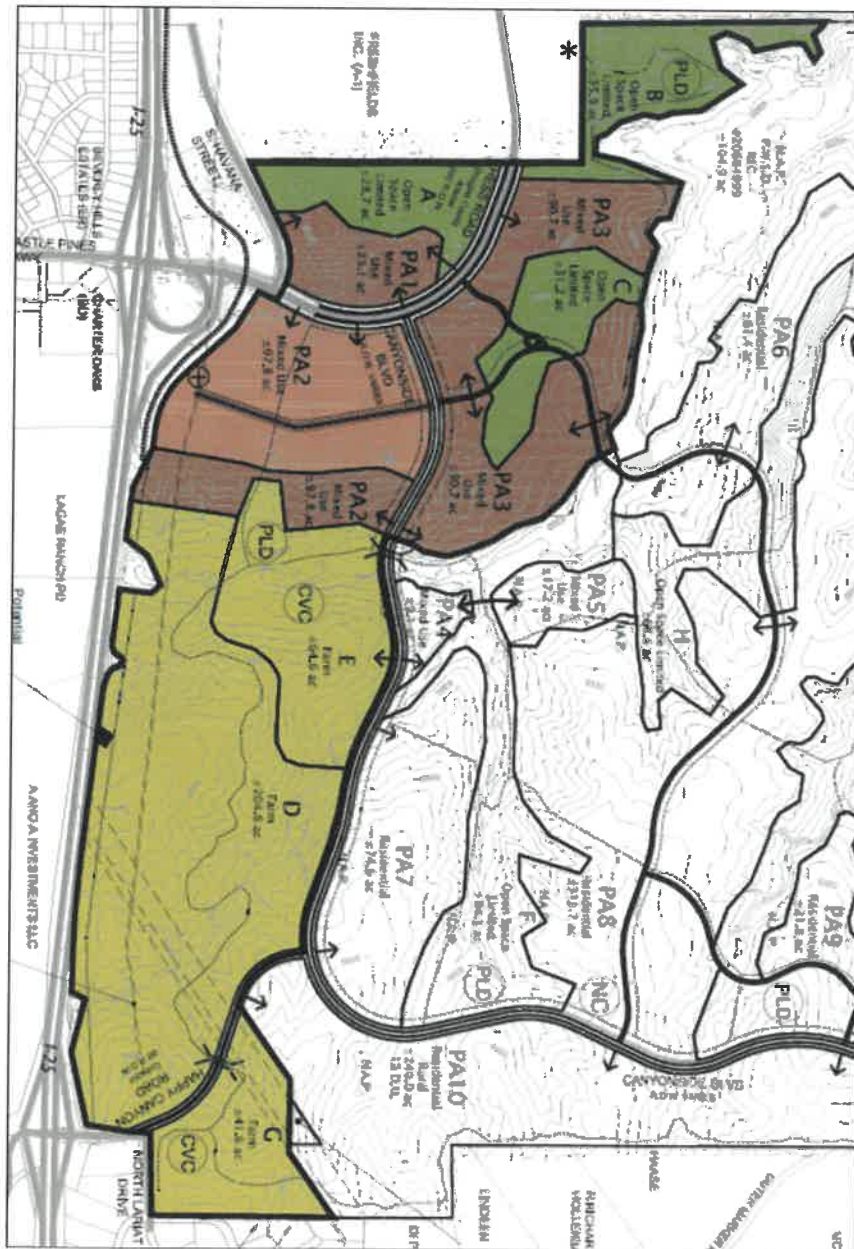
The Canyons Planned Development approved in 2009 consists of Planning Areas 1-19 on 3,343 acres and allows for a mix of land uses including parks, open space, trails, schools, civic uses, community uses, commercial uses, retail uses, agricultural uses, and single-family/multifamily land uses (See Exhibit E). The Canyons PD permits a maximum of 2,500 dwelling units. The Canyons PD specifically identified PA 1, 2, & 3 as mixed-use. These areas were identified as mixed-use to create a place where residents could live, work, shop and dine. Mixed Use Planning Areas permit for a zero-foot front, side and rear yard setbacks for nonresidential and attached residential development. PA 1, 2 and 3 allow building heights of 180 feet. The Canyons PD mixed-use category allows single family/multifamily residential, commercial, office, and community uses.

Shea Homes, LLC acquired Planning Areas 4, 5, 6, 7, 8, 9, 10 and 11 (not part of this application) from North Canyons, LLLP along with the entitlements to development 2,000 of the 2,500 residential units. This private sale and agreement resulted in North Canyons LLLP being entitled to develop the remaining 500 residential units. Shea Canyons is currently developing and improving Planning Areas 5 and 8 along with all supporting infrastructure. It is anticipated that additional planning areas will be developed and improved in the future by Shea Canyons or others.

PA 1, 2 and 3 are located in the northwest portion of the Canyons PD and are surrounded by the following zoning designations and land uses:

	North	South	East	West
Adjacent Land Uses:	Vacant	Single Family Residential	Vacant (Future Mixed Use, Single Family & Open Space)	Interstate 25 Retail, Multi-Family/Single Family Vacant
Adjacent Zoning Designation:	A1-Agricultural 1 (Douglas County)	ER-Estate Residential (Douglas County)	Planned Development District – <i>The Canyons</i>	Planned Development – <i>Castle Pines Town Center</i> Planned Development– <i>Lagae Ranch</i> ER-Estate Residential (Douglas County)

The Canyons Planning Areas PA 1, 2, & 3 and the Open space and Farm areas.



Specific site information is provided in the table below:

Site Details	
Area (Acres):	597.5 Acres
Existing Vegetation:	Various short and mid-grasses—yucca, buffalo, wheatgrass, squirrel tail, blue gamma Shrubs—Gamble oak, mountain mahogany, chokecherry Trees—cottonwoods

Existing Structures:	Flood control structures
Drainage Basins:	The major Drainage Basin on the property is Newlin Gulch which flows to the north-northeast. Minor Drainage Basins include Basin P-1, Basin P-2.1, Basin P-2.3, Basin P-2.4, Basin P-2.5, Basin P-3.1, Basin P-3.2, Basin P-4.1, Basin P-4.2, Basin P-4.3, Basin P-4.4, Basin P-4.5, and Basin P-5
Sewer District:	Parker Water and Sanitation District
Water District:	Parker Water and Sanitation District
Fire Service District:	South Metro Fire and Rescue District
Flood Plain/Wetlands:	FEMA has dedicated portions of Newlin Gulch as being in the 100-Year Floodplain. Wetlands occur along Newlin Gulch.
Metro District:	Canyons Metro District #2
Overlay District:	N/A

Project Description

This proposed major amendment would allow an additional 1,000 multifamily dwelling units in PA 1, 2, & 3 which consist of approximately 211.6 acres (See Exhibit A). The addition of Farm Planning Areas E, D, and G and Open Space Planning Areas A, B and C result in a total of 597.5 acres. The Applicant has included Farm Areas E, D, & G in the amendment because the Applicant is proposing to dedicate additional land for civic uses to the City in these areas. Open Space Areas A, B and C are included to account for additional public park land dedication.

The Applicant and Staff are of the opinion that the remaining allocation of 500 dwelling units is not sufficient to support a vibrant mixed used center in The Canyons. This is particularly true as other major retail centers nearby (Park Meadows/Ridgeway & Castle Rock) have significantly expanded since 2009. By adding 1,000 new dwelling units to PA 1, 2, & 3 the density would increase to a total of 1,500 dwelling units on 211.6 acres or 7.1 dwelling units per acre. There are no proposed changes to the development standards approved in the original PD (i.e. land uses, setbacks, building height, planning area boundaries, etc.), therefore all previous approvals still run with the property.

Traffic Impacts and Access

The Application was required to study how the proposed addition of 1,000 multifamily dwelling units would impact the Level of Service at the I-25 & Castle Pines Parkway/Hess Road interchange and the I-25 & Happy Canyon Road interchange. Staff also requested North Canyons to more clearly articulate how they will provide access to PA 1, 2 & 3 and how the additional 1,000 multifamily dwelling units will impact this access.

Interchange Impacts

PA 1, 2 & 3 are immediately adjacent to two I-25 interchanges (I-25 & Castle Pines Parkway/Hess Road interchange and I-25 & Happy Canyon Road interchange). In the FHU traffic study (Traffic Study) completed for this amendment the study found that for the I-25 & Castle Pines Parkway/Hess Road interchange, in both the Short-Term Background traffic scenario and Total Traffic scenarios, the interchange will continue to operate at a Level of Service D or better (meeting adopted traffic code standards).

However, in both the Short-Term Background traffic scenario and the Total Traffic scenarios at the I-25 & Happy Canyon Road interchange, without widening the interchange or the addition of a second bridge over I-25, the interchange will operate at a Level of Service F. Although no specific plan has been settled upon by the City, Douglas County, or CDOT to replace or widen the existing bridge or build another bridge over I-25 at this interchange, North Canyons agreed in the original Canyons PD to the following commitment related to the bridge replacement:

“At the time construction plans for a bridge to replace the existing Happy Canyon bridge over I-25 have been approved by all entities with appropriate jurisdiction, including the issuance of building permits, and funding from other sources have been secured, and the traffic generated by development of The Canyons requires such

replacement, the North Canyons, LLLP, will contribute to the City their proportionate share of the cost of the bridge replacement, as determined by a traffic study approved by the City, provided that in no event, will such contribution be more than 37% of the total estimated cost of the replacement bridge.”

Because this amendment for an additional 1,000 dwelling units was not contemplated at the time of the original Canyons PD in 2009, the City has asked for an additional commitment from North Canyons LLLP to mitigate the additional traffic at the Happy Canyon Interchange that will be generated by the additional 1,000 dwelling units. To mitigate the additional impacts at the Happy Canyons Interchange, North Canyons LLLP will contribute up to 3% of the total cost for the additional improvements. Staff concurs that the additional 1,000 multifamily residential units results in a 3% proportionate share/commitment at this interchange.

Local Access:

The original Canyons PD showed several planning access arrows into Planning Areas 1, 2, & 3. As part of this amendment staff requested the Applicant to refine these planning access arrows and further study them to determine which of the potential accesses were feasible. As part of this proposal the Applicant continues to show the majority of the planning access arrows in the same location but has also made a few changes. These changes are as follows:

- The Applicant has removed the planning access arrow opposite of Havana St. that was going into PA-2 that was located within the CDOT Access Line.
- The Applicant has moved the planning access arrow from Hess Rd. to PA 1 (between Havana St. and Canyonside Blvd) to directly across from Canyonside Blvd.
- The Applicant has changed the planning access arrow from Hess Rd. southeast to PA-3 from a conceptual planning access arrow to a Residential and Mixed-Use roadway named Cross Canyon Trail as this road has been platted and is currently under construction. This access is identified in the Traffic Study as Intersection #11. This interchange is currently projected to only be a right-in right-out but may be able to be a full movement interchange with a traffic signal sometime in the future.

The proposed access changes have been analyzed in the Traffic Study associated with this application and will not cause any of the existing roadways or future roadways to operate below a Level of Service D. All future access points will be further evaluated as part of detailed traffic studies for individual platting application and development proposals.

Land Use

This proposed major amendment would allow an additional 1,000 multifamily dwelling units in PA 1, 2, & 3 which consist of approximately 211.6 acres. When added to the existing 500 (500 out of 2,500) dwelling units already approved for PA 1, 2, & 3 this equals 1,500 dwelling units on 211.6 acres or 7.1 dwelling units per acre. The Castle Pines Future Land Use Map identifies PA 1, 2, & 3 as Mixed-Use Community and Mixed-Use Marketplace.

In the Castle Pines Comprehensive Plan “*Mixed-Use Community*” is identified as having the following defining characteristics:

- *Serves local and regional commercial, service and employment needs.*
- *Sited at intersections of major arterials and Interstate 25, typically anchored by a grocery store, employment or civic uses.*
- *Encourages integrated vertical and horizontal mixed use with multifamily residential.*

Mixed Use Community has been identified as having the following land use mix:

- *Medium-Format Retail and Services (including grocery stores)*
- *Low and Medium-Rise Office*
- *Hotels*
- *Entertainment, Culture, and Arts*
- *Plazas and Parks*
- ***Multifamily Housing***
- *Senior Housing*

Mixed Use Community has an average net residential density of 10-15 dwelling units per acre.

In the Castle Pines Comprehensive Plan *Mixed-Use Marketplace* is identified as having the following defining characteristics:

- *Intended to develop as a concentrated and dense mix of uses.*
- *Scaled to create a functional, walkable, pedestrian-friendly urban environment with public gathering spaces.*
- *Vertical and horizontal mix of uses that integrates high density residential units with retail, commercial, office and restaurant uses.*
- *Sited adjacent to major regional roadways and to incorporate a potential future transit.*
- *Promote cohesive urban design with consistent development standards.*

Mixed Use Marketplace has an average net residential density of 30 dwelling units per acre.

The Applicant is proposing an additional 1,000 dwelling units, in addition to the existing 500 dwelling units for the North Canyons on 211.6 acres. This equals 1,500 dwelling units on 211.6 acres or 7.1 dwelling units per acre. The proposed 7.1 dwelling units per acre fall within the Mixed-Use Marketplace and Mixed-Use Community recommended average residential densities.

A primary concern of Staff's with regard to a higher density single family residential development is to ensure a high quality of design and variation in the built environment which will contribute to the community character of Castle Pines. To address these concerns, the Applicant is required to prepare Supplemental Development Standards. This is in addition to all non-single family residential development within Planning Areas 1, 2 and 3 being subject to the City of Castle Pines Mixed Use Design Guidelines which address design concept, form and massing, building materials and color. These standards will provide a better understanding and reasonable expectation of the intended residential product. The City has approval authority of multifamily, attached single family, and commercial development through the Site Improvement Plan process.

Dedications

Additional land dedications are required as a result of the proposed 1,000 additional multifamily dwelling units. Specifically, the Applicant has proposed to make the following additional dedications to the City:

- The Applicant proposed to commit to dedicate an additional 8.82 acres of school land to the City.
- The Applicant proposed to commit to dedicate an additional 35.9 acres of park land to the City.
- The Applicant proposed to commit to dedicate and an additional 15 acres of civic land to the City.

These dedications meet or exceed adopted codes and dedication standards.

Public Agency Comments

Staff sent a total of thirty (34) referral letters to agencies, districts and community groups. Fourteen (14) of the referral letters were returned, however only nine (9) agencies provided comments. A complete table listing the referral entities and copies of the actual responses are included in Exhibit B. The Applicant's responses to the referral comments are included in Exhibit C.

Zoning Resolution, Approval Criteria—Planned Development Rezoning

The review of Major Amendments to Planned Developments requires that the Planning Commission consider approval criteria set forth in Section 15 – Planned Development District of the City of Castle Pines Zoning Ordinance. Staff has identified each of the criteria followed by a staff finding, response. However, it is the responsibility of the Applicant to justify the request for a Major Amendment to the Planned Development.

§1517.09 Approval Criteria for approval of a Major Amendment to a Planned Development:

§1517.09.1 – Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

The proposed PD amendment is consistent with the development standards of the original Canyons PD as it is proposing no changes to those standards.

The proposed PD amendment is consistent with the commitments of the Canyons PD as the amendment will uphold all previous commitments and make proportional additional commitments to reflect the request for an additional 1,000 multifamily dwelling units. These additional commitments include providing: an additional 8.82 acres for a school site, an additional 35.9 acres for a park land in Planning Area B, and an additional 15 acres of civic land that will be located within Farm areas D, E, and G and will be granted to the City.

The requested additional 1,000 multifamily residential dwelling units is consistent with the intent of the Canyons Planned Development as these land uses are currently allowed Planning Areas 1, 2, & 3 of the Canyons PD, and this amendment would only be increasing the density of housing within those planning areas. The 1,000 additional dwelling units would also further support the intent of the original Canyons PD to create a vibrant mixed-use area in this portion of the Canyons by providing additional customers for this future mixed-use area.

§1517.09.2 – Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

The proposed PD amendment is consistent with the efficient development and preservation of the Canyons PD because by allowing additional multifamily dwelling units this amendment will further the original intent of the Canyons PD to create a mixed-use commercial area in the northwest portion of the Canyons PD. To ensure the mixed use commercial area develops, additional multifamily dwelling units are needed to increase the density in this area. By providing 1,000 additional multifamily dwelling units the amendment furthers the original intent of the PD, increases the likelihood of efficient development, and helps preserve the entire Canyons planned development.

§1517.09.3 – Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

The amendment will not adversely affect the public interest or enjoyment of the adjacent lands. The additional traffic that will be generated by 1,000 additional dwelling units has been analyzed by staff in terms of their impacts on the I-25 interchanges and their impacts on the local traffic network and finds the following:

Impact on I-25 Interchanges

Planning Areas 1, 2 & 3 are immediately adjacent to two I-25 interchanges (I-25 & Castle Pines Parkway/Hess Road interchange and I-25 & Happy Canyon Road interchange). The Traffic Study found that even with these additional 1,000 dwelling units for the I-25 & Castle Pines Parkway/Hess Road interchange in both the Short-Term Background and Total Traffic scenarios the interchange will continue to operate at a Level of Service D or better.

Impact on Local Access

The original Canyons PD showed several planning access arrows into Planning Areas 1, 2, & 3. As part of this amendment staff requested the Applicant to refine these planning access arrows and further study them to determine which of the potential accesses were feasible. After completing the Traffic Study, the Applicant is proposing to make the following changes to the planning access arrows.

- *The Applicant has removed the planning access arrow opposite of Havana St. that was going into PA-2 that was located within the CDOT A-Line.*
- *The Applicant has moved the planning access arrow from Hess Rd. to PA 1 (between Havana St. and Canyonside Blvd) to directly across from Canyonside Blvd.*

- *The Applicant has changed the planning access arrow from Hess Rd. southeast to PA-3 from a planning access arrow to a Residential and Mixed-Use roadway named Cross Canyon Trail as this right of way has already been dedicated, an access permit has already been granted for this roadway, and it is in the process of being built. This access is identified in the Traffic Study as Intersection #11. This interchange is currently projected to only be a right in right out but may be able to be a full movement interchange with a traffic signal sometime in the future.*

Staff feels that these improvements along with the improvements that will be completed by Shea Canyons will mitigate the additional traffic impacts created by this amendment. In addition, any additional storm runoff that is generated as a result of this amendment will have to be mitigated by the Applicant at the platting stage. Therefore, this amendment will not adversely affect the public interest or enjoyment of the adjacent land.

§1517.09.4 – Whether the amendments sole purpose is to confer a special benefit upon an individual.

The proposed amendment does not solely confer a special benefit upon an individual.

§1517.09.5 – For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Ordinance.

The proposed amendment is consistent with the water supply standards found in Section 18A, Water Supply Overlay District, of the City's Zoning Ordinance. The Canyons PD is served and located entirely with the Parker Water and Sanitation District (District) service boundaries. As part of the original 2009 Canyons PD Annexation and Development Agreement Shea Canyons, LLC and North Canyons, LLLP dedicated water rights sufficient to serve 3,606 single family equivalents. The will serve letter and report dated March 6, 2019, Parker Water and Sanitation District stated that that they can provide water service for the amendment using the dedication mentioned above and if Shea Canyons, LLC or North Canyons, LLLP exceeds this water demand they have the ability to serve the additional demand (See Exhibit D). The Parker Water and Sanitation District did not provide any other comments on the proposed amendment during the referral and has previously stated its ability to serve the Canyons development. Therefore, the proposed amendment is consistent with the water supply standards in Section 18A.

STAFF RECOMMENDATION:

Based upon findings herein, Staff recommends that Planning Commission recommend approval of the 1st Major Amendment to the Canyons Planned Development, subject to the recommended conditions of approval.

SUGGESTED MOTION FOR APPROVAL:

I move to recommend approval of the 1st Major Amendment to the Canyons Planned Development, Case No. ZR18-002, subject to the following conditions of approval found in the Staff Report, dated March 22, 2019:

1. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, in review and processing of the application prior to recordation; AND
2. The Applicant shall resolve/correct any minor technical issues as directed by staff prior to recordation of the Planned Development Major Amendment; AND
3. [Planning Commission may insert additional conditions in order to mitigate the impacts of development]

SUGGESTED MOTION FOR DENIAL¹:

I move to recommend denial of the 1st Major Amendment to the Canyons Planned Development Plan, Case No. ZR18-002, based on the followings of fact:

1. The application *does not* meet the approval criteria set forth for Major Amendment for Planned Developments in Section 15 – Planned Development District of the City of Castle Pines Zoning Ordinance; specifically, subsection 1517.09 in that: (identify specific criteria not met by the application)

¹ In the event Planning Commission wishes to recommend denial of this case, planning staff recommends that Planning Commission consult with the City Attorney prior to making a motion for denial.

EXHIBITS:

- A. Application Materials
 - a. Land Use Application
 - b. Project Narrative
 - c. Plan Exhibit
- B. Referral Agency List and Response Summary
- C. Applicant's Response to Agency Comments
- D. Parker Water and Sewer Will Serve Letter
- E. Existing Canyons Planned Development (circa 2009)

- A. Application Materials**
 - a. Land Use Application**
 - b. Project Narrative**
 - c. Plan Exhibit**



LAND USE APPLICATION

OFFICE USE ONLY		SUBMITTAL DATE
TYPE OF REQUEST:		
PROJECT NAME:		
CASE NO:		
FEES COLLECTED:	STAFF INITIALS:	

SECTION 1—BRIEF DESCRIPTION OF PROPOSAL

Application for The Canyons Planned Development 1st Amendment to increase allowable dwelling units in mixed use

Planning Areas 1-3 by 1000 multifamily/attached units, and increase PLD by 45 acres and school dedication by 8.82 acres.

SECTION 2—PROPERTY INFORMATION—Property Information required below can be found on the Douglas County Assessor website at www.douglas.co.us/assessor/. Please print a copy of the Assessor's page and submit it with your presubmittal review request. 2351-021-01-003, 2351-021-01-004

State Parcel Number (SPN): 2351-022-01-002 2351-023-04-001 2351-023-02-001
 2351-023-01-002 2351-101-04-001 Parcel Size: 597.474 acres total

Legal Description: Parcels 1-5 The Canyons Superblock Plat #2

Site Address: Hess Road

SECTION 3—ZONING AND LAND USE INFORMATION

Existing Zoning: The Canyons PD Proposed Zoning: The Canyons PD 1st Amendment

Zoning of Surrounding Properties: (N) Open Space (S) Residential (E) Residential (W) I25

Existing Land Use: Agricultural

Proposed Land Use: Residential and Mixed Use

SECTION 4—PROPERTY OWNER INFORMATION

Property Owner: North Canyons LLLP, by Leland J. Alpert, Manager, Alpert Canyons LLLC

Address: 3033 East 1st Avenue, Suite 725, Denver CO 80206

Phone: 720-624-1699 Fax: Email: lealpert@msn.com

SECTION 5—AUTHORIZED REPRESENTATIVE INFORMATION (requires notarized letter of authorization if other than owner)

Property Owner / Developer / Engineer / Attorney / Other (Circle One):

Contact Person/Company Info: Leland J. Alpert, Owner, and Mary Hart, Project Coordinator

Address: 3033 East 1st Avenue, Suite 725, Denver CO 80206

Phone: 720-624-1699 Fax: Email: mhart@alpertcorp.com

SECTION 6—SPECIAL DISTRICT INFORMATION—Please list the districts that will be affected by the proposal (attach any letters):

Water District: Parker Water and Sanitation District

Sanitation District: Parker Water and Sanitation District

School District: Douglas County School District

Library District: Douglas Public Library District

Fire District: South Metro Fire Rescue Fire Protection District

Other Districts: Canyons Metro District 2, Douglas County Sheriff Dept.

SECTION 4—CERTIFICATION

To the best of my knowledge, this Land Use Application is correct and complete. I have read and understand the City's information sheet regarding the Preble's Meadow Jumping Mouse.

Applicant Signature: Mary Hart Date: 11.27.18

PREBLE'S MEADOW JUMPING MOUSE

What is the Prebles' meadow jumping mouse?

The Preble's meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's meadow jumping mouse or its habitat.

Where does the mouse live?

The Preble's meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainage areas, including tributaries and the main stream reaches, of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and
3. The application or discharge of agrichemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's meadow jumping mouse or its habitat should be directed to:

Peter Plage or Adam Misztal
Fish and Wildlife Biologist
United States Fish and Wildlife Service
Ecological Services
Colorado Field Office
P.O.Box 25486, DFC (MS 65412)
Denver, CO 80225-0486
303-236-4773

Where to find a licensed Wildlife Consultant to perform Preble's Surveys.

A current list of wildlife consultants licensed to perform Preble's surveys may be found on the US Fish and Wildlife Service website at:

http://mountain-prairie.fws.gov/preble/RELATED_ACTIONS/consultants.htm

ANY APPROVAL GIVEN BY THE CITY OF CASTLE PINES DOES NOT OBLIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

1507 Canyons PD 1st Amendment Project Summary

1507.01 Landowner/Applicant

North Canyons, LLLP
3033 East First Avenue, Suite 725
Denver, CO 80206
Contact: Leland J. Alpert, Manager, Alpert Canyons LLC

Representative

Mary Hart, Project Coordinator on behalf of NCLLLP
3033 East First Avenue, Suite 725
Denver, CO 80206

Mineral Rights Owner –

Small corner of Parcel 1 - Anadarko Petroleum Corp.
Portion of Parcel 3, 4, and 5 - North Canyons LLLP 50% MI
 - Wm White 25% MI
 - Resurrection Partners 336 LP 25% MI

Water Rights Owner -

Parker Water and Sanitation District

1507.02 General Project Concept

The Canyons PD was approved in 2009 on a 3,343 acre property in Castle Pines for 2,500 dwelling units and 2.1 million square feet of mixed use. The original concept of the community was to offer a wide range of housing choices in neighborhoods that are integrated into natural open spaces, with approximately 1720 acres of the site devoted to limited, active, and private open space. Residential areas would take advantage of close proximity to restaurants, shopping, offices, hotels and other neighborhood oriented services. Commitments to advanced sustainability practices for water and energy conservation were incorporated into the approval. The vision included a mixed use development located at the northwest corner of the property at Hess Road where residents and neighbors could shop, work and dine locally as an important component of the plan.

This application, 1st Amendment to the Canyons Planned Development (PD), requests the addition of 1000 multifamily units in Planning Areas (PA) 1, 2 and 3. Public land dedications for parks and schools are being increased corresponding to the increase of units. All other elements of the prior PD approval remain unchanged.

The purpose and need of this PD Amendment is linked to supporting the vision described above to create a vibrant mixed use core for The Canyons and Castle Pines community. The City of Castle Pines Comprehensive Plan has a long-term strategy of encouraging more pedestrian friendly retail and multi-use development to support growth of sales tax to fund local government functions. However, with major retail epicenters at Castle Rock and Park Meadows/Ridgeway only 15 miles apart, Castle Pines is located in an already densely retailed trade area. Until significant new housing is developed at The Canyons and surrounding areas, retailers may be hesitant to locate between either of the two established retail hubs for fear of cannibalizing existing stores. With retail typically following rooftops, for the immediate future, inadequate local residential spending occurs to support new retail in the area. As new residential single and multi-family rooftops are added at The Canyons, over time this will attract restaurants, retail, lodging and other commercial

uses. This in turn will attract employment uses and people with higher percentages of disposable incomes that further support retail by creating daytime population and activity.

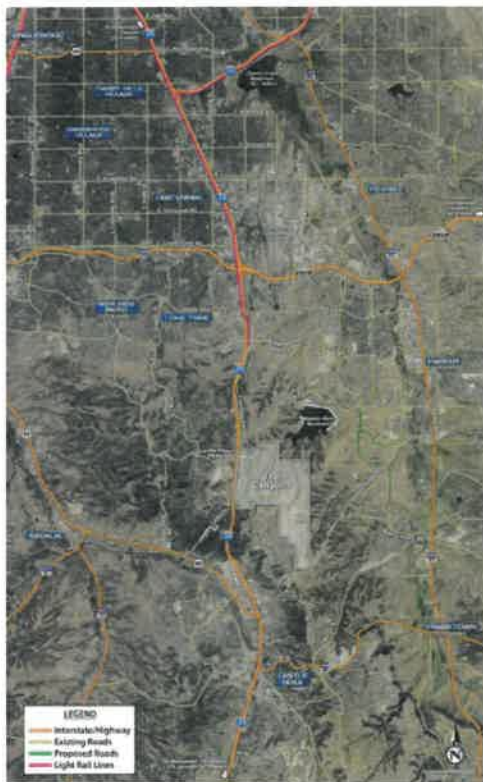
Site Description

The legal description of the property proposed for the 1st PD Amendment is Parcels 1-5, Canyons Superblock Plat #2 which consists of 597.474 acres total. PD Planning Areas impacted by the amendment are only the mixed use PAs 1, 2 and 3. Combined, these three areas consist of 211.6 developable acres. There is no change proposed to the approved Planning Area sites; the PD Amendment only consists of the assignment of additional units in PA 1-3 to support densification of the mixed use part of the project.

With Interstate 25 bounding the property on the west, Hess Road bisecting the property in an east-west direction, and a new project arterial Canyonside Boulevard running north-south through the sites, the area is well served by vehicular access. Rueter Hess Reservoir is located to the east of the site.

The attached vicinity map shows The Canyons site and all adjacent properties.

<u>Amendment Summary</u>	<u>2009 PD</u>	<u>1st Amendment</u>
• Total land area	3,343 acres	597.474 acres
• Total number of lots/du	2,500 residential units	3500 residential units
• Overall Density	.75 du/acre	.95 du/acre
• Total land area as open space	+/- 1709 Acres	+/- 1709 Acres
• Park Land Dedication (PLD)	112.5 acres	45 acres additional
• School Land Dedication	49 acres	8.82 acres additional



Vicinity Map

1507.03 Proposed Development Staging & Time Frame

In 2015, North Canyons LLLP sold 1270 acres and 2000 units to homebuilder Shea Canyons, who has commenced construction on 1000 units in their Phase 1. Development of The Canyons has begun with the installation of major water, sewer and road infrastructure systems required to serve the community. Approximately 6 miles of offsite sewer lines and 1 mile of waterline have been installed by Shea Canyons to connect The Canyons with the existing PWSD regional system. Construction of Shea Phase 1 homes is anticipated to begin in 2019. Rooftops appearing at the Canyons will support developer interest in the mixed use area. Assuming the overall real estate market is maintained, it is anticipated that infrastructure extensions necessary to serve the mixed use sites will occur in 2019/2020 shortly after approval of the 1st PD Amendment for the property.

1507.04 Relationship to the Existing & Adjacent Land Uses

The table below lists the existing zoning and land uses for the adjacent communities.

	Zoning/land use around PA 1-3	Land Use around PA 1-3
West	Commercial, Castle Pines North PD	I-25, Commercial, Single and Multifamily
North	A-1	Agricultural
East	Exempt	PWSD Rueter-Hess Reservoir
South	Canyons PD	Farm and Single Family Residential

Including this PD Amendment proposal, the residential density overall at The Canyons remains below the rest of the City, see data below.

- 6114 acres in City of Castle Pines total = 2437 acres west side + 3342 acres Canyons
- 560 acres open space in City of Castle Pines, +/- 1700 acres Canyons Open Space
- Castle Pines North = 3691 d.u. on 2188 acres = 1.7 unit/acre
- Lagae Ranch = 231 single family and 400 mf = 631 units on 249 acres = 2.5 units/acre
- Castle Pines Town Center = 475 single family and 200 mf = 675 units on 354 acres = 1.9 unit/acre
- Canyons density of 3500 units on 3342 acres = +/-1 unit/acre = lowest in town

1507.05 Changes in the Character of the Neighborhood

Since 2009, surrounding development and regional planning has significantly changed the regional context for The Canyons creating a logical basis for considering the requested PD Amendment. The completion of Hess Road to Parker as an east/west arterial creates a new major intersection of regional significance at Castle Pines Parkway/Hess Road and Canyonside Boulevard. Logical planning supports the densification of the mixed use village at the corners of this new active intersection.

Light Rail has been extended by RTD to the east side of I25 at Ridgeway, only 4 miles from The Canyons. A park and ride garage is being installed with transit oriented development expected to follow. Although there are currently no further Southeast Corridor expansion plans in place, it is reasonable to envision a further extension along I-25 to Castle Pines, with a possible station within or near the Canyons.

Residential growth in the region has also increased. Within the City, the west side of I25 has seen the development of Castle Pines Town Center and Lagae Ranch with approved single family, multifamily and mixed use/commercial/office uses. Farther south in Castle Rock, the Meadows master planned community nears completion with over 9,000 units, schools, university and a hospital. To the east, Anthology is approved for over 5000 units, with Ridgeway growth slated over 10,000 units.

The current retail environment for The Canyons Mixed Use has changed significantly since approval in 2009. Significant retail growth and competition has occurred at Castle Rock and Ridgeway. The Promenade in Castle Rock includes development of a one million square foot destination retail center, one of the largest new shopping centers. Ridgeway development features a 650,000 s.f. Schwab campus, 3 million square feet of retail and office almost complete in the West Village, with 5-7 million square feet still to be developed in the City Center at the light rail station on the east side of I25. In addition, with retail as a whole is in flux (due to internet/Amazon), there is a raw lack of market for retail development specifically at Canyons. As a result, Castle Pines will need to scale up residential variety and density to create a broader base to be to be competitive.

1507.06 Impacts on City Services

This PD Amendment is anticipated to have minimal impacts to City Services. Extensive improvements have already been made by Douglas County to Hess Road and the I-25/Castle Pines Parkway interchange in anticipation of future development. Few additional roads beyond what would be built to serve PA 1-3 are anticipated to be necessary to access a denser residential development type. It is anticipated that existing City services in place are scalable to support additional multifamily units. Please refer to the Traffic Impact Analysis prepared by FHU and fiscal impact review prepared by Ford Frick accompanying this application.

Based on City requirements, an additional 8.82 acres of school land dedication will be made at the time of platting. This brings the total Canyons school dedication to almost 58 acres. An 12 acre elementary school site will be dedicated within PA7 by Shea Canyons, leaving almost 46 acres for the district to utilize to serve future educational needs. Currently, homes in the north half of the Canyons are planned to attend Rock Canyons High School and homes in the south half of the Canyons are planned to attend Douglas County High School. The school district may change this designation in the future with enough land at the Canyons to create a new high school.

Law enforcement will continue be provided by Douglas County Sheriff's department. Emergency services will be provided by South Metro Fire Rescue Authority for this portion of this development. Each are supported by corresponding mill levies on future The Canyons development properties.

1507.07 Traffic Study

See the provided Traffic Impact Analysis prepared by Felsburg Holt and Ullevig for additional information. In summary, the study shows minimal traffic impacts are created with the addition of 1000 multifamily units in PA 1-3, which can be mitigated by intersection improvements recommended by the study.

1507.08 Evidence of the Physical and Legal Capability to Provide Sanitation

The applicant has an inclusionary agreement with Parker Water and Sanitation District to serve the site with water and sanitary sewer service. Parker Water and Sanitation District has existing capacity in the water and sewer system and infrastructure located east of the site. Water and sanitary sewer lines within The Canyons already have the capacity to accommodate the additional units.

1507.09 Type of Method of Fire Protection

Fire protection services will be provided by South Metro Fire Rescue Authority for this portion of The Canyons, based out of their existing station located at 421 East Castle Pines Parkway located less than a mile to the west of the mixed use planning areas. The original PD approval provides for dedication of a 1.5 acre site suitable for construction of a fire station if additional service capacity is necessary. The Authority has indicated “will serve” for the additional multifamily units proposed with this PD Amendment.

1507.10 Hazardous Site Characteristics

The historic and continuous land use of the property has been cattle grazing for years. No changes to the site characteristics or use since the approval of the 2009 Canyons PD have occurred, other than the commencement of project construction by Shea Canyons.

1507.11 Impacts on Existing Flora and Fauna

The mixed use sites currently consist of varied topography and vegetation within the plan. Vegetation is characterized as short and mid-grass prairie on the pediments, with Gambel Oak on canyon slopes. Surface geology is characterized primarily by sands and clays, with valleys characterized by cobbly sands. Drainage on the property flows south to Newlin Gulch which then flows northeast to the Reservoir. With the intended character of the proposed development at the Canyons mixed use properties to consist of high density commercial and residential property, existing slopes will be graded creating impacts to the existing vegetation and topography in order to create flat development sites. However, nearby open spaces, drainages and canyons surrounding the mixed use areas will remain unchanged and will generally be preserved in their natural state.

Wildlife Habitats and Corridors

The Canyons PD as a whole aims to preserve critical wildlife habitats and wildlife corridors to and from habitats, with the goal to avoid depletion of native wildlife species and to perpetuate and encourage a diversity of native high prairie wildlife species on the property. With The Canyons being designed around open space, wide corridors and drainage ways are being preserved between areas that will be developed, to preserve and minimize the effects to migration routes, habitats, shelter, cover needs and food sources.

This PD Amendment proposes no changes to open spaces or wildlife corridors as initially approved.

1507.12 Compliance with City Comp Plan

This PD Amendment is consistent with the City of Castle Pines Comprehensive Master Plan, proposing no changes other than additional residential density in mixed use areas. Furthermore, this PD Amendment strongly supports many community goals outlined in the plan as follows:

Economic Development – The Comp Plan includes statements: “focus on job growth, attracting and retaining businesses”, “more local retail, service and restaurant options”, “establish vibrant pedestrian friendly activity centers”. Additional multifamily residential buildings helps drive retail, as the additional people create a baseline of human activity on the street to activate commercial areas during the day and evening. Higher residential densities within mixed use areas support the economic development goals identified in the Plan. The addition of residential units at the Canyons will help achieve the residential scale and market demand necessary to support a larger, more diverse retail/commercial project at the Canyons site or elsewhere in the community

Housing Value and Affordability – The Comp Plan includes statements: “continuing the diversity of price-points, housing types and ownership options will support affordability for residents”, “create unique neighborhoods”, “be a place for all life cycles, including new families and aging seniors”. Currently, approximately 86% of Castle Pines consists of single family homes, providing limited housing product diversity to those seeking a smaller or more affordable living choice. The addition of 1000 multifamily units would consist primarily of apartments or condominium homes, creating the housing diversity and more affordable housing options identified in the Plan.

Land Use and Growth Management – The Comp Plan includes statements: “Concentrate growth in specified areas allows the City to increase population while preserving natural character”, “Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure”, “Develop as a concentrated and dense mix of uses”. The addition of 1000 units in the existing defined mixed use area densifies an existing area of development, facilitating each of these goals.

1507.13 Recreational and Amenity Facilities

The extensive amount of open space and trails created with the original PD remain unchanged with this Amendment. This PD Amendment would increase the Park Land Dedication by 45 acres, including a site that could be accessible to the Reuter Hess Reservoir, when allowed by Parker Water and Sanitation District. With the public dedication of Open Space B, a terrific trailhead and park facility could be created with access to Reservoir trails and amenities. Other options for PLD include additional Canyons sites to be determined, or fee in lieu.

1507.14 Comparison Analysis

No other changes to The Canyons PD are being proposed other than the addition of 1000 multifamily residential units in Planning Areas 1-3. Setbacks, heights, design character and all other zoning components of the 2009 PD approval remain the same.

1507.15 Summary

With the proposal of the residential densification of Planning Areas 1-3, all the provisions, agreements, and commitments of the 2009 approval of The Canyons remain unchanged. Based on fiscal and traffic studies, public impacts of additional multifamily units within the mixed use areas appear minimal or mitigated. Under these conditions it is reasonable to surmise that the City can

absorb additional growth without significant negative impacts. Within the City of Castle Pines, The Canyons is the primary City parcel capable of accommodating substantial future growth. With its obligations to provide all necessary infrastructure on site, access and visibility to I25, makes it uniquely situated to attract fiscally productive offices, retail and restaurant growth. This expansion to the Castle Pines population base, particularly residents with disposable income, in combination with the now active Shea Canyons project, will accelerate the day when a more diverse and robust retail environment can be viably supported, increasing resources for the City.

1507.16 Criteria for Approval

The following criteria are considered by the Council for approval of major amendments:

- *Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.*

As noted above, none of the approved development standards, commitments or intent of the planned development are proposed to change with this amendment. The proposal seeks to increase the allowable development within Planning Areas 1-3 by 1000 units, in support of the PD vision to create a denser, more vibrant, pedestrian friendly mixed use commercial center at The Canyons. The addition of residential units at the Canyons will help achieve the residential scale and market demand necessary to support a larger, more diverse retail/commercial area.

- *Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.*

The overall intent of the City of Castle Pines Planned Development District is to:

Ensure that provision is made for ample open space;

Ensure that environmentally and visually sensitive areas are preserved;

Promote layout, design and construction of residential development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area;

Provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit;

Ensure the adequacy of public facilities to accommodate population growth;

Promote balanced developments of mixed housing types;

Encourage the provision of dwellings with a range of affordability; and

Otherwise implement the stated purpose and intent of the City's Zoning Ordinance and the City of Castle Pines North Comprehensive Plan.

With approval of the 2009 PD, these criteria were found to be met and remain unchanged with this PD Amendment. This amendment specifically improves upon the bold intent items noted above, particularly related to supporting the creation of activity centers, housing diversity and affordability. The enlargement of the City population base with multifamily dwelling units, a more diverse housing opportunity offers the prospect of accelerating commercial and retail development within The Canyons.

- *Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.*

Enjoyment of adjacent land is not impacted by the amendment since the additional residential units are consistent with the existing uses defined in the approved PD and will be constructed within the

existing designated planning areas. Furthermore, the adjacent land is either open space, highway, or Shea Canyons development.

Prospective public interest impacts are most closely related to the potential for negative traffic or fiscal consequences. The PD Amendment has provided a Traffic Impact Analysis that shows minimal and mitigated impacts to intersections within and close to the project for the traffic generated by the new density. In addition, a fiscal review was provided that suggests The Canyons, with its obligations to provide all necessary infrastructure, and its proximity to I-25, is a low-cost location for accommodating additional growth in the City. More importantly, the eventual enlargement of the Canyons population base offers the prospect of accelerating commercial and retail development, effectively increasing per household sales taxes from all City residences.

- *Whether the amendments sole purpose is to confer a special benefit upon an individual.*

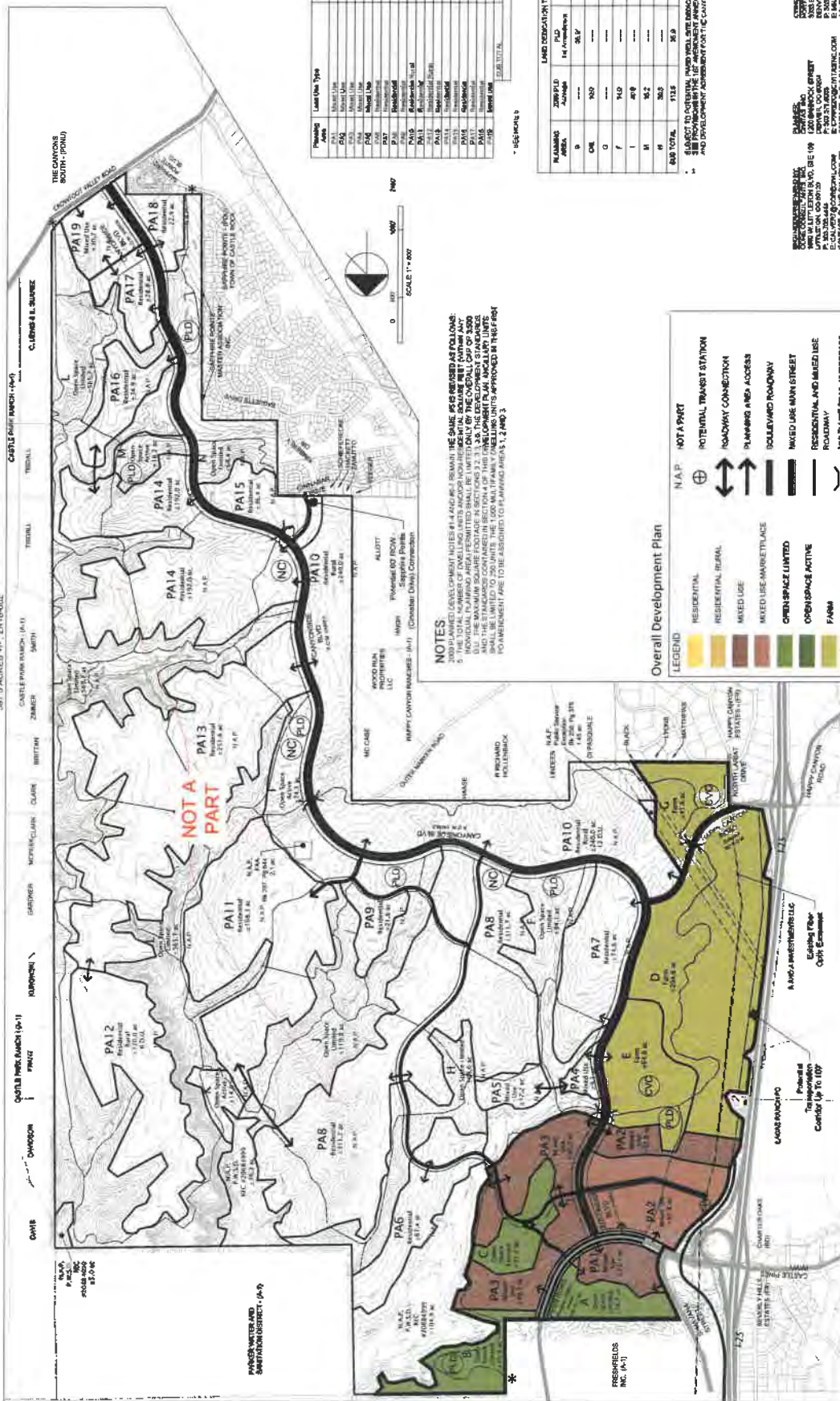
The applicant, North Canyons LLLP, has indicated that they could abide by the zoning approved by the City in 2009. However, this PD amendment is an opportunity to support and be a participant in furthering the City of Castle Pines Vision. The addition of 1000 units will support the implementation of overall Goals of the City, including economic development with connected town centers, vibrant community gathering spaces, enhanced walkability, quality design, a diversity of housing along with additional land for parks, trailhead, schools and other public facilities.

- *For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Ordinance.*

The entirety of the Canyons Development has been previously included into the Parker Water and Sanitation District (PWSD). During the previous zoning process adequate raw water supply was included in the Canyons Water Bank for the density of the development. The remaining water rights were conveyed to PWSD as part of the inclusion process. PWSD currently has water rights available for the proposed increase in density that is proposed with the 1st Amendment of the Canyons Planned Development. PWSD also has a Water Resource Toll (WRT) that provides an option to provide cash-in-lieu of the required water rights.

THE CANYONS PLANNED DEVELOPMENT - 1ST MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,000 SINGLE-FAMILY RESIDENTIAL UNITS IN PA1, PA2, AND PA3
PARCELS 1-5, THE CANYONS SUBBLOCKS PLAT NO. 1
A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 2, 3, 10, 11, 14 & 15
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF
DOUGLAS, STATE OF COLORADO
597.9 ACRES ±, ZFH8-002



NOTES:
 2009 PLANNED DEVELOPMENT NOTES #14 AND #15 REMAIN THE SAME AS REVISED AS FOLLOWS:
 1. THE MAXIMUM SQUARE FOOTAGE PER LOT SHALL BE LIMITED TO 10,000 SQUARE FEET.
 2. THE MAXIMUM SQUARE FOOTAGE PER LOT SHALL BE LIMITED TO 10,000 SQUARE FEET.
 3. THE MAXIMUM SQUARE FOOTAGE PER LOT SHALL BE LIMITED TO 10,000 SQUARE FEET.
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 8. THE MAXIMUM SQUARE FOOTAGE PER LOT SHALL BE LIMITED TO 10,000 SQUARE FEET.
 9. THE MAXIMUM SQUARE FOOTAGE PER LOT SHALL BE LIMITED TO 10,000 SQUARE FEET.
 10. THE MAXIMUM SQUARE FOOTAGE PER LOT SHALL BE LIMITED TO 10,000 SQUARE FEET.

Overall Development Plan

LEGEND

- RESIDENTIAL
- RESIDENTIAL-BUSINESS
- MIXED USE
- MIXED USE-MARKETPLACE
- OPEN SPACE LIMITED
- OPEN SPACE ACTIVE
- PARK
- PARK LAND DEDICATION
- POTENTIAL NEIGHBORHOOD
- COMMERCIAL
- CIMC DEDICATION

NOT A PART

- POTENTIAL TRANSIT STATION
- ROADWAY CONNECTION
- PLANNING AREA ADDRESS
- BOULEVARD ROADWAY
- MAKED USE MAIN STREET
- RESIDENTIAL AND MIXED USE ROADWAY
- MAKED USE TRAIL INTERCHANGE
- REGIONAL TRAIL CONNECTION
- PLANNED TRAIL USE TRAIL

SYMBOLS:
 (PDU) PLANNED DEVELOPMENT UNIT
 (NC) NEIGHBORHOOD CONNECTION
 (CV) COMMUNITY VENUE

Planning Area	Land Use Type	Average Density	1st Amendment	1st Amendment
PA1	Residential	20.0	20.0	20.0
PA2	Residential	20.0	20.0	20.0
PA3	Residential	20.0	20.0	20.0
PA4	Residential	20.0	20.0	20.0
PA5	Residential	20.0	20.0	20.0
PA6	Residential	20.0	20.0	20.0
PA7	Residential	20.0	20.0	20.0
PA8	Residential	20.0	20.0	20.0
PA9	Residential	20.0	20.0	20.0
PA10	Residential	20.0	20.0	20.0
PA11	Residential	20.0	20.0	20.0
PA12	Residential	20.0	20.0	20.0
PA13	Residential	20.0	20.0	20.0
PA14	Residential	20.0	20.0	20.0
PA15	Residential	20.0	20.0	20.0
PA16	Residential	20.0	20.0	20.0
PA17	Residential	20.0	20.0	20.0
PA18	Residential	20.0	20.0	20.0
PA19	Residential	20.0	20.0	20.0
TOTAL		20.0	20.0	20.0

LAND DEDICATION TABLE

PLANNING AREA	2009 P.L.D. Acreage	P.L.D. 1st Amendment	PROG CHG	CHG 1st Amendment	CHG 1st Amendment
D	0	0	0	0	0
C	0	0	0	0	0
F	0	0	0	0	0
I	0	0	0	0	0
M	0	0	0	0	0
H	0	0	0	0	0
TOTAL	0	0	0	0	0

**DEVELOPMENT PLAN
SHEET 2 OF 2**

PREPARED BY: [Firm Name]
 DATE: [Date]
 PROJECT: [Project Name]
 SHEET: [Sheet Number]

B. Referral Agency List and Response Summary

REFERRAL LIST AND RESPONSE SUMMARY

REFERRAL AGENCY	REFERRAL SENT	RESPONSE RECEIVED
Departments and Divisions of the State of Colorado:		
1. Dept of Transportation (CDOT) – Region 1	X	X
2. US Army Corp of Engineers	X	
3. Colorado Geological Survey	X	
4. Colorado Parks and Wildlife	X	
5. Environmental Protection Agency	X	
6. Colorado Fish and Wildlife	X	
7. Colorado Department of Public Health and Environment	X	
Divisions of Douglas County:		
8. Douglas County Planning, Engineering, and Addressing	X	X
9. Douglas County Historic Preservation	X	
10. Douglas County Assessor	X	X
11. Douglas County Libraries	X	
12. Douglas County School District	X	X
13. Douglas County Sheriff	X	
Districts, Authorities and Public Agencies:		
14. Castle Rock Fire and Rescue	X	
15. Town of Castle Rock	X	X
16. Centennial Airport-Arapahoe County Public Airport Authority	X	
17. City of Lone Tree	X	
18. Cherry Creek Basin Water Quality Authority	X	X
19. Parker Water and Sanitation District	X	
20. South Metro Fire & Rescue	X	X
21. Town of Parker	X	
22. Tri-County Health Department	X	X
23. Canyons Metro District	X	
24. Urban Drainage and Flood Control	X	
Utilities:		
25. IREA	X	X
26. CenturyLink	X	X
27. Comcast	X	
28. Black Hills Energy	X	X
29. XCEL Energy	X	X
Property Owners, Homeowner and Community Associations:		
30. Beverly Hills HOA	X	
31. Shea Homes	X	
32. Castle Pines North Master HOA	X	X
33. Happy Canyon HOA	X	X

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO

Department of Transportation

Project Name: **The Canyons at Castle Pines**

Print Date: 3/7/2019

Highway: I-25

Mile Marker: 188

Drainage Comments:

No further comments samer 1-30-2019

Environmental Comments:

Removed

Traffic Comments:

Scherner 1-22-18

The trip distribution/assignment is in question as it seems there should be a higher bias toward the north where the majority of employment is located. A development this large cannot be determined by rule-of-thumb. There needs to be a more rigorous approach as to how site generated trips will be assigned to the network. This study needs to be re-evaluated.

Scherner 2-1-19

In addition, it seems Access No. 13 is located within CDOT A-line and/or Douglas Co ROW. This is configured in the study as a full movement intersection. If so, CDOT will not support this connection since it falls in between the I-25 NB off ramp and Canyonside Blvd and would be detrimental to the operation of the NB off-ramp

Right of Way Comments:

No additional comments - plan states there will be no impacts within CDOT ROW. SDH 2/7/2019

Resident Engineer Comments:

1/23/2018, note for future I-25 PEL possible implications, none foreseen at this time

Utilities Comments:

Removed

Permits Comments:

I have no major comments except the obvious that the traffic study needs to be looked at by our people carefully.

BS

Other Comments:

Thanks for the info. The additional traffic expected is captured in the PEL future traffic model.

"Access arrows" now appear from Hess Rd on the development plan (sheet 2 of 2 map) which implies prematurely, that CDOT would be supportive of breaking the Access Control Line that exist in this vicinity. At this time, there is no support of this proposal, and would necessitate acceptance from CDOT and FHWA. We recommend these arrows be removed from the plan exhibit and that note 1 on the same sheet include the words 'access' as being conceptual.

With context to the above, this proposed amendment speaks to vesting. Please note this is a City-Developer agreement to which CDOT is not a party to. Assurances of access to State highways is granted via the access code per state statute.

We support the notation of protecting a "Potential Transportation corridor" abutting I-25. We recommend under the statement of commitments, to include this demarcated area under section 3.1 on sheet 1 of the plan as a reservation with a statement as to the purpose and timing for dedication. It is not quite clear to CDOT in the commitments matrix in what context this 100-ft wide linear transit area represents. Is the intention for multi-modal use? Trails? Utilities? Interstate expansion?

As requested before, CDOT desires to review all grading, landscaping and utility relocates in our RoW abutting I-25. Any work in our RoW will require a permit through this office.

Please explain what the hashed line parallel to I-25 represents on the map graphic. Is it noise related?

Douglas County has initiated an IAR for the Happy Canyon Rd Interchange. The Town of Castle Pines has been invited to participate. At early meetings and in the IAR report, the County & CDOT were reminded from the Town that the developer on the east side of the interstate was not interested to enjoin, as the connection to this interchange was not necessary to thier initial phases or relevant to subsequent (short term) phases. The IAR only addresses traffic from the west side, and would need to be re-crafted if the east side has now decided to enjoin. At this time, the review of the IAR is progressing assessing how development and associated traffic from the west side might warrant & phase the reconstruction of the interchange and to determine the preferred alternative. As stated in the conclusions of the Canyons TIS:

It is assumed that one of the Phase 2 improvements documented in the Happy Canyon IAR would be implemented by others. The final selection of a preferred alternative is outside the scope of the North Canyons study

Making a broad assumption that a connection to the Happy Canyon Interchange absent of a SLS & feasibility assessment is premature. There would need to be a formal (1601 hybrid) procees to enable this connection with at least 1 access permit requested from the Town of Castle Pines. We are not aware of any advanced designs (above concept level) that improvements being programmed for the east side of I-25 to serve The Canyons would be made "by others".

R Solomon 01-31-19

Project Name: Canyons Planned Development, 1st Amd

Project Number: ZR18-002 (DC RE2019-015)

Date Received: 01/25/2019

Jurisdiction: City of Castle Pines

Due Date: 02/25/2019

Brandon Howes, Planner
City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108

Dear Mr. Howes:

The following comments are offered by Douglas County Addressing, Public Works Engineering, and Planning Services:

Addressing Comments:

No Comments

Engineering Comments:

- Funding for the Happy Canyon interchange with I-25 has not been fully secured by Castle Pines, CDOT or Douglas County. Considering this is a PD amendment with the intent to increase allowable units, it is suggested the City of Castle Pines secure a fair-share contribution from the applicant through this PD amendment to be put towards the Happy Canyon/I-25 interchange.

Planner Comments:

The proposed additional multi-family units will support development of a vibrant, walkable community center. Douglas County Planning Services has no objection to the request.

Regards,

Joe Fowler, AICP
Chief Planner

From: [Brooke Decker](#)
To: [Brandon Howes](#)
Subject: RE: Castle Pines, The Canyons Planned Development, 1st Amendment ZR18-002 Referral for Comment
Date: Monday, February 25, 2019 2:45:55 PM
Attachments: [image001.png](#)

Brandon –

Our office has no comments on this project.

If you could be sure that all referrals for the Douglas County Assessor's Office use Marian Woodward mwoodwar@douglas.co.us, that would be appreciated. Marian is our main point of contact and distributes referrals as needed. If you want to keep me on the list that's fine, just be sure to add her to all future referrals.

Thank you!

*Brooke Decker
GIS Specialist
Douglas County Assessor's Office
303.660.7450 x4284*

From: Brandon Howes <bhowes@rgengineers.com>
Sent: Friday, January 25, 2019 2:21 PM
To: Dylan Heberlein <dheberlein@centennialairport.com>; 'president@beverlyhillshoa.org'; 'ron.zuroff@blackhillscorp.com'; kbear@wbapc.com; kim@premierpropmgmt.com; Pulciani, Dustin <Dustin.Pulciani@centurylink.com>; chuck.reid@claconnect.com; 'kelly.first@cityoflonetree.com'; Solomon - CDOT, Richard <richard.solomon@state.co.us>; kent.kuster@state.co.us; coloradoes@fws.govmailbox; carlson@mines.edu; crystal.chick@state.co.us; Scott_Moore@cable.comcast.com; Chris Boyd <CBoyd@douglas.co.us>; Brooke Decker <bdecker@douglas.co.us>; Dan Avery <DAvery@douglas.co.us>; Judy Hammer <JHammer@douglas.co.us>; 'rpsicznyuk@dclibraries.org'; richard.cosgrove@dcsdk12.org; Brittany Cassell <bcassell@douglas.co.us>; Derek Castellano <DCastell@dcsheriff.net>; hestmark.martin@epa.gov; 'HappyCanyonHOA@gmail.com'; bkaufman@irea.coop; 'mgood@pwsd.org'; 'ryoung@crgov.com'; 'dferguson@crgov.com'; 'bmatthews@parkeronline.org'; landuse@tchd.org; dmallory@udfcd.org; aaron.r.eilers@usace.army.mil; Donna.L.George@xcelenergy.com; referrals@southmetro.org
Cc: Sam Bishop <sam@castlepinesgov.com>; Mary Hart <mhart@alpertcorp.com>; Jennifer Henninger <JHenninger@rgengineers.com>
Subject: Castle Pines, The Canyons Planned Development, 1st Amendment ZR18-002 Referral for Comment

Interested Parties,

Please find the referral documents link below for The Canyons Planned Development, 1st



January 29, 2019

Brandon Howes, AICP
Senior Planner
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033

Re: The Canyons PD, 1st Amendment, ZR18-002

Dear Mr. Howes;

We are in receipt of your request for comments on the above referenced application. Thank you for the opportunity to comment on the proposed project.

According to the Project Summary submitted with this application, the "1st Amendment to the Canyons Planned Development (PD), requests the addition of 1000 multifamily units in Planning Areas (PA) 1, 2 and 3. Public land dedications for parks and schools are being increased corresponding to the increase of units. Based on City requirements, an additional 8.82 acres of school land dedication will be made at the time of platting. This brings the total Canyons school dedication to almost 58 acres. A 12-acre elementary school site will be dedicated within PA7 by Shea Canyons, leaving almost 46 acres for the district to utilize to serve future educational needs. Currently, homes in the north half of the Canyons are planned to attend Rock Canyons High School and homes in the south half of the Canyons are planned to attend Douglas County High School. The school district may change this designation in the future with enough land at the Canyons to create a new high school."

On behalf of Douglas County School District (DCSD), we have the following comments regarding this application. This application proposes 1000 additional multifamily dwelling units. DCSD student generation calculations for these additional multifamily dwelling units total 190 elementary students, 60 middle school students and 120 high school students. This represents a total school land dedication requirement of 8.82-acres. DCSD requests conveyance of an additional 8.82-acres of land suitable for schools bringing the total school land commitment to 57.82-acres.

The Canyons Annexation and Development Agreement ("Agreement") For The Canyons dated October 22, 2009 stipulates conveyance of 49-acres of land for school sites as follows:

" C. School Sites and Fees. Owners or the applicable Developer(s) will Dedicate to the City 49 acres of land (or cash in Lieu of such land dedication as provided in this

Section this Section 4.9C) suitable for the development of schools. All school sites within the Project will be located in areas where school uses are permitted pursuant to the PD Plan. Forty-two (42) acres of land for school use will be dedicated to the City upon the earlier to occur of (i) recordation of the final subdivision plats containing such school sites; or (ii) a request from the City for such Site(s), provided student population generated from development within the Project (using the City's generally applicable methodology for calculating student generation then in effect) demands such a school, or the City (a) has a designated school use for such Site(s) which is intended to be implemented within a reasonable amount of time following Dedication. In either event, the Sites(s) must be located within an area of the Property provided with all required utility and infrastructure for such School use. With respect to the remaining 7 acres, Owners or applicable Developer(s) may, at the Owners' or applicable Developer(s)' discretion either Dedicate such site to the City upon recordation of the final subdivision plat containing such site, or pay cash in lieu of land dedication. If the Owners or applicable Developer(s) decides to pay cash in lieu of land dedication, the amount of cash will be determined based on the fair market value of the land at the time of payment in accordance with applicable provisions of City Code. Neither Owners, Developers nor the Districts will have any obligation to grade or otherwise improve the sites, or to design, construct or contribute to the cost of such schools or the extension of access or utilities to or within such sites. Dedication of a school site to the City will be subject to the site being used exclusively for school or public park uses and will prevent the City from subsequently reselling such site for any other use. If construction of a school on a Dedicated school site does not occur within a reasonable period of time following Dedication, the City may use such site for construction of a public park only. The above-referenced Dedications will fully satisfy the City's requirement for land suitable for Dedication requirements. School land Dedicated to the City for both public and private schools, including without limitation institutions of higher education will fulfill Owners' school land Dedication requirements herein. No additional school land Dedications or cash in lieu will be required by the Owners, Developer(s) or the District(s) for the Property."

The Canyons Planned Development Plan dated October 6, 2009 includes the following Statement of Commitments:

“2.1 Dedications

2.1.3 Schools

The Owner shall dedicate 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.”

The Canyons Planned Development Plan, 1st Amendment

The applicant provided a draft 1st Amendment The Canyons PD Plan Statement of Commitments states:

“3. STATEMENT OF 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.

3.1.2 SCHOOLS

THE OWNER SHALL DEDICATE 3.17 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 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."

The Commitments Section 3.1.2 Schools and the Commitments Matrix shown on the draft The Canyons Planned Development Plan map both list 3.17-acres of additional land for schools. DCSD requests that the applicant change those figures to the requested 8.82-acres of additional land for schools.

First Amendment to Annexation and Development Agreement

The application includes a draft "First Amendment to Annexation and Development Agreement". That draft document states:

"5. Section 4.9 C of the Agreement is hereby amended to require, in addition to the school site Dedication requirements specified in the Agreement, the Dedication of an additional ___ acres of land suitable for the development of schools from Owner to the City. This additional school site Dedication is in full satisfaction of all City requirements with respect to school sites, and will be Dedicated to the City by Owner in conformity with the requirements set forth in the Agreement. Owner intends for, and the City acknowledges that, the additional school site Dedication required by this First Amendment will fully satisfy and expressly preempt and supersede any conflicting City Code provisions as they relate to the Additional Units. No additional school site Dedications or cash in lieu will be required to be conveyed or paid as a condition of any

Development Application approval.” DCSD requests that the blank shown for the additional school land should include the referenced 8.82-acres.

DCSD will continue to work with the applicant and the City with regard to the timing and the location of school sites, including a high school site. It is DCSD’s practice to seek school sites that are located central to the student population in order to promote schools that are a convenient walk or bicycle ride for students.

Sincerely,

SCO Consulting, LLC

A handwritten signature in black ink that reads "Steve Ormiston". The signature is written in a cursive style with a large, stylized "S" and "O".

Steve Ormiston

Consultant to DCSD

PROJECT NAME:	The Canyons PD Amendment Multi-Family Homes			
DU/	ACRES		DENSITY	
1000	100		10	
			Generation	Number
<i>STUDENT GENERATION RATES</i>	No. of DU's		Rate	of Students
ELEMENTARY	1000	X	0.19	190
MIDDLE SCHOOL	1000	X	0.06	60
HIGH SCHOOL	1000	X	0.12	120
			TOTAL	370
				Required
			School	Land
	Number		Acreage	Dedication
<i>SCHOOL LAND DEDICATION</i>	of Students		Per Student	Acreage
ELEMENTARY	190	X	0.018	3.420
MIDDLE SCHOOL	60	X	0.030	1.800
HIGH SCHOOL	120	X	0.030	3.600
			TOTAL	8.820

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-688-9414]

Date Sent: January 25, 2019
Comments Due: February 25, 2019

30-DAY REFERRAL RESPONSE REQUEST

Name: Canyons Planned Development, 1st Amendment

Case Number: ZR18-002

Request: The Applicant, Leland J. Alpert, has filed an application for the 1st amendment to The Canyons Planned Development, with the City of Castle Pines Community Development Department requesting to increase allowable dwelling units, in the mixed-use planning areas 1-3, by 1,000 multifamily/attached units. Although no additional development is proposed for "Farm" areas E, D and G, they are included in this amendment because required public land dedications for Parks and Schools may be located in this area. At this time the exact locations of proposed park and school dedications have not been determined. In addition, the City is currently working with Douglas County and CDOT to determine the most appropriate locations for access into the site from Hess Rd.

Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before Monday, February 25, 2019. *Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

Please review and comment in the space provided

<input type="checkbox"/>	NO COMMENT
<input checked="" type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: <u>PLEASE ENSURE THAT CANYONSIDE BLVD. IN THE CANYONS TIA IS PLANNED TO CONNECT TO CARWRIGHT VALLEY ROAD AS SHOWN IN THE DOUGLAS COUNTY MASTER TRANSPORTATION PLAN AS A 4-LANE FACILITY.</u>
<input type="checkbox"/>	SEE ATTACHED LETTER
AGENCY: <u>TOWN OF CASTLE ROCK PUBLIC WORKS DEPARTMENT</u>	
PRINT NAME: <u>THOMAS TREIFF, TRANSPORTATION PLANNER</u>	
SIGNATURE: _____	
PHONE #: <u>720-733-2483</u>	DATE: <u>2-7-19</u>
EMAIL: <u>treiff@cr.gov.com</u>	

No public hearing dates have been scheduled before Planning Commission or City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact me—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-688-9414]

Date Sent: January 25, 2019
Comments Due: **February 25, 2019**

30-DAY REFERRAL RESPONSE REQUEST

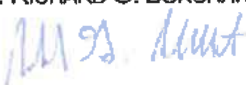
Name: Canyons Planned Development, 1st Amendment

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Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before **Monday, February 25, 2019**. *Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

Please review and comment in the space provided

<input type="checkbox"/>	NO COMMENT
<input checked="" type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS:
	1. Development will need to provide construction and post-construction BMPs per Authority's Control Regulation 72.
	2. No exceptions taken to the proposed post-construction BMPs.
	3. All development that increases imperviousness will need post-construction BMPs.
	4. No information was provided on construction BMPs, please provide for review when available.
	5. Authority reserves the right to comment on future referrals.
<input type="checkbox"/>	SEE ATTACHED LETTER
	AGENCY: CHERRY CREEK BASIN WATER QUALITY AUTHORITY
	PRINT NAME: RICHARD G. BORCHARDT
	
	SIGNATURE:
	PHONE #: 303.4887571 DATE: 2/19/19
	EMAIL: RBORCHARDT@R2ENGINEERS.COM

No public hearing dates have been scheduled before Planning Commission or City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact me—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-688-9414]

Date Sent: January 25, 2019
Comments Due: February 25, 2019

30-DAY REFERRAL RESPONSE REQUEST


Name: Canyons Planned Development, 1st Amendment

Case Number: ZR18-002

Request: The Applicant, Leland J. Alpert, has filed an application for the 1st amendment to The Canyons Planned Development, with the City of Castle Pines Community Development Department requesting to increase allowable dwelling units, in the mixed-use planning areas 1-3, by 1,000 multifamily/attached units. Although no additional development is proposed for "Farm" areas E, D and G, they are included in this amendment because required public land dedications for Parks and Schools may be located in this area. At this time the exact locations of proposed park and school dedications have not been determined. In addition, the City is currently working with Douglas County and CDOT to determine the most appropriate locations for access into the site from Hess Rd.

Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before Monday, February 25, 2019. *Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

Please review and comment in the space provided

<input type="checkbox"/>	NO COMMENT
<input type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: _____ _____
X	SEE ATTACHED LETTER
	AGENCY: SOUTH METRO FIRE RESCUE
	PRINT NAME: SCOTT STENE
	SIGNATURE: 
	PHONE #: 720-989-2249 DATE: 2-4-19
	EMAIL: SCOTT.STENE@SOUTHMETRO.ORG

No public hearing dates have been scheduled before Planning Commission or City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact me—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2030

Brandon Howes, AICP
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033
303-293-8107

Project Name: The Canyons Planned Development-1st Major Amendment
Project File #: ZR18-002
S Metro Review #: REFOTH19-00028

Review date: 2-5-19

Plan reviewer: Scott Stene
720-989-2249
Scott.stene@southmetro.org

Project Summary: This application, 1st Amendment to the Canyons Planned Development (PD), requests the addition of 1000 multifamily units in Planning Areas (PA) 1, 2 and 3. Public land dedications for parks and schools are being increased corresponding to the increase of units. All other elements of the prior PD approval remain unchanged.

Owner: Leland Alpert

Applicant Representative: Brandon Howes

Code Reference: Douglas County Fire Code, 2012 International Fire Code, 2012 International Building Code as adopted by Douglas County.

The South Metro Fire Rescue (SMFR) Fire Marshal's Office has reviewed the documents provided.

SMFR has no objection to the proposed Site Improvement Plan provided the improvements are designed and constructed in accordance with all applicable codes and standards. Permits from South Metro Fire Rescue may be required prior to work.

Comments:

Construction Comments:

1. Prior to Construction water distribution plans are to be submitted through SMFR's online permit/review system at www.southmetro.org, following the link for Electronic Plan Submittal. Plans will be reviewed as a Residential Water Distribution record for formal approval of hydrant placement and fire flows. Projected static pressures and modeling shall be provided. Approved plans will be signed as required for the water district. If the area will be built out in phases, water distribution plans for each phase may be individually submitted as needed.
2. Required access, road signage, and water supplies shall be completed for each area prior to the release of building permits for homes or other structures. Combustible building materials shall not be onsite until water supplies are completed and useable for the area.
3. Areas which contain more than 30 homes shall maintain two routes into and out of the area at all times once homes have been completed.



February 21, 2019

Brandon Howes
City of Castle Pines
7501 Village Square Drive, Suite 10
Castle Pines, CO 80108

RE: The Canyons Planned Development, 1st Amendment
TCHD Case No. 5415

Dear Mr. Howes,

Thank you for the opportunity to review and comment on the Amendment to increase allowable dwelling units by 1000 multi-family/attached units within the Canyons Planned Development. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, TCHD

From: [Brooks Kaufman](#)
To: [Brandon Howes](#)
Subject: RE: Castle Pines, The Canyons Planned Development, 1st Amendment ZR18-002 Referral for Comment
Date: Friday, February 22, 2019 8:35:14 AM
Attachments: [image004.png](#)

Dear Mr. Howes;

The Association has no comments on The Canyons Planned Development, 1st Amendment.

Respectfully

Brooks Kaufman
Intermountain Rural Electric Association
Lands and Rights of Way Director
5496 N. US Hwy 85
Sedalia, CO 80135
Direct : 720.733.5493
Cell : 303.912.0765
bkaufman@irea.coop



From: Brandon Howes [<mailto:bhowes@rgengineers.com>]
Sent: Friday, January 25, 2019 2:21 PM
To: Dylan Heberlein; 'president@beverlyhillshoa.org'; 'ron.zuroff@blackhillscorp.com';
kbear@wbapc.com; kfm@premierpropmgmt.com; Pulciani, Dustin; chuck.reid@clconnect.com;
'kelly.first@cityofflonetree.com'; Solomon - CDOT, Richard; kent.kuster@state.co.us;
coloradoes@fws.govmailbox; carlson@mines.edu; crystal.chick@state.co.us;
Scott.Moore@cable.comcast.com; cboyd@douglas.co.us; Brooke Decker; Dan Avery; Judy Hammer;
'rpasiecznyuk@dclibraries.org'; richard.cosgrove@dcsdk12.org; bcassell@douglas.co.us;
dcastell@dcsheriff.net; hestmark.martin@epa.gov; 'HappyCanyonHOA@gmail.com'; Brooks Kaufman;
'mgood@pwsd.org'; 'ryoung@crgov.com'; 'dferguson@crgov.com'; 'bmatthews@parkeronline.org';
landuse@tchd.org; dmallory@udfcd.org; aaron.r.eilers@usace.army.mil;
Donna.L.George@xcelenergy.com; referrals@southmetro.org
Cc: Sam Bishop; Mary Hart; Jennifer Henninger
Subject: Castle Pines, The Canyons Planned Development, 1st Amendment ZR18-002 Referral for Comment

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Interested Parties,

Please find the referral documents link below for The Canyons Planned Development, 1st



CenturyLink
5025 N. Black Canyon Hwy
Phoenix, AZ 85015

January 30, 2019

RG and Associates, LLC
Attn: Brandon Howes
Castle Pines Contract Planner
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033

CenturyLink File No. P812235

Re: Case No. ZR18-002, The Canyons Planned Development, 1st Amendment
Hess Rd & Castle Pines Pkwy, Castle Rock, CO

This is in response to the request from RG and Associates on behalf of Castle Pines Community Development Department for the review of The Canyons Planned Development, 1st Amendment (Site Plan Development). CenturyLink has reviewed the Development Plans and has determined that CenturyLink has no objections or comments to the site plans as submitted.

Respectfully,

Karen Caime

Karen Caime
Network Real Estate
Karen.Caime@centurylink.com
P812235

From: [McKune, Jason](#)
To: [Brandon Howes](#)
Cc: [Zuroff, Ron](#)
Subject: RE: Castle Pines, The Canyons Planned Development, 1st Amendment ZR18-002 Referral for Comment
Date: Tuesday, January 29, 2019 2:14:55 PM
Attachments: [Image003.png](#)

Brandon,

No comment from Black Hills Energy.

Thank you,

JASON MCKUNE



Utility Construction Planner | **Black Hills Energy**

Castle Rock & Monument | 303-549-2271 | jason.mckune@blackhillscorp.com

From: Zuroff, Ron
Sent: Friday, January 25, 2019 2:29 PM
To: McKune, Jason <Jason.McKune@blackhillscorp.com>
Subject: FW: Castle Pines, The Canyons Planned Development, 1st Amendment ZR18-002 Referral for Comment

From: Brandon Howes [<mailto:bhowes@rgengineers.com>]
Sent: Friday, January 25, 2019 2:21 PM
To: Dylan Heberlein <dheberlein@centennialairport.com>; 'president@beverlyhillshoa.org'; 'ron.zuroff@blackhillscorp.com'; kbear@wbapc.com; kim@premierpropmgmt.com; Pulciani, Dustin <Dustin.Pulciani@centurylink.com>; chuck.reid@claconnect.com; 'kelly.first@cityoflonetree.com'; Solomon - CDOT, Richard <richard.solomon@state.co.us>; kent.kuster@state.co.us; coloradopes@fws.govmailbox; carlson@mines.edu; crystal.chick@state.co.us; Scott_Moore@cable.comcast.com; cboyd@douglas.co.us; Brooke Decker <bdecker@douglas.co.us>; Dan Avery <DAvery@douglas.co.us>; Judy Hammer <JHammer@douglas.co.us>; 'rpasicznyuk@dclibraries.org'; richard.cosgrove@dcsdk12.org; bcassell@douglas.co.us; dcastell@dcsheriff.net; hestmark.martin@epa.gov; 'HappyCanyonHOA@gmail.com'; bkaufman@irea.coop; 'mgood@pwsd.org'; 'ryoung@crgov.com'; 'dferguson@crgov.com'; 'bmatthews@parkeronline.org'; landuse@tchd.org; dmallory@udfcd.org; aaron.r.eilers@usace.army.mil; Donna.L.George@xcelenergy.com; referrals@southmetro.org
Cc: Sam Bishop <sam@castlepinesgov.com>; Mary Hart <mhart@alpertcorp.com>; Jennifer Henninger <JHenninger@rgengineers.com>
Subject: Castle Pines, The Canyons Planned Development, 1st Amendment ZR18-002 Referral for Comment



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571. 3264
donna.l.george@xcelenergy.com

February 25, 2019

City of Castle Pines Community Department
7501 Village Square Drive, Suite 100
Castle Pines, CO 80108

Attn: Brandon Howes c/o RG and Associates, LLC

Re: The Canyons Planned Development Amendment No. 1, Case # ZR18-002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **The Canyons Planned Development Amendment No. 1**. Please note that PSCo has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact Mike Diehl, Siting and Land Rights Manager at 303-571-7260 or michael.diehl@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.**

Should PSCo serve natural gas in this area, the property owner/developer/contractor must complete the **application process** via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/).

The Builder's Call Line is 1-800-628-2121. For future planning, 6-foot wide dry utility easements will be requested within all residential lots for natural gas facilities, typically on the alley side of each lot where there is space for service truck access. In areas where natural gas and electric will cohabitate, minimum 10-foot wide dry utility easements will be requested.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions about this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado

Brandon Howes, AICP
City of Castle Pines Contract Planner
Sent Via Email

February 22, 2019

Dear Mr. Howes,

This letter, written on behalf of the residents of Happy Canyon and the Happy Canyon Homeowners Association, is in response to your request for comments pertaining to The Canyons Planned Development, 1st Amendment, dated January 25, 2019. We appreciate the opportunity to provide input and address concerns voiced by our community.

We gathered feedback from concerned residents and we have summarized our concerns in this letter. Our concerns, in no particular order, are as follows:

1. Traffic Impact to Happy Canyon, and the Happy Canyon/I25 (187) Interchange.

We have reviewed the documents included in the proposal and we are concerned that the Amendment does not accurately forecast regional traffic patterns and potential impacts as a result of the North Canyons Expansion.

According to the Shea Canyons TIS, 38% of traffic coming to/from the Canyons will utilize the Happy Canyon interchange. The additional 1,000 family units (representing a 50% increase in dwelling units over the current Canyons plans), and planned commercial activity in a high density development located at the north egress of the Canyons development will make a significant impact on not only the traffic patterns at Hess/Castle Pines and I-25, but Happy Canyon as well. Because of the high-density development and potential congestion at the northern egress of the Canyons development, we are concerned that many Canyons residents, North Canyons traffic, and regional traffic will favor the southern route, and utilize the Happy Canyon interchange for access to I-25. For that reason we believe that the traffic impact projections for Happy Canyon will actually compound due to the potential congestion to the north, and the numbers are severely understated.

Furthermore, the Amendment makes significant assumptions regarding the re-development of the Happy Canyon interchange, including the assumption that a signaled interchange will be installed. The Amendment defers responsibility of the interchange development to CDOT, the City of Castle Pines, Castle Pines Valley, and The Canyons. Considering that there is a significant difference between the different options being considered in terms of cost (roundabout versus signaled plans potentially represent millions of dollars of additional cost), size (ranging from building a second two-lane bridge, or replacing the current bridge with a four lane overpass, or even a seven lane overpass), and timing of construction, we believe that the Amendment does not adequately address critical logistical and financial impacts of the increased traffic. We believe that this ambiguous assumption threatens public safety, falls short in upholding the spirit of Douglas County's 2035 Comprehensive Master Plan, and puts taxpayer interests at risk by assuming unfunded top-of-scale infrastructure projects will be built.

2. Clarification of Farm Parcels E, D, and G.

We would like clarification of the intended future use and purpose of these parcels, as well as the “civic dedication” noted in parcel G. Beyond general descriptions the intent and purpose of these parcels has not been specifically addressed in the master plan. Given the proximity to the proposed Canyonside Boulevard and Happy Canyon Road extension we believe that the ambiguous classification of these parcels does not allow for proper consideration of future traffic flows and demands on current and planned infrastructure. We request that more specific information on the future plans of these parcels be shared in order for Douglas County, the City of Castle Pines, and CDOT to adequately assess future needs and infrastructure impacts at the Happy Canyon interchange.

Thank you for your consideration.

Yours Sincerely,

James Coope, on Behalf of the Happy Canyon HOA
303-506-3810
happycanyonhoa@gmail.com
jamesgcoope@gmail.com

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-688-9414]

Date Sent January 25, 2019
Comments Due: February 25, 2019

30-DAY REFERRAL RESPONSE REQUEST

Name: **Canyons Planned Development, 1st Amendment**

Case Number: **ZR18-002**

Request: The Applicant, Leland J. Alpert, has filed an application for the 1st amendment to The Canyons Planned Development, with the City of Castle Pines Community Development Department requesting to increase allowable dwelling units, in the mixed-use planning areas 1-3, by 1,000 multifamily/attached units. Although no additional development is proposed for "Farm" areas E, D and G, they are included in this amendment because required public land dedications for Parks and Schools may be located in this area. At this time the exact locations of proposed park and school dedications have not been determined. In addition, the City is currently working with Douglas County and CDOT to determine the most appropriate locations for access into the site from Hess Rd.

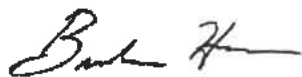
Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before Monday, February 25, 2019.
Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.

Please review and comment in the space provided

<input type="checkbox"/>	NO COMMENT
<input checked="" type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: <u>increase allowable P.U. in M.U. area</u>
<input type="checkbox"/>	SEE ATTACHED LETTER
AGENCY:	<u>Castle Pines north "master" Assn</u>
PRINT NAME:	<u>Kim Maguire, Community Manager</u>
SIGNATURE:	<u>Kim Maguire</u>
PHONE #:	<u>303-904-9374</u>
DATE:	<u>2/21/19</u>
EMAIL:	<u>Kim@premierpropmgmt.com</u>

No public hearing dates have been scheduled before Planning Commission or City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact me—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com

From: [Kim Maguire](#)
To: [Brandon Howes](#)
Subject: RE: ZR18-002
Date: Friday, February 22, 2019 3:56:48 PM

Also we don't think our current infrastructure can accommodate the excess traffic we will see once they have completely built out. Given the LOS will eventually go to D/F.

Kim Maguire, CMCAR - Community Association Manager
Premier Property Management, LLC
P.O. Box 632018
Highlands Ranch, CO 80163-2018
P) 303.904.9374 F) 303.974.3292

Office hours are Monday thru Friday - 8 a.m. to 4:30 p.m.

-----Original Message-----

From: Brandon Howes <bhowes@rgengineers.com>
Sent: Friday, February 22, 2019 11:58 AM
To: Kim Maguire <kim@premierpropmgmt.com>
Subject: RE: ZR18-002

Kim,

I just wanted to confirm if your only comment was the increase in allowable dwelling units in the mixed use area? Please let me know if you have any additional concerns. That was the only item that came through in the email.

Thanks,
Brandon

-----Original Message-----

From: Kim Maguire <kim@premierpropmgmt.com>
Sent: Thursday, February 21, 2019 12:18 PM
To: Brandon Howes <bhowes@rgengineers.com>
Subject: ZR18-002

Please see attached comments.
Thank you

Kim Maguire, CMCAR - Community Association Manager Premier Property
Management, LLC P.O. Box 632018 Highlands Ranch, CO 80163-2018
P) 303.904.9374 F) 303.974.3292

Office hours are Monday thru Friday - 8 a.m. to 4:30 p.m.

C. Applicant’s Response to Agency Comments



March 7, 2019

Ms. Mary Hart
North Canyons, LLLP
3033 East 1st Avenue, Suite 725
Denver, CO 80206

RE: North Canyons Traffic Impact Study
FHU Project No. 118213-03
Response to TIS Referral Comments

Dear Ms. Hart

Felsburg Holt & Ullevig has reviewed the traffic comments provided through the City of Castle Pines Referral Process on our North Canyons Traffic Impact Study dated January 2019. Our responses to these comments are presented below.

Douglas County Comments:

Funding for the Happy Canyon interchange with I-25 has not been fully secured by Castle Pines, CDOT or Douglas County. Considering this is a PD amendment with the intent to increase allowable units, it is suggested the City of Castle Pines secure a fair-share contribution from the applicant through this PD amendment to be put towards the Happy Canyon/I-25 interchange.

FHU Response: The Canyons will work with the City toward this goal.

The proposed additional multi-family units will support development of a vibrant, walkable community center. Douglas County Planning Services has no objection to the request.

FHU Response: Comment acknowledged.

Happy Canyon Homeowners Association Comments:

1. *Traffic Impact to Happy Canyon, and the Happy Canyon/I25 (187) Interchange.*
We have reviewed the documents included in the proposal and we are concerned that the Amendment does not accurately forecast regional traffic patterns and potential impacts as a result of the North Canyons Expansion. According to the Shea Canyons TIS, 38% of traffic coming to/from the Canyons will utilize the Happy Canyon Interchange. The additional 1,000 family units (representing a 50% increase in dwelling units over the current Canyons plans) and planned commercial activity in a high density development located at the north egress of the Canyons development will make a significant impact on not only the traffic patterns at Hess/Castle Pines and I-25, but Happy Canyon as well. Because of the high-density development and potential congestion at the northern egress of the Canyons development, we are concerned that many Canyons residents, North Canyons traffic, and regional traffic will favor the southern route, and utilize the Happy Canyon interchange for access to I-25. For that reason we believe that the traffic impact projections for Happy Canyon will actually compound due to the potential congestion to the north, and the numbers are severely understated.

FHU Response: The Canyons is currently approved for 2,500 dwelling units (du), including 2000du in Shea Canyons and 500du in other parts of the Canyons (location not defined). Hence, the addition of 1,000du is

a 40% increase over currently approved plans. The additional 1,000du are anticipated to be located within ½ mile of the Hess Road corridor and are therefore more likely to use the Hess Road / Castle Pines interchange. Improvements reflected in the traffic Impact study will result in acceptable operations along the Hess Road / Castle Pines Parkway corridor, so diversions to Happy Canyon Road due to congestion are not anticipated to be significant.

Furthermore, the Amendment makes significant assumptions regarding the re-development of the Happy Canyon interchange, including the assumption that a signaled interchange will be installed. The Amendment defers responsibility of the interchange development to CDOT, the City of Castle Pines, Castle Pines Valley, and The Canyons. Considering that there is a significant difference between the different options being considered in terms of cost (roundabout versus signaled plans potentially represent millions of dollars of additional cost), size (ranging from building a second two-lane bridge, or replacing the current bridge with a four lane overpass, or even a seven lane overpass), and timing of construction, we believe that the Amendment does not adequately address critical logistical and financial impacts of the increased traffic. We believe that this ambiguous assumption threatens public safety, falls short in upholding the spirit of Douglas County's 2035 Comprehensive Master Plan, and puts taxpayer interests at risk by assuming unfunded top-of-scale infrastructure projects will be built.

FHU Response: The traffic impact study assumes that a new two-lane bridge is built over I-25 (with traffic signals at the ramps) in the short term. This is consistent with the recommendations from Douglas County's Interstate Access Request (IAR) study. The Canyons anticipates making a financial contribution to this work in accordance with existing agreements. Understanding the wide range of potential long-term improvements that may be built at this interchange, we have not made assumptions regarding future improvements. This approach is also consistent with the Douglas County study and does not commit any entities to particular levels of future investment.

2. Clarification of Farm Parcels E, D, and G.

We would like clarification of the intended future use and purpose of these parcels, as well as the "civic dedication" noted in parcel G. Beyond general descriptions the intent and purpose of these parcels has not been specifically addressed in the master plan. Given the proximity to the proposed Canyonside Boulevard and Happy Canyon Road extension we believe that the ambiguous classification of these parcels does not allow for proper consideration of future traffic flows and demands on current and planned infrastructure. We request that more specific information on the future plans of these parcels be shared in order for Douglas County, the City of Castle Pines, and CDOT to adequately assess future needs and infrastructure impacts at the Happy Canyon interchange.

FHU Response: The current application does not include any development in The Farm. This is consistent with previous applications by The Canyons. If development is proposed in The Farm in the future, it will be subject to the City's planning process, including agency referrals. As part of that process, The Canyons will commit to contribute its estimated proportional share of the cost of future improvements.

Colorado Department of Transportation (CDOT) Comments:

Traffic Comments:

In addition, it seems Access No. 13 is located within CDOT A-line and/or Douglas Co ROW. This is configured in the study as a full movement intersection. If so, CDOT will not support this connection since it falls in between the I-25 NB off ramp and Canyonside Blvd and would be detrimental to the operation of the NB off-ramp.

FHU Response: Intersection 13 is located east of (and therefore outside of) the CDOT A-line along Hess Road, between the I-25 NB off ramp and Canyonside Boulevard. We are evaluating additional options for access along this segment of Hess Road.

Permits Comments:

"Access arrows" now appear from Hess Rd on the development plan (sheet 2 of 2 map) which implies prematurely, that CDOT would be supportive of breaking the Access Control Line that exist in this vicinity. At this time, there is no

support of this proposal, and would necessitate acceptance from CDOT and FHWA. We recommend these arrows be removed from the plan exhibit and that note 1 on the same sheet include the words 'access' as being conceptual.

FHU Response: The PD Plan is conceptual in nature. The arrows have been clarified as 'conceptual' or 'approved' to better reflect the Hess Road access solution documented in the traffic study, including removal of conceptual access points within the A-line.

With context to the above, this proposed amendment speaks to vesting. Please note this is a City-Developer agreement to which CDOT is not a party to. Assurances of access to State highways is granted via the access code per state statute.

FHU Response: Vesting is a City entitlement issue untreated to CDOT or the TIS.

We support the notation of protecting a "Potential Transportation Corridor" abutting I-25. We recommend under the statement of commitments, to include this demarcated area under section 3.1 on sheet 1 of the plan as a reservation with a statement as to the purpose and timing for dedication. It is not quite clear to CDOT in the commitments matrix in what context this 100-ft wide linear transit area represents. Is the intention for multi-modal use? Trails? Utilities? Interstate expansion?

FHU Response: The corridor indicated by the note is for future undefined transportation uses.

As requested before, CDOT desires to review all grading, landscaping and utility relocates in our RoW abutting I-25. Any work in our RoW will require a permit through this office.

FHU Response: No work within the CDOT R.O.W. is currently proposed. Any future work will be permitted in accordance with CDOT requirements.

Please explain what the hashed line parallel to I-25 represents on the map graphic. Is it noise related?

FHU Response: This line is now labeled as a fiber optic easement on the plan.

Douglas County has initiated an IAR for the Happy Canyon Rd Interchange. The Town of Castle Pines has been invited to participate. At early meetings and in the IAR report, the County & CDOT were reminded from the Town that the developer on the east side of the interstate was not interested to enjoin, as the connection to this interchange was not necessary to their initial phases or relevant to subsequent (short term) phases. The IAR only addresses traffic from the west side, and would need to be re-crafted if the east side has now decided to enjoin. At this time, the review of the IAR is progressing assessing how development and associated traffic from the west side might warrant & phase the reconstruction of the interchange and to determine the preferred alternative. As stated in the conclusions of the Canyons TIS:

It is assumed that one of the Phase 2 improvements documented in the Happy Canyon IAR would be implemented by others. The final selection of a preferred alternative is outside the scope of the North Canyons study.

Making a broad assumption that a connection to the Happy Canyon Interchange absent of a SLS & feasibility assessment is premature. There would need to be a formal (1601 hybrid) process to enable this connection with at least 1 access permit requested from the Town of Castle Pines. We are not aware of any advanced designs (above concept level) that improvements being programmed for the east side of I-25 to serve The Canyons would be made "by others".

FHU Response: The original Planned Development (PD) for The Canyons was approved by the City of Castle Pines in 2009. As part of that process, The Canyons made a financial commitment for future improvements at the Happy Canyon interchange. The current study validates the need for improvements to accommodate traffic related to the base PD and reaffirms the funding commitments made in 2009. The Canyons is willing to commit to its proportional share of Happy Canyon interchange improvements related to the 1st PD Amendment. However, we cannot be held responsible for actions (or lack thereof) by an

entity that purchased development rights for a portion of the approved development area. Further, we cannot be held responsible for the content of the IAR when the base PD and related traffic study were approved in 2009, documenting improvement needs at this location prior to the IAR.

City of Castle Pines Comments:

T1. Based on the applicant's response to original comment T1, please add a note to Figure 1 to indicate that access identified is preliminary in nature and will be evaluated as part of detailed traffic impact studies for individual planning areas.

FHU Response: FHU will make this change.

T2. Figure 2, please show Lagae Road connecting to Happy Canyon Road.

FHU Response: FHU will make this change.

T3. Original comment T4 has not been addressed and is repeated in its entirety "Page 8, Havana Street description and adjacent land uses heading, please change "regional park-n-ride facility" to "regional carpool lot"."

FHU Response: FHU will make this change.

T4. Original comment T7 has not been addressed and is repeated in its entirety "Please include a short-term analysis scenario showing the traffic operations if the Happy Canyon interchange improvements and connection are delayed."

FHU Response: FHU completed a memo documenting this analysis and provided it to the reviewer. During discussions with the reviewer, additional analyses have been requested. These analyses are currently being performed.

T5. Original comment T8 has been partially addressed. Please updated Table 1 to show the actual ITE land uses that comprise the "commercial category". Please add the narrative provided in the comment response as text in the report.

FHU Response: FHU will make this change.

T6. Related to original comment T9, Page 31, Recommended Improvements heading: the text in the first bullet should be intersection 10 not 8, and the text in the second bullet should be intersection 13 not 10.

FHU Response: FHU will make this change.

T7. Related to original comment T10. Thank you for acknowledging the challenges associated with shared lane groups at intersections 10 and 14. Please consider updating your short-term recommendations to include separate EB and WB left, through, and right turn lanes.

FHU Response: FHU will make this change.

Not included in the traffic volumes at these locations are the "internal capture" trips that will be occurring between PA 2 and PA 3, which will exacerbate the issues.

FHU Response: FHU has assigned internal capture trips between the various planning areas to the network, so their effects are accounted for at these intersections.

T8. The reviewer respectfully disagrees with the statement that "reasonable progression in the peak directions can be provided along Hess Road" because the analysis indicates that less than half of the desired 50% bandwidth efficiency can be obtained. Please consider rewording this statement.

FHU Response: FHU has reworded the text.

T9. Please revise the synchro analysis at the I-25 SB off ramp and Castle Pines Parkway intersection. There are currently 2 right turn lanes, one which is channelized and another which is a hard right around the island.

FHU Response: FHU has discussed this comment with the reviewer and developed a methodology to assign a portion of right turning vehicles to the hard right (left side of the island). We will apply this methodology and update the operational analyses & report accordingly.

T10. Please explain what traffic conditions have changed that have resulted in your revised recommendation for necessary laneage at the I-25 SB off ramp at Castle Pines Parkway. Previous analysis associated with the master traffic study has always indicated the need for 3 southbound left turn lanes and the expected traffic volumes seem to continue to support that recommendation.

FHU Response: Our current analyses show that the triple southbound left and resulting three lanes across I-25 at this location are not necessary. These results are based on significant changes in background traffic patterns since the 2009 study due to regional changes such as the connection of Hess Road to the east and various I-25 interchange modifications to the north. However, The Canyons will honor our 2009 commitment at this location when warranted. We have reflected this improvement in our 2040 Total Traffic analyses.

T11. There is not adequate access spacing between the intersections on Hess Road. Please continue to look for ways to reduce the number of signalized intersections between the NB I-25 ramp intersection and Canyonside Boulevard from 4 to 3. Please consider the potential for right-in-right out at the PA 2 north access. Please reconsider the potential to provide reasonable access to PA 2 via improved intersections on Canyonside Boulevard.

FHU Response: Based on additional coordination with the City of Castle Pines, The Canyons has agreed to the following:

- Maintain Havana Street at its existing location (with a signal when warranted in accordance with existing agreements)
- Construct the PA-2 North Access as a ¾ access (left in, right in, right out) at the location currently shown in the TIS (approximately 400 feet east of Havana Street)
- The potential for the relocation of Havana Street to oppose the planned PA-2 access (with a signal) in the future, depending on future development and roadway network changes.

The TIS will reflect the first two bullets above, and text will be added regarding the potential future realignment of Havana. This agreement has been documented in the revised Annexation and Development Agreement with the City.

T12. The draft IAR completed by Douglas County includes only an emergency access to the east side into the Canyons. Initial interchange concepts have been sized according to this assumption. Based on this report, the full access connection to the Canyons necessitates an additional \$7-8M of interchange improvements. Please estimate your proportional share of improvements necessary to mitigate the impacts of the additional 1,000DU at this location.

FHU Response: The Canyons has estimated the traffic at this interchange from the addition of 1000du as discussed in the TIS. Based on these forecasts, The Canyons expects to contribute an additional 3% as our proportional share of improvements at this interchange. We expect this proportional share will reflect the same terms and conditions as our existing share of the improvements at this interchange. Language documenting this agreement has been included in the revised Annexation and Development Agreement with the City.

March 7, 2019
Ms. Mary Hart
Page 6

T13.Original comment T15 has not been addressed. Either in the summary and conclusion section, or as a separate attachment, please show a table of all of the proposed improvements needed to mitigate the impacts of each phase of the development and clearly indicate the responsible party.

FHU Response: FHU has completed a table documenting these improvements and has added it to the Study. The table has been updated to reflect discussions above.

Should you have any questions regarding these responses, please call me at 303.721.1440.

Sincerely,

FELSBURG HOLT & ULLEVIG

A handwritten signature in blue ink, appearing to read 'Paul F. Brown', with a long horizontal line extending to the right.

Paul F Brown, PE, PTOE
Associate

Cc: Ms. Mary Hart, North Canyons LLLC
Lyle DeVries, Principal, FHU

Attachment

D. Parker Water and Sewer Will Serve Letter



March 6, 2019

Ms. Mary Hart
Project Coordinator
North Canyons, LLLP
3033 East 1st Avenue, Suite 725
Denver, CO 80206

Subject: Will-Serve Letter for the Parker Water and Sanitation District to Provide Water and Sanitary Sewer Services to The Canyons Development

Dear Ms. Hart:

Please accept this letter in response to your request for confirmation of service by the Parker Water and Sanitation District (the "District").

COMMITMENT TO SERVE

The District provides service to future developments in its boundaries (and certain areas outside of its boundaries) based on the water supply sources available within the District's water rights portfolio. Provision of service to particular developments is limited by the amount of water conveyed to the District by the developer. If a development requires more water service than the quantity of water conveyed to the District, a developer may purchase additional service from the District, provided the District agrees. Additional water service is purchased in the form of water resource credits, with each water resource credit giving the developer the right to water service equal to one single family equivalent (SFE). The provision of service is also conditioned upon compliance with all of the District's Rules and Regulations, Standards and Specifications, and any agreements and conditions specific to a particular development. In addition, payment of all applicable fees and charges and construction of required infrastructure is required.

DISTRICT WATER DEMAND

The current total District water demand is approximately 7,800 acre-feet per year (ac-ft/yr). At buildout, it is estimated that the total water demand will be 20,720 ac-ft/yr, based on a buildout of 43,507 taps (please visit www.pwsd.org where the District's 2014 MASTER PLAN is available for review). This buildout demand includes demand from The Canyons pursuant to its current development plan. The District's buildout demand will be updated to include the recent additional buildout projections of The Canyons as part of a Masterplan update schedule for this year.

CANYONS WATER DEDICATION

Upon inclusion of the real property commonly referred to as The Canyons development, water rights sufficient to serve 3,606 single family equivalents (SFEs) were dedicated to the District. In return, the District allocated 3,606 water resource credits for use on The Canyons property. The Canyons has requested an additional 1,000 water resource credits to serve additional planned development on The Canyons property, which the District is currently willing to sell to The Canyons, subject to execution of an agreement concerning the terms of purchase by The Canyons and the District.

DISTRICT WATER SUPPLY

The District has a water rights portfolio of adjudicated Denver Basin aquifer ground water rights, both junior and senior tributary rights, storage capacity in Rueter-Hess Reservoir of 71,920 ac-ft (shared with certain partner water providers), and effluent and lawn irrigation return flow reuse rights as part of its augmentation plan. The attached Table 1 summarizes the District's adjudicated first-use rights, which indicates a total of 31,569 ac-ft/yr (the anticipated yield of these rights in both an average and dry year). Not included in Table 1 are the rights associated with storage in Rueter-Hess Reservoir or any of the District's reuse rights, which will provide additional supplies.

WATER QUALITY

Water provided by the District to its customers complies with the Colorado Department of Public Health and Environment testing and quality requirements.

SANITARY SEWER SERVICE

The District is able to provide sanitary sewer service for the water taps serving The Canyons.

FEASIBILITY OF SERVICE

It is physically and economically feasible for the District to provide water and sewer service to The Canyons Development. As with any water provider in the State of Colorado, climate conditions, weather patterns, regulatory changes, and unforeseen events can all impact the ability of the District to serve its customers. Consequently, all representations set forth herein are based on the District's best evaluation of currently available information.

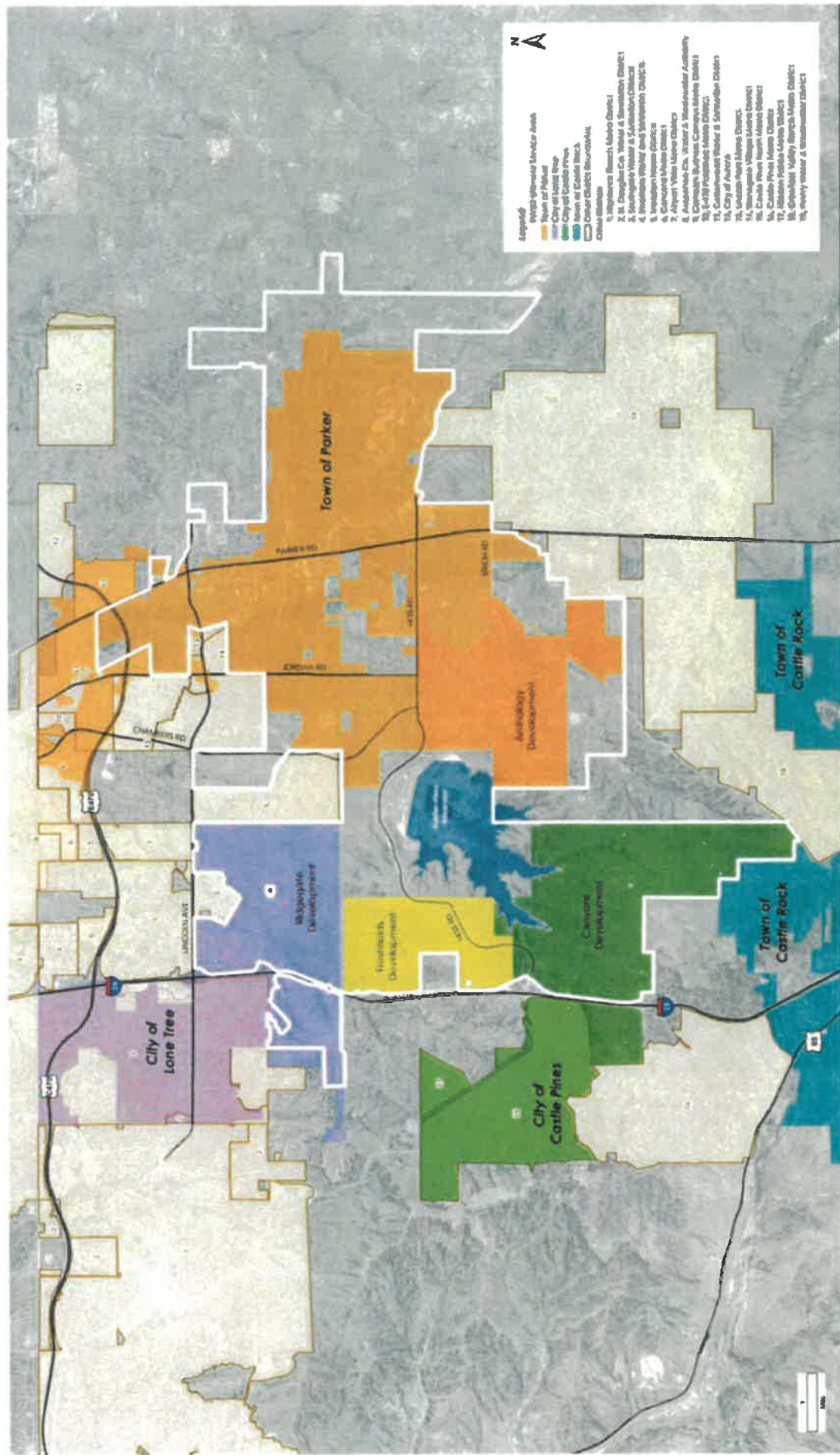
If you have any questions regarding any of the information provided or the District's ability to provide service to The Canyons, please do not hesitate to give us a call.

Sincerely,



Rebecca Tejada, P.E.
Director of Engineering

PWSD Service Area



1
2000

**TABLE 1
SUMMARY OF PWSD WATER RIGHTS**



DEEDED WATER AVAILABLE FOR PWSD USE

SOURCE	Volume (ac-ft/yr) Deeded in Case No.											TOTAL
	83CW848(A)	95CW839	87CW104(A)	87CW104(B)	99CW089	99CW006	86CW178	82CW227	94CW042	03CW258, et al	82CW434	
Cherry Creek alluvium ¹⁾	726.7	132.3										859.0
Lower Dawson-NT			742.6	631.8	391.8	430.1	968.6	30.6	178.3	823.0	364.0	4,458.9
Lower Dawson-NNT			219.4	0.0	79.5	380.8	807.6					1,487.3
Denver-NT			430.3	908.6	272.6	611.9	235.6	94.4	104.0	1158.0	422.0	4,337.2
Denver-NNT			1036.2	9.0	377.9	616.1	1900.6					3,999.8
Arapahoe-NT			1961.7	827.0	698.3	1945.7	2447.1	64.5	547.3	2954.0	487.0	10,932.6
Laramie-Fox Hills-NT			1044.1	625.3	419.2	730.8	1350.0	49.4	16.0	980.0	310.0	5,494.8
											TOTAL =	31,569.8²⁾

DENVER BASIN WATER DEEDED AS PART OF INCLUSION (NOT CURRENTLY PART OF PWSD WELL FIELDS)

SOURCE	Volume (ac-ft/yr) Dedicated as Part of PWSD Inclusion of				TOTAL
	CHERRY CREEK CROSSING	MILLER CREEK	IDA-DONBY	NEWLIFE CROSSING	
Lower Dawson-NT	18.6	3.5	2.3		24.4
Lower Dawson-NNT				27.4	27.4
Denver-NT	26.0	7.4			33.4
Denver-NNT			3.2	43.3	46.5
Arapahoe-NT	28.1	7.9	3.2	20.5	59.7
Laramie-Fox Hills-NT	13.0	5.4	2.2	27.9	53.5
				TOTAL =	244.9

GRAND TOTAL (DENVER BASIN AND CHERRY CREEK WATER RIGHTS) = 31,814.7

- 1) Water rights changed to municipal use. All of this water is fully consumable and reusable
- 2) PWSD well field decree
- 3) Hoyer parcel
- 4) Well field established between PWSD and Stroh Ranch for full Stroh Ranch water supply, but water availability limited to volume of water deeded to PWSD from Stroh Ranch
- 5) Rights also include water deeded in 82CW116, W-8033, 81CW403, 83CW333, and 98CW459. Water deeded to PWSD from RidgeGate property but not part of the PWSD well fields
- 6) Water deeded to PWSD from Freshfields property but not part of the PWSD well fields
- 7) Combined water supply availability from 82CW470 and 05CW265
- 8) The anticipated yield of these rights in both an average and dry year." (Section 1805A-01.2(2) b. of the DC2R).

2014 Annual Report to Consumers Tap Water Quality

This information applies only to water provided by Parker Water & Sanitation District PWSID# CO0118040.

Parker Water & Sanitation District is committed to providing residents with a safe and reliable supply of high-quality drinking water. Testing is done using sophisticated equipment and advanced procedures to detect possible drinking water contaminants. The District's water meets, or exceeds, state and federal standards for both appearance and safety. This annual "Consumer Confidence Report," required by the Safe Drinking Water Act (SDWA) & Public Notification Rule, explains the water source, test results, and other important information about your drinking water.

Contacts and Public Comment Information

Contact the Director of Operations, James Roche, at 303-841-4627 with questions or comments about the Consumer Confidence Report, or other drinking water concerns. District board meetings are open to the public and are held the second and fourth Thursday of every month at 6:00pm. The meetings are held at the North Wastewater Reclamation Facility located at 18100 E. Woodman Drive in Parker. Contact Ron Redd, District Manager, at 303-841-4627 for information on other opportunities for public participation in decisions about drinking water.

Overview

Parker Water & Sanitation District plans to meet the water demand by utilizing the Reuter-Hess Reservoir in the near future and maintaining existing wells. For more information on long-term planning, contact the District office or visit the District web site: www.pwsd.org.

Water Source

The District is currently reliant upon groundwater wells located throughout the Parker area. The wells penetrate the Cherry Creek Alluvium as well as the Denver, Dawson, Arapahoe, and Laramie Fox Hill aquifers with depths ranging from 52 feet to 2,674 feet. In the very near future, the District will add surface water from the Reuter-Hess Reservoir to the list of sources that supply the distribution system.

The Colorado Department of Public Health and Environment has provided us with a Source Water Assessment Report for our water supply, you may obtain a copy of the report by visiting <http://wqcdcompliance.com/ceer> or by contacting James Roche at 303-841-4627. The report is located under "Source Water Assessment Reports", and then "Assessment Report by County". Select DOUGLAS County and find 0118040; PARKER WSD.

The Source Water Assessment Report provides a screening-level evaluation of potential contamination that could occur. It does not mean that the contamination has or will occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan.

The potential sources of discrete contamination to the water system, as stated in the revised Source Water Assessment Report, include aboveground, underground and leaking storage tank sites and other facilities. Potential sources of contamination in our area also include possible accidental hazardous materials releases.

The potential contamination from dispersed contaminant sources includes the following:

Commercial, industrial/transportation
High intensity residential
Low intensity residential
Urban Recreational grasses
Row crops
Fallow
Small grains
Pasture/Hay
Evergreen forest
Septic Systems
Road miles

Please contact PWSB if you have questions or concerns regarding this information.

Water Protection

Residents can help to protect source water quality by disposing of household chemical wastes properly. The Household Chemical Roundup is held annually in Parker. For more information about this event or how to properly dispose of waste, please call Parker Water and Sanitation or visit <http://www.tchd.org/250/Home-Chemical-Waste>.

Water Conservation

Parker Water & Sanitation District strongly encourages water conservation to preserve our limited resources. The majority of our groundwater supply is finite and is being depleted rapidly. Currently, irrigation of lawns and gardens is the single greatest demand on our water supply. Reducing reliance on drinking water for irrigation can greatly reduce the burden on our diminishing supplies. For more information on reducing your irrigation water consumption, visit

<http://www.pwsd.org/874/Conservation>.

Utilizing water saving appliances, showerheads, faucets, fixing leaks, and not running water excessively can also aid in conservation. The District offers water saving tips and shower head fixtures to any customer. Please conserve whenever possible.

Possible Drinking Water Contaminants

The sources of drinking water (both tap and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some

cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- *Microbial contaminants*, such as viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- *Inorganic contaminants*, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- *Pesticides and herbicides* that may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- *Organic chemical contaminants*, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.
- *Radioactive contaminants* can be naturally occurring or be the result of oil and gas production and mining activities.

Given the location and depth of our source water, the occurrence of pollution, other than naturally occurring, is not likely. Shallow wells are more susceptible to potential contamination, and it is possible that groundwater contamination could occur due to infiltration from Cherry Creek or storm runoff drainage that contains pollutants. Consequently, it is critical to keep chemical spills, urban and agricultural runoff from entering our groundwater and surface water. This is also why we continually test our wells for contaminants. Once surface water supplies the system, increased testing will also be completed routinely.

An Explanation of the Water Quality Data Table

The table shows the results of water quality analysis from the latest routine samplings. Every regulated contaminant detected, even in minute traces, is listed. The table contains the name of each substance; the highest level allowed by the Safe Drinking Water Act, the ideal goals for public health, the amount detected, the usual source of such contamination, footnotes explaining the findings, and a key to units of measurement.

Contaminants that are not detected are not listed. If you are interested in the full list of analytes tested, please contact the Parker Water and Sanitation Laboratory.

Important Terms and Abbreviations

- **Maximum Contaminant Level or MCL:** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **Maximum Contaminant Level Goal or MCLG:** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Parts per million (ppm) or Milligrams per liter (mg/L) -** one part per million corresponds to one minute in two years or a single penny in \$10,000.
- **Parts per billion (ppb) or Micrograms per liter (µg/L) -** one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.
- **Picocuries per liter (pCi/L) -** picocuries per liter is a measure of the radioactivity in water.
- **Action Level (AL) -** the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- **Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Gross Alpha, Including RA, Excluding RN & U:** This is the gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222 and uranium.

(Table is a separate document)

TABLE KEY

AL	Action Level
BDL	Below Detection Limit
CFU	Coliform-Forming Units
MCL	Maximum Contaminant Level
MCLG	Maximum Contaminant Level Goal
MRDL	Maximum Residual Disinfectant Level
MRDLG	Maximum Residual Disinfectant Level Goal
ND	Non-Detect
pCi/L	Picocuries per liter (a measure of radioactivity)
ppm	Parts per million, or milligrams per liter (mg/l)
ppb	Parts per billion or micrograms per liter (µg/l)

Water Quality Table Footnotes

- 1 The 90th percentile for lead sample results was 0.0013 ppm.
- 2 The 90th percentile for copper sample results was 0.48 ppm.

- 3 Parker Water and Sanitation does not add fluoride to the drinking water.
- 4 Reported value is Free Chlorine.

Non-Detected Contaminants

In addition to the compounds listed in the table above, our water was analyzed for many contaminants that were not detected. These compounds are not listed. If you have any concerns about contaminants not addressed in this report, feel free to contact Lisa Scurlock, Technical Services Manager, at 303-841-4627.

Non-Health Related Water Quality

The ground water sources currently utilized in the District contain minerals resulting in a soft to moderately hard water. Hardness is not a regulated contaminant, but does have associated aesthetic and functional concerns. Hardness can reduce effectiveness of soaps and form scale or deposits. The minerals that make up hardness in water are a necessary dietary requirement. Updated hardness values for the drinking water can be found at www.pwsd.org.

The District's well water also contains iron and manganese that can discolor the water. Iron generally turns the water an orange or red color, while manganese can be gray to black. These minerals primarily affect the aesthetic qualities and pose no health concern at the concentrations in our water. Iron and manganese are also necessary dietary requirements. These minerals can make water look unappealing, can stain clothes, appliances and fixtures.

The District is currently adding a polyphosphate blend to our well water to keep the iron, manganese, and hardness in solution. For more information regarding red water or to report a problem, please visit our website at www.pwsd.org.

Additional Health Information

All drinking water, even bottled water, may reasonably be expected to contain at least small amounts of some contaminants. To ensure that tap water is safe to drink, the EPA prescribes limits on the amount of certain contaminants in water provided by public water systems. The FDA regulates limits for contaminants in bottled water. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (800-426-4791).

Special Populations

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons, such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, persons with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. In these instances, advice about drinking water should be sought from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* are available from the Safe Drinking Water Hotline (800-426-4791).

El informe contiene información importante sobre la calidad del agua en su comunidad. Tradúzcalo o hable con alguien que lo entienda bien.

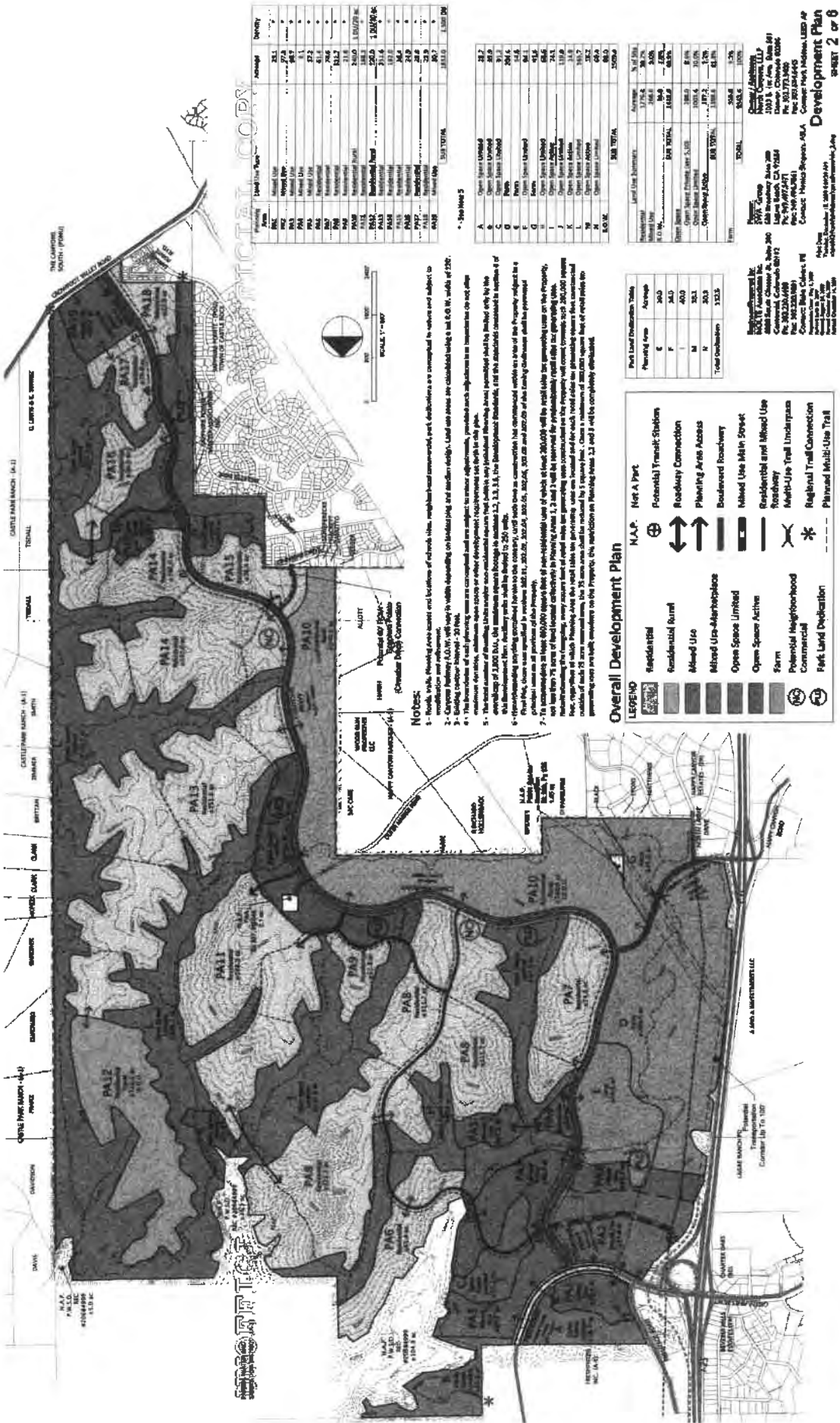
Contaminant	Test Date	Unit	MCL	MCLG	Highest Detected Level	Range	Typical Sources	Violation
Microorganism Contaminants Sampled in the Distribution System:								
Coliform, Total	2014	cfu	No more than 5% positive samples per period	0	0	0	Naturally present in the environment	NO
Inorganic and Organic Contaminants:								
1 Lead	2014	ppm	AL=0.015	0	0.0045	<0.001 - 0.0045	Corrosion of plumbing systems	NO
2 Copper	2014	ppm	AL=1.3	1.3	0.79	0.14 - 0.79	Corrosion of plumbing systems	NO
3 Fluoride	2014	ppm	4	4	1.9	0.8 - 1.9	Erosion of natural deposits	NO
4 Chlorine Residual, Free	2014	ppm	4.0 MRDL	4.0 MRDLG	1.96	0.08 - 1.96	Water additive used to control microbes	NO
Barium	2014	ppm	2	2	0.18	0.087 - 0.18	Erosion of natural deposits	NO
Chromium	2014	ppm	0.1	0.1	0.0026	<0.0009 - 0.0026	Discharge from steel and pulp mills; erosion of natural deposits	NO
Nitrate	2014	ppm	10	10	0.662	<0.05 - 0.662	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits	NO
Radioactive Contaminants:								
Alpha Emitters	2014	pCi/L	15	0	8	1.3 - 8	Erosion of natural deposits	NO
Beta/Photon emitters	2014	pCi/L	50	0	8.5	1.5 - 8.5	Decay of natural and man-made deposits	NO
Combined Radium	2014	pCi/L	5	0	4.3	0.97 - 4.3	Erosion of natural deposits	NO
Uranium	2014	ppb	30	0	7.6	<0.03 - 7.6	Erosion of natural deposits	NO
Disinfection Byproducts:								
Haloacetic Acids (HAA)	2014	ppb	60	NA	6.3	3.4 - 6.3	By-product of drinking water disinfection	NO
Total Trihalomethanes (TTHMs)	2014	ppb	80	NA	29.3	17.6 - 29.8	By-product of drinking water disinfection	NO

E. Existing Canyons Planned Development Exhibit (circa 2009)

THE CANYONS

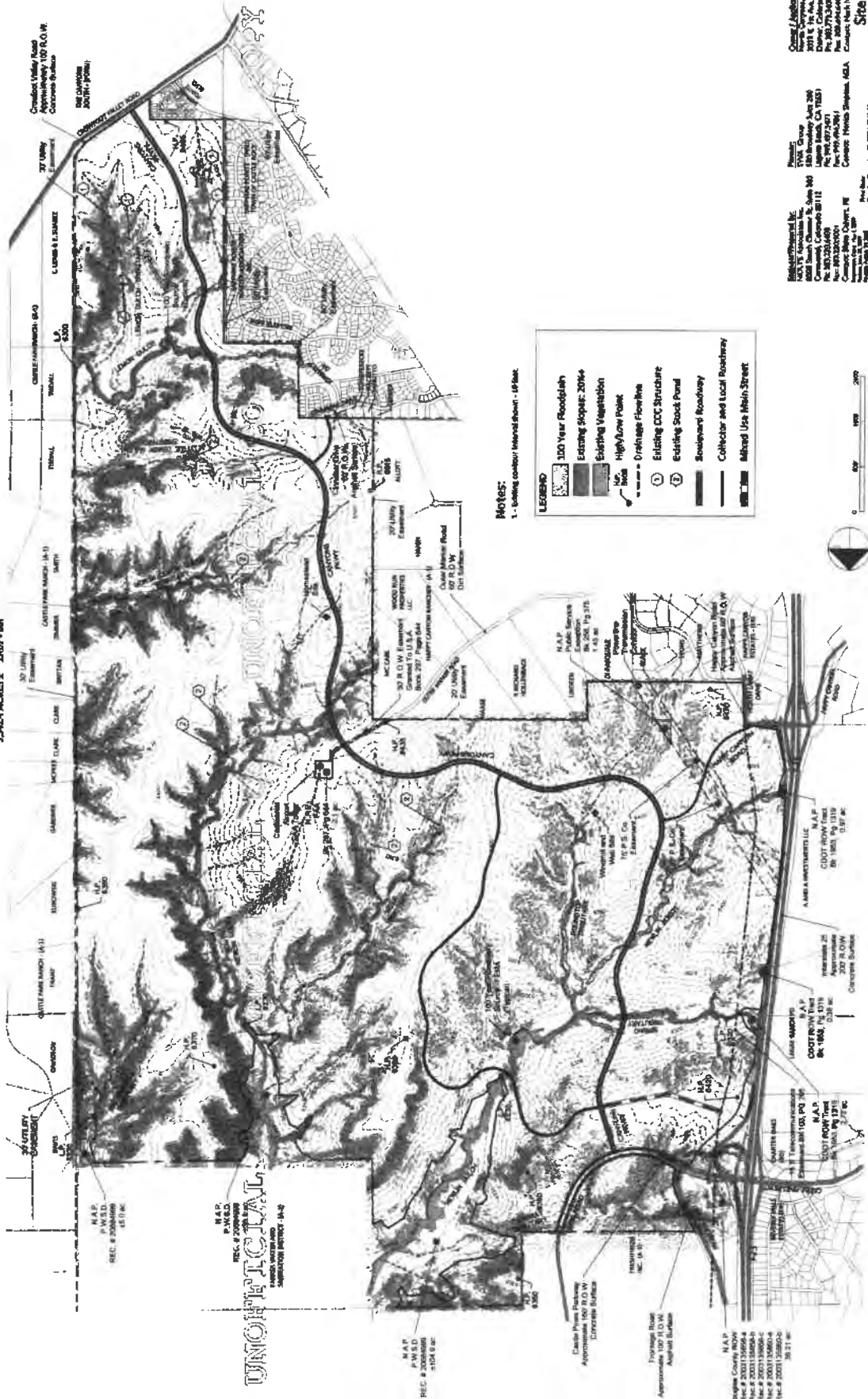
PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24 & 25
TOWNSHIP 7 SOUTH RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINNACLES NORTH, DOUGLAS COUNTY, COLORADO,
1346.7 ACRES ± ZN9 - 001



THE CANYONS PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24 & 25
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINNACLES NORTH DOUGLAS COUNTY, COLORADO,
3,362.1 ACRES ± 2889 ± 881



Notes:
1. Existing contour interval: 10 feet.

LEGEND

- 100 Year Floodplain
- Existing Slope: 20%+
- Existing Vegetation
- High/Low Point
- Drainage Flowline
- Existing CCC Structure
- Existing Stock Pond
- Scenic Roadway
- Collector and Local Roadway
- Mixed Use Main Street

Prepared by:
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Project:
THE CANYONS
3,362.1 ACRES ±
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Client/Location:
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Site Analysis
SHEET 3 OF 8

UNOFFICIAL

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

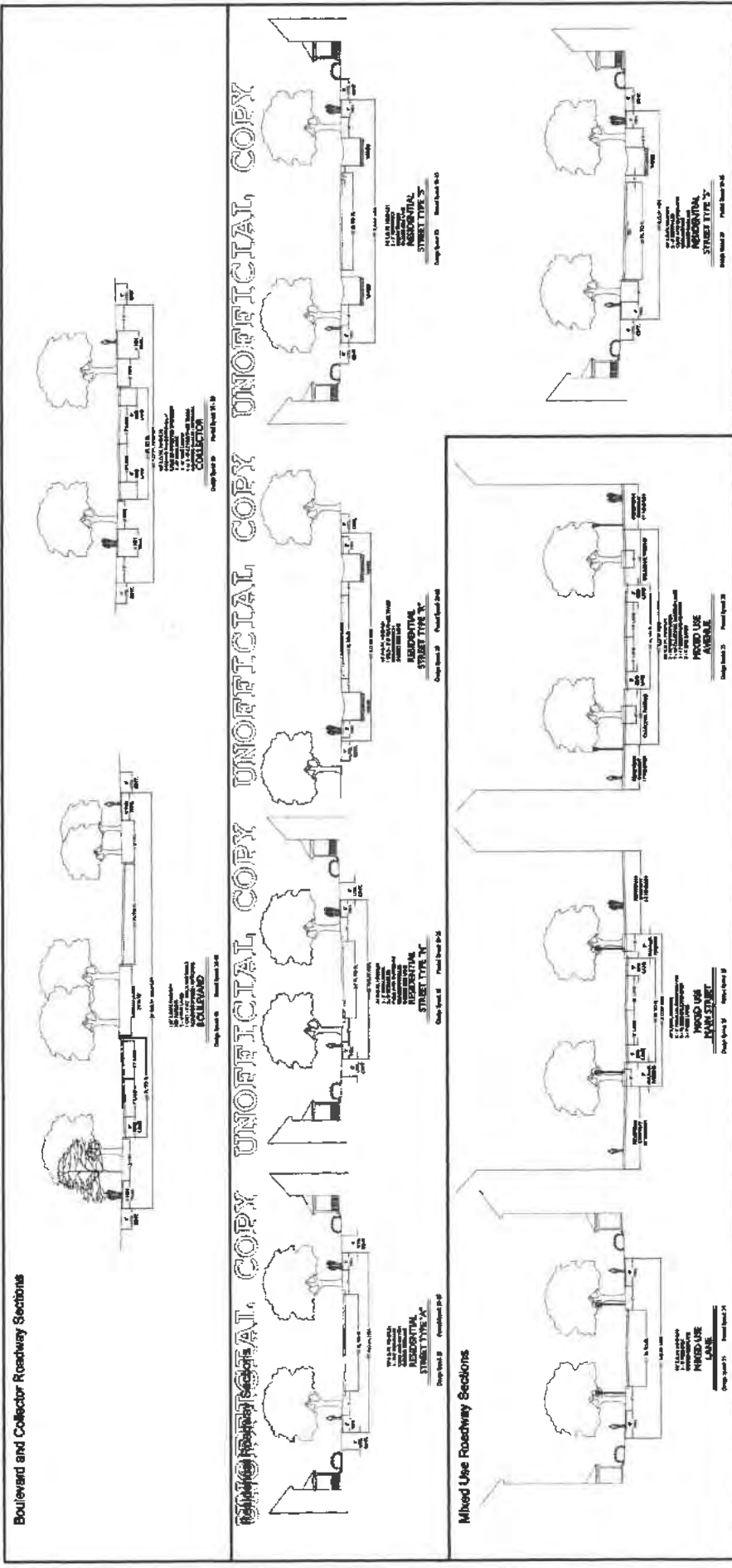
MAP # 2004000
P.W.S.D.
REC # 200400008
10/1/04

THE CANYONS

PLANNED DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, 13, 14, 15, 24 & 25
TOWNSHIP 72 SOUTH RANGE 108 WEST, BOULDER COUNTY, COLORADO,
3,242.4 ACRES ± Z89-100

4. Development Standards Com'd
4.2.11 Permitted Roadway Sections



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Development Standards
SHEET 6 OF 8



PROJECT NAME/CASE NO.: The Canyons Welcome Center/Coffee Shop, Site Improvement Plan – Case No. SP18-002

PROJECT LOCATION: The subject property is located within a portion of Lot 1, Block 1 of The Canyons Filing No. 1, 3rd Amendment and is generally located south of Hess Rd., east of future Canyonside Blvd., and north of future Westbridge Drive, and consists of 1.63 acres more or less.

OWNER/APPLICANT: Shea Homes, LLC
9380 Station Street, Suite 600
Lone Tree, CO 80124

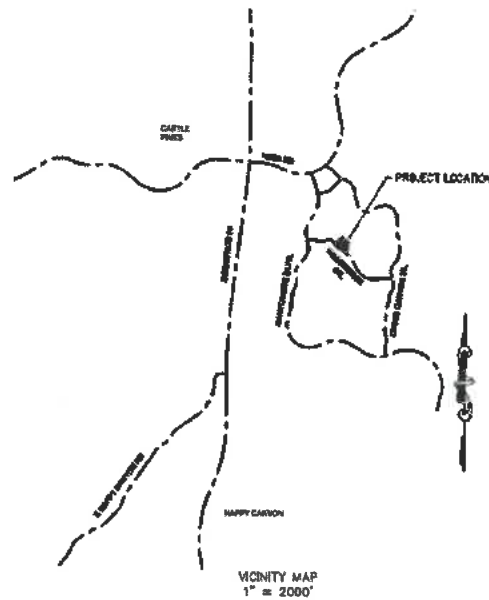
PROJECT DESCRIPTION: The Applicant requests approval of a Site Improvement Plan to develop The Canyons Welcome Center/Coffee Shop (“Welcome Center”). The Welcome Center is a 3,642 square foot, one story building that will be used to market The Canyons development to prospective purchasers. The building will also include a coffeeshop for prospective and existing Canyons residents. The materials proposed for the building facade are a combination of stone veneer, siding, and painted trim. New landscaping and exiting vegetation will account for 50.6% (35,846 acres) of the total project area (70,866 square feet). The subject property is 1.63 acres and is located in Planning Area 5-Mixed Use of The Canyons Planned Development.

STAFF RECOMMENDATION: Site Improvement Plan – Approval with Conditions

REPORT DATE: March 22, 2019

PLANNING COMMISSION MEETING DATE: March 28, 2019

VICINITY MAP: The subject Property is located within Planning Area 5 of The Canyons Planned Development south of Hess Rd., east of future Canyonside Blvd., and north of future Westbridge Drive.



The Canyons Planned Development with Welcome Center Vicinity Map



EXECUTIVE SUMMARY:

This staff report serves to provide an overview of The Canyons Welcome Center Site Improvement Plan (Case No. SP18-002) proposal, process and standards for approval. Site Improvement Plans provide specific details for landscaping, parking, lighting, site grading, drainage, building elevations and materials. Site Improvement Plans are required for multifamily structures, attached single-family dwelling units, cell sites, commercial and industrial structures. Site Improvement Plan approval is required prior to any construction activity, site grading, road access permit or building permit issuance. Properties where Site Improvement Plans are proposed have previously been zoned and subdivided to allow for development. Section 2704.06, of the City of Castle Pines Zoning Ordinance requires staff schedule the SIP at public meeting before the Planning Commission for consideration. A public meeting does not require public notice nor is public testimony solicited at the meeting.

STAFF ANALYSIS OF APPLICABLE REGULATIONS:

Site Improvement Plan Summary

Shea Canyons, LLC is the owner and applicant for the proposed Welcome Center. The Welcome Center will serve as Welcome Center for The Canyons, a Development Showroom and a Coffee Shop. The Welcome Center will be located on the northwest corner of future Westbridge Dr. and future Crossbridge Circle within a portion of Lot 1, Block 1 of The Canyons Filing No. 1, 3rd amendment (See Exhibit D). The site is 1.63 acres, or 70,866 square feet (SF), with a proposed 3,642 SF one story building with a maximum building height of 27 feet. The SIP has allocated a total hardscape area (building, parking, driveways, sidewalks, etc.) of 49.4% while landscape improvements (planted areas, existing vegetation and interior walkways) represent the remaining 50.6% of the site. SIP's are required to be landscaped with a minimum of 15% live plant material. The proposed SIP contains 47.4% "planted area", 3.2% "existing vegetation" well exceeding the required minimum (See Exhibit A). After build out of The Canyons, the Welcome Center development showroom will close and it is anticipated that the building will be fully converted into a coffee shop and meeting space. When the Welcome Center opens it is anticipated that the Canyon's developers will employ approximately 2-4 full-time employees and the coffee shop will employ approximately 1-2 employees.

The Welcome Center will be located within Planning Area 5 (PA5) of The Canyons Planned Development (PD) and subject to the specifications set forth in The Canyons Annexation and Development Agreement, dated October 22, 2009, The Canyons Planned Development Exhibit approved December 22, 2009 and The Canyons Supplemental Development Standards approved May 2, 2017. In addition, any standards not specifically defined in these documents will defer the Castle Pines Zoning Ordinance. PA5 permits Mixed Use land uses including principal non-residential uses such as office and cafes. The welcome center, development showroom and coffee shop are found to meet the intent and classification of the Mixed Use nonresidential uses such as office and cafe.

The location of the Welcome Center (NWC of Westbridge Dr. and Crossbridge Circle) will serve as a focal point in The Canyons community. As such, this project will have an impact on the livability and safety of the immediate area. Therefore, a high-quality enduring design is paramount for this project. The Welcome Center incorporates modern and traditional architectural elements that relate to the residential character of the area while taking into consideration the commercial functionality of serving potential home buyers and existing residents. The scale and application of the structure responds to the natural topography of the site, and the adjacent future residential development and future community amenities. The massing is suitable for the intersection of the future collector roadway (Westbridge Dr.) and the future local street (Crossbridge Circle). The overall scheme (details, textures), physical and visual

articulation, building materials and landscape provides variation from nearby single-family residential development. This differentiation, not contrast, complements the appearance and quality of the surrounding area and speaks to compatibility within Castle Pines.

The most similar land use and parking category would be Retail/Service establishment which requires a parking rate of: 1 space per 200 hundred square feet of floor area. Applying this methodology would result in roughly 19 required parking spaces. In this case the applicant has provided 29 surface parking spaces including 2 handicap spaces. The perimeter of the site includes detached sidewalks with additional sidewalk connections into and throughout the site. Vehicular access will be provided to the site from two new curb cuts (one directly on Westbridge Dr. (full movement) and one at the intersection of Westbridge Dr. and Crossbridge Circle (full movement).

Site characteristics include two access roads that run perpendicular to proposed Welcome Center and an access drive that runs parallel to Westbridge Dr. Currently the site is undeveloped and is dived by a slight ridge running east/west. Northeast of the proposed Welcome Center are a cluster of existing gamble oaks that will remain on the site. The project proposes to create several retaining walls including one between the access drive and the gamble oaks on the northeast side of the site, one between the westerly access drive and the proposed parking lot, and one between the easterly access drive and the Welcome Center. Water detention and quality for the site are provided offsite in Pond A1, which is located to the northwest of the site. A Phase III Drainage Report was prepared in October 2018 that addressed the development of the site. Water, sanitary sewer and storm sewer stubs are available to the property.

The 2009 The Canyons Planned Development, and The Canyons Supplemental Development Standards set forth the Development Standards for Planning Area 5. The proposal meets the required lot sizes, minimum setbacks, maximum building height and intent of the 2009 Canyons Planned Development and The Canyons Supplemental Development Standards.

The property is located entirely within the City of Castle Pines and is surrounded by the following zoning designations and land uses:

	North	South	East	West
Adjacent Land Uses:	Vacant (future Canyons Amenities)	Westbridge Dr. Single-family detached	Vacant (future single-family attached)	Westbridge Dr. Vacant (No future development expected)
Adjacent Zoning Designation:	Canyons Planned Development (PD)	Canyons Planned Development (PD)	Canyons Planned Development (PD)	Canyons Planned Development (PD)

Specific site information is provided in the table below:

Site Details	
Area	1.63 acres
Existing Vegetation:	Various short and mid-grasses—yucca, buffalo, wheatgrass, squirrel tail, blue gamma. Shrubs – gamble oak, mountain mahogany, chokecherry Trees – deciduous, coniferous, sporadic pine trees
Existing Structures:	None

Drainage Basins:	A ridge divides the site into two Major Drainage Basins E1 (which flows northwest overland to Pond A1) and Basin E-2 (which flows southwest to a swale paralleling Westbridge Drive, to Pond A1 and, ultimately, to Newlin Gulch)
Service Providers:	Water and Sanitation: Parker Water and Sanitation District Police: Douglas County Sheriff Fire: South Metro Fire Rescue District Metro District: Canyons Metro District No. 7 Electric: IREA Gas: Black Hills Energy
Flood Plain/Wetlands:	FEMA has not delineated any Zone A (100 year) floodplains on the property. The US Army Corp of Engineers has not delineated any jurisdictional wetlands on the property.
Federally Threatened and Endangered Species:	The property is not located within a critical habitat area for any federally threatened or endangered species.
Overlay District:	None

Site Improvement Plan Process

The Welcome Center Site Improvement Plan land use application was submitted to the City for review on September 19, 2018. To date, staff completed five rounds of internal review, issued comments and completed the 21-day referral period. The Zoning Ordinance requires Site Improvement Plans to be referred to outside agencies for a period of 21 days. All referral agencies received a copy of the SIP materials, Letter of Intent, and Technical reports associated with the application. Referral request forms state that comments not received at the conclusion of the referral period would be considered as an endorsement for approval. All comments received as part of the referral process were forwarded to the applicant upon receipt. It is the responsibility of the applicant to address the comments of all referral agencies.

As part of the referral process, staff sent a total of thirty (32) referral letters to agencies, districts and community groups. Fourteen (14) of the referral letters were returned, however only nine (12) agencies provided comments. A complete table listing the referral entities and copies of the actual responses are included in Exhibit B. The Applicant's responses to the referral comments are included in Exhibit C.

Subsequent to SIP approval, a Site Improvement Plan Improvement Agreement (SIPIA) will be required to secure the costs of public improvements constructed on or off-site, or private improvements as set forth in the SIP that cannot be completed prior to the issuance of a Certificate of Occupancy. The applicant will also be required to execute a "Requirements for Release of C.O." form. The SIPIA serves to protect the City from the cost of completing the Site Improvement Plan public improvements associated with the request. The SIP improvements are required by the City for the benefit of owners within and adjacent to the SIP area to properly address drainage, traffic, landscaping, and erosion control associated with the SIP.

Site Improvement Plan Submittal Requirements

Applicants are required to submit a complete Site Improvement Plan Set which contains at a minimum a site plan, building elevations, landscape plan, grading plan and lighting plan. In addition, a Phase III Drainage Report and Traffic Report are required for SIP submittals. Previous "master" drainage and traffic reports were approved for The Canyons Superblock Plat # 2 and Canyons Preliminary Plan that encompass

this area. Therefore, as development progresses within the development, the applicant is required to submit drainage and traffic study addendums that meet the intent and approval criteria of the “master” reports. These reports were submitted by the applicant and reviewed and approved by the City of Castle Pines engineering staff.

Site Improvement Plan Approval Standards

The review of Site Improvement Plan applications are subject to the approval standards set forth in Section 27 – Site Improvement Plan of the City of Castle Pines Zoning Ordinance. Staff has identified each of the approval standards followed by a response (in *italics*).

§2703.01 Approval Standards for Site Improvement Plans:

a. The SIP supports the goals and objectives of the City of Castle Pines Comprehensive Plan; The City of Castle Pines Comprehensive Plan identifies PA5 as “Mixed Use” which contemplates commercial land uses and community gathering place. Specifically, the following goals in the comprehensive plan support this use:

- *Goal ED-2: Establish vibrant and pedestrian-friendly community activity centers to encourage socialization, entertainment, and local events.*
- *T-3.1 Create a continuous paved path system around the City, connecting neighborhoods, parks, schools, and commercial areas.*
- *LU-2.1 Use design techniques and land use elements to provide compatibility between residential and non-residential uses and create a sense of community identity.*
- *LU-2.2 Ensure non-residential building design, scale, and orientation are compatible with the surrounding natural and built environment*

b. The SIP is consistent with the City of Castle Pines Subdivision Ordinance and the development and use standards of the City of Castle Pines Zoning Ordinance and Planned Development, as applicable;

The proposed SIP is located within The Canyons Planned Development Planning Area 5. The property was platted and is located within a portion of The Canyons Filing 1, 3rd Amendment. The proposed SIP is consistent with the City of Castle Pines Subdivision Ordinance and the development and use standards of the City of Castle Pines Zoning Ordinance and Planned Development.

c. The SIP complies with and is responsive to the overall intent and vision embodied in the City-adopted Mixed-Use Design Guidelines, as determined by the City;

The proposed SIP complies with and is responsive to the overall intent and vision embodied in the City-adopted Mixed-Use Design Guidelines by providing a community gathering place, pedestrian connectivity, unified design, appropriate setbacks, and outdoor space.

d. The SIP complies with the City’s technical standards and requirements including the City of Castle Pines Roadway Design & Construction Standards Manual; City of Castle Pines Storm Drainage Design & Technical Criteria Manual; and City of Castle Pines Grading, Erosion and Sediment Control (GESC) Manual;

The proposed SIP complies with the City’s technical standards and requirements including the City of Castle Pines Roadway Design & Construction Standards Manual; City of Castle Pines Storm Drainage Design & Technical Criteria Manual; and City of Castle Pines Grading, Erosion and Sediment Control (GESC) Manual.

e. The SIP furthers the public health, safety and welfare of the community.

The proposed SIP furthers the public health, safety and welfare of the community by providing a community gathering place that is pedestrian accessible in relation to future residential development.

STAFF FINDINGS:

Based upon findings herein, staff finds that The Canyons Welcome Center-Coffee Shop Site Improvement Plan meets the intent, technical requirements and approval standards of The Canyons Planned Development, Exhibit dated December 22, 2009, The Canyons Supplemental Development Standards and the City of Castle Pines Zoning Ordinance, subject to the following conditions of approval.

SUGGESTED MOTIONS:

Motion for Approval

I move to approve The Canyons Welcome Center/Coffee Shop, Site Improvement Plan, Case No. SP18-002, based on the analysis and findings set forth in the Staff Report dated March 22, 2019 and subject to the following conditions of approval:

1. The applicant shall pay ALL fees and costs incurred by the City and its consultants, in the review and processing of the Site Improvement Plan application prior to final approval; and
2. The applicant shall resolve any minor technical changes to the Site Improvement Plan as directed by staff prior to final approval; and
3. The applicant shall provide an executed "Requirements for Release of C.O." or "Requirements for Final Inspections" form, as determined by staff planner prior to final approval; and
4. The applicant shall provide the required (and fully executed) original Site Improvement Plan Improvement Agreement (SIPIA) with cost estimates prior to final approval of the SIP; and
5. The applicant shall finalize the construction documents with cost estimates prior to final approval of the SIP; and
6. The applicant shall provide a "Treasurer's Certificate of Taxes Due" indicating no past due taxes prior to final approval.
7. INSERT ADDITIONAL CONDITIONS AS DETERMINED BY PLANNING COMMISSION

Motion for Denial

I move to deny The Canyons Welcome Center- Coffee Shop Site Improvement Plan, Case No. SP18-002, based on the following findings of fact:

1. The SIP application *does not* meet the approval standards set forth in Section 27—Site Improvement Plans of the City of Castle Pines Zoning Ordinance in that: (identify specific criteria not met by the application).

EXHIBITS:

- A. SIP Application Materials**
 - i. Land Use Application**
 - ii. Project Narrative**
 - iii. Plan Exhibit**
- B. Referral Agency Summary and Comments**
- C. Applicant's Response to Referral Comments**
- D. The Canyons Filing 1, 3rd Amendment Final Plat**

- A. SIP Application Materials**
 - i. Land Use Application**
 - ii. Project Narrative**
 - iii. Plan Exhibit**



LAND USE APPLICATION

OFFICE USE ONLY		SUBMITTAL DATE
TYPE OF REQUEST:		
PROJECT NAME:		
CASE NO:		
FEES COLLECTED:	STAFF INITIALS:	

SECTION 1—BRIEF DESCRIPTION OF PROPOSAL

The Canyons Planned Development will have a Amenity Center/Complex located within PA5. As this is a Mixed-Use area, a Site Improvement Plan will be submitted for approval by the City.

SECTION 2—PROPERTY INFORMATION—Property Information required below can be found on the Douglas County Assessor website at www.douglas.co.us/assessor/. Please print a copy of the Assessor's page and submit it with your presubmittal review request.

State Parcel Number (SPN): 2351-111-01-001 Parcel Size: Approx 17.2 acres
 Legal Description: A portion of Filing 7 of Canyons Superblock Plat No. 2
 Site Address: Address not yet assigned

SECTION 3—ZONING AND LAND USE INFORMATION

Existing Zoning: PD Proposed Zoning: PD
 Zoning of Surrounding Properties: (N) PD (S) PD (E) PD (W) PD
 Existing Land Use: Mixed-Use
 Proposed Land Use: Mixed-Use

SECTION 4—PROPERTY OWNER INFORMATION

Property Owner: Shea Canyons, LLC
 Address: 9380 Station Street, Suite 600. Lone Tree, CO 80124
 Phone: 303-791-8180 Fax: 303-791-8558 Email: skyler.hager@sheahomes.com

SECTION 5—AUTHORIZED REPRESENTATIVE INFORMATION *(requires notarized letter of authorization if other than owner)*

Property Owner / Developer / Engineer / Attorney / Other (Circle One): _____
 Contact Person/Company Info: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____

SECTION 6—SPECIAL DISTRICT INFORMATION—Please list the districts that will be affected by the proposal (attach any letters):

Water District: Parker Water and Sanitation District
Sanitation District: Parker Water and Sanitation District
School District: Douglas County School District
Library District: Douglas County Libraries
Fire District: South Metro Fire Rescue Authority, Castle Rock Fire Department
Other Districts: Douglas County Sheriff's Department
Canyons Metropolitan Districts No. 5, 6, 7

SECTION 4—CERTIFICATION

To the best of my knowledge, this Land Use Application is correct and complete. I have read and understand the City's information sheet regarding the Preble's Meadow Jumping Mouse.

Applicant Signature: _____

SKyler Hay

Date: 6/22/18

PREBLE'S MEADOW JUMPING MOUSE

What is the Prebles' meadow jumping mouse?

The Preble's meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's meadow jumping mouse or its habitat.

Where does the mouse live?

The Preble's meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainage areas, including tributaries and the main stream reaches, of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and
3. The application or discharge of agrochemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's meadow jumping mouse or its habitat should be directed to:

Peter Plage or Adam Misztal
Fish and Wildlife Biologist
United States Fish and Wildlife Service
Ecological Services
Colorado Field Office
P.O.Box 25486, DFC (MS 65412)
Denver, CO 80225-0486
303-236-4773

Where to find a licensed Wildlife Consultant to perform Preble's Surveys.

A current list of wildlife consultants licensed to perform Preble's surveys may be found on the US Fish and Wildlife Service website at:

http://mountain-prairie.fws.gov/preble/RELATED_ACTIONS/consultants.htm

ANY APPROVAL GIVEN BY THE CITY OF CASTLE PINES DOES NOT OBLIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.



 NORTH
 PREPARED BY: [Logo]
 DATE: APRIL 19, 2018
 SAGE DESIGN GROUP
 10000 RIVERVIEW BLVD, STE 100
 CASTLE PINES, CA 91384

AMENITY CENTER MASTER PLAN

F – Written Narrative
The Canyons Coffeehouse Site Improvement Plan (SIP)

Developer	Shea Homes 9380 Station Street, Suite 600 Lone Tree, CO 80124
Representative	Skyler Hager, Community Development Manager
PD	PA5, The Canyons Planned Development.
Final Plat	Lot 1 of Canyons Filing 1, 3rd Amendment submitted on 8/31/18
Zoning	Mixed Use within Canyons PD
Water/Sanitation Service	Parker Water and Sanitation District
Overall impacts	The coffeehouse will be located near the collector road, Westbridge Drive, which will be a main entrance into the community. The adjacent land in PA5 will be further subdivided for the amenity/community center in future phases.
Comp Master Plan Compliance	This SIP provides a “neighborhood commercial” opportunity within the City that complies with the land use allowed within the planning area. It will provide a place to educate the community and builders within the Canyons during construction. It’s pedestrian friendly floorplan encourage gathering and socializing, both indoor and outdoor. It can help balance or blend the areas along Newlin Gulch which transition between residential and commercial.
Phasing of the Proposed Subdivision:	The entire site plan within PA5 will be phased, and the coffeehouse proposed in this plan is the first building to be built. Future SIP’s will be submitted for future buildings, which would include the amenity center, pool building, etc.

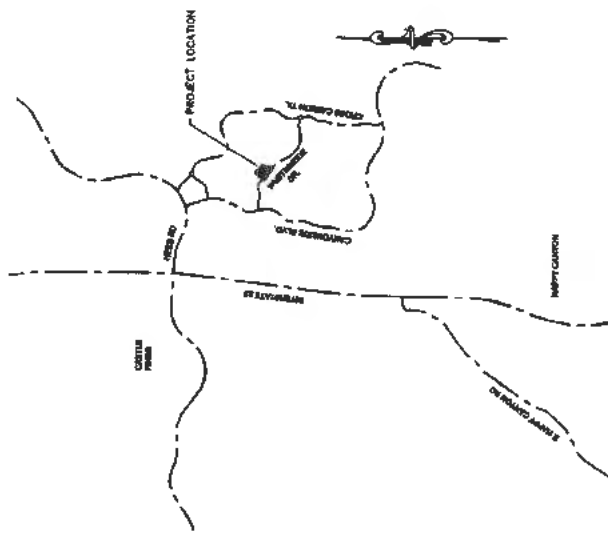
CANYONS WELCOME CENTER - COFFEE SHOP

CANYONS, FILING NO. 1, AMENDMENT 3

SECTIONS 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST

PLANNING AREA 5 - 1.63 ACRES

SITE IMPROVEMENT PLAN -SP18-002



SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE NOTES & DETAILS
5	LANDSCAPE PLAN
6	LANDSCAPE NOTES
7	LANDSCAPE PLAN
8	LANDSCAPE NOTES
9	ARCHITECTURAL ELEVATION
10	ARCHITECTURAL ELEVATION

ITEM	AREA (SQUARE FEET)	SQUARE FOOTAGE	R. OF CROSS
GROSS SITE AREA (COFFEE SHOP)	70800	FOOTAGE	100%
BUILDING FOOTPRINT TOTAL	5472		5.1
PARKING AND ROADS	25278		36.4
WALKS, WALKS, PATIO	15802		7.9
HARDSCAPE TOTAL	35000		49.4
PLANTED AREA	33857		47.4
EXISTING VEGETATION	2298		3.2
LANDSCAPE TOTAL	36155		50.6

ITEM	QUANTITY	UNIT
PARKING DATA		
REQUIREMENT	19	SPACES
PROVIDED	20	SPACES
REQUIREMENT	2	SPACES
PROVIDED	2	SPACES

LEGAL DESCRIPTION: THE CANYONS WELCOME CENTER AND COFFEE SHOP, SITUATED IN SECTION 2 AND SECTION 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST CORNER OF A 640' X 640' SECTION, BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A. BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

B. BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

C. BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

D. BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

E. BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

F. BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

G. BEING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3-NORTH 25°17'40" WEST, A DISTANCE OF 134.83 FEET;
 1-NORTH 02°17'15" WEST, A DISTANCE OF 201.44 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL 7 AND THE CORNER OF SECTION 11;
 1-NORTH 84°24'05" WEST, A DISTANCE OF 100.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCERNING THE SOUTHWEST CORNER OF SAID PARCEL 7;
 1-NORTH 02°17'15" WEST, A DISTANCE OF 201.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCERNING THE SOUTHWEST CORNER OF SAID PARCEL 7;
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 1-NORTH 02°17'15" WEST, A DISTANCE OF 201.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCERNING THE SOUTHWEST CORNER OF SAID PARCEL 7;

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN FOR THE CANYONS WELCOME CENTER AND COFFEE SHOP HAS BEEN REVIEWED BY THE PLANNING COMMISSION ON _____ AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF DOUGLAS ZONING CODE.

DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

GENERAL APPROVAL CERTIFICATE

THE SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF DOUGLAS ZONING CODE AND THE CITY OF DOUGLAS ZONING RESOLUTION.

CITY ENGINEER _____ DATE _____

COMMUNITY DEVELOPMENT DEPT _____ DATE _____

PLANNING COMMISSION APPROVAL CERTIFICATE

ATWELL

145 S. BROADWAY, SUITE 200
DOUGLAS, KANSAS 67801
(785) 743-7000

CONTACT: JEFF WOODRUFF
1000 S. 10TH ST. SUITE 100
DOUGLAS, KANSAS 67801
CONTACT: JEFF WOODRUFF
785-743-7000

PROJECT LOCATION
CANYONS WELCOME CENTER AND COFFEE SHOP
SECTION 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA 5, CITY OF DOUGLAS, STATE OF KANSAS

CONTACT LIST

ATWELL
145 S. BROADWAY, SUITE 200
DOUGLAS, KANSAS 67801
CONTACT: JEFF WOODRUFF
785-743-7000

CITY ENGINEER
CITY OF DOUGLAS
1000 S. 10TH ST. SUITE 100
DOUGLAS, KANSAS 67801
CONTACT: JEFF WOODRUFF
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COMMUNITY DEVELOPMENT DEPT.
CITY OF DOUGLAS
1000 S. 10TH ST. SUITE 100
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CONTACT: JEFF WOODRUFF
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PLANNING COMMISSION
CITY OF DOUGLAS
1000 S. 10TH ST. SUITE 100
DOUGLAS, KANSAS 67801
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785-743-7000

CONTRACT LIST

ATWELL
145 S. BROADWAY, SUITE 200
DOUGLAS, KANSAS 67801
CONTACT: JEFF WOODRUFF
785-743-7000

CITY ENGINEER
CITY OF DOUGLAS
1000 S. 10TH ST. SUITE 100
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NOTICE TO CONTRACTORS

THIS PROJECT IS A PUBLIC PROJECT. ALL BIDDERS MUST REGISTER AND OBTAIN A BIDDING PERMIT FROM THE CITY OF DOUGLAS BEFORE BIDDING ON THIS PROJECT. BIDDING WILL BE OPEN FOR 21 DAYS FROM THE DATE OF POSTING OF THE BIDDING PERMIT TO THE OFFICE OF THE CITY ENGINEER, CITY OF DOUGLAS, 1000 S. 10TH ST., SUITE 100, DOUGLAS, KANSAS 67801.

NOTICE TO ARCHITECTS

THIS PROJECT IS A PUBLIC PROJECT. ALL ARCHITECTS MUST REGISTER AND OBTAIN A BIDDING PERMIT FROM THE CITY OF DOUGLAS BEFORE BIDDING ON THIS PROJECT. BIDDING WILL BE OPEN FOR 21 DAYS FROM THE DATE OF POSTING OF THE BIDDING PERMIT TO THE OFFICE OF THE CITY ENGINEER, CITY OF DOUGLAS, 1000 S. 10TH ST., SUITE 100, DOUGLAS, KANSAS 67801.

NOTICE TO PLANNING COMMISSION MEMBERS

THIS PROJECT IS A PUBLIC PROJECT. ALL MEMBERS OF THE PLANNING COMMISSION MUST REGISTER AND OBTAIN A BIDDING PERMIT FROM THE CITY OF DOUGLAS BEFORE BIDDING ON THIS PROJECT. BIDDING WILL BE OPEN FOR 21 DAYS FROM THE DATE OF POSTING OF THE BIDDING PERMIT TO THE OFFICE OF THE CITY ENGINEER, CITY OF DOUGLAS, 1000 S. 10TH ST., SUITE 100, DOUGLAS, KANSAS 67801.

NOTICE TO THE PUBLIC

THIS PROJECT IS A PUBLIC PROJECT. ALL CITIZENS MUST REGISTER AND OBTAIN A BIDDING PERMIT FROM THE CITY OF DOUGLAS BEFORE BIDDING ON THIS PROJECT. BIDDING WILL BE OPEN FOR 21 DAYS FROM THE DATE OF POSTING OF THE BIDDING PERMIT TO THE OFFICE OF THE CITY ENGINEER, CITY OF DOUGLAS, 1000 S. 10TH ST., SUITE 100, DOUGLAS, KANSAS 67801.

NOTICE TO THE COMMUNITY

THIS PROJECT IS A PUBLIC PROJECT. ALL COMMUNITY MEMBERS MUST REGISTER AND OBTAIN A BIDDING PERMIT FROM THE CITY OF DOUGLAS BEFORE BIDDING ON THIS PROJECT. BIDDING WILL BE OPEN FOR 21 DAYS FROM THE DATE OF POSTING OF THE BIDDING PERMIT TO THE OFFICE OF THE CITY ENGINEER, CITY OF DOUGLAS, 1000 S. 10TH ST., SUITE 100, DOUGLAS, KANSAS 67801.

NOTICE TO THE BOARD OF SUPERVISORS

THIS PROJECT IS A PUBLIC PROJECT. ALL MEMBERS OF THE BOARD OF SUPERVISORS MUST REGISTER AND OBTAIN A BIDDING PERMIT FROM THE CITY OF DOUGLAS BEFORE BIDDING ON THIS PROJECT. BIDDING WILL BE OPEN FOR 21 DAYS FROM THE DATE OF POSTING OF THE BIDDING PERMIT TO THE OFFICE OF THE CITY ENGINEER, CITY OF DOUGLAS, 1000 S. 10TH ST., SUITE 100, DOUGLAS, KANSAS 67801.

NOTICE TO THE CITY ENGINEER

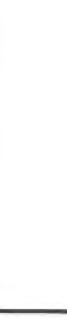
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ATWELL

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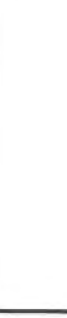


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(785) 743-7000



CANYONS WELCOME CENTER - COFFEE SHOP

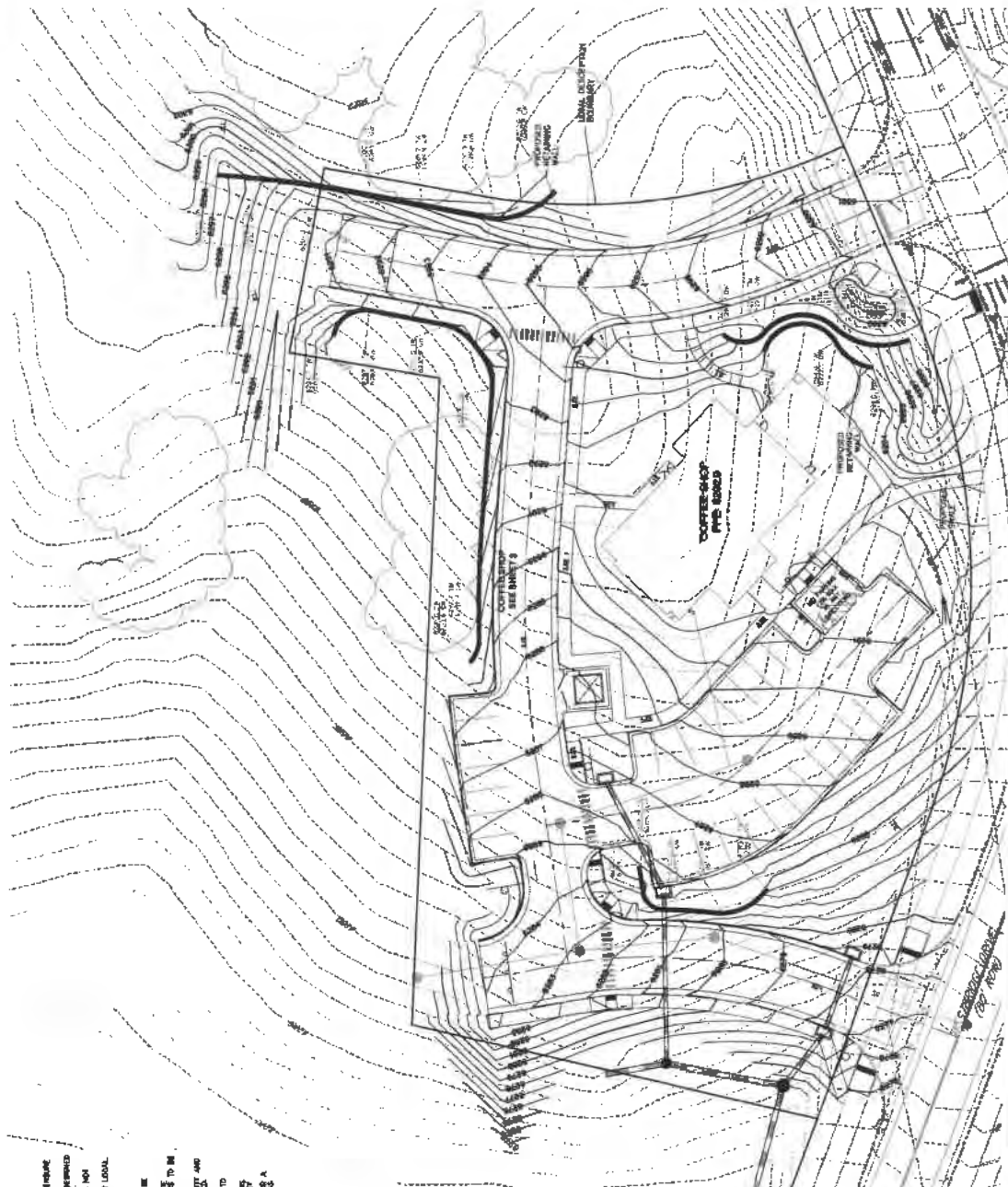
CANYONS, FILING NO. 1, AMENDMENT 3
 SECTIONS 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 5 - 1.63 ACRES

SITE IMPROVEMENT PLAN -SP18-002

APPROVAL CERTIFICATE

ENGINEERING	DATE
PLANNING	DATE
OWNER	DATE
UTAH STATE (IF APPLICABLE)	DATE

- GRADING NOTES**
1. EXISTING GRADE SHOWN BY DASHED LINES. PROPOSED GRADE SHOWN BY SOLID LINES.
 2. ALL ELEVATIONS SHALL BE IN FEET AND DECIMALS THEREOF.
 3. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.
 4. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.
 5. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.
 6. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.
 7. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.
 8. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.
 9. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.
 10. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.
 11. ALL ELEVATIONS SHALL BE REFERENCED TO THE MOUNTAIN MEAN SEA LEVEL DATUM.



ATWELL
 ENGINEERING & ARCHITECTURE
 141 WEST KAYLOR, SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.ATWELL-ENG.COM

ATWELL
 ENGINEERING & ARCHITECTURE
 141 WEST KAYLOR, SUITE 200
 DENVER, CO 80202
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CANYONS WELCOME CENTER - COFFEE SHOP
 THE CASTLE PINES, CO
 SITE GRADING PLAN
 SHEA CANYONS, LLC
 1200 STARBUCK ST.
 LOUIS, NEB. 68150
 (303) 731-8100
 PLAN REVISIONS

DATE: 07/11/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1

DATE: 07/11/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1

SITE IMPROVEMENT PLAN
 SHEET NO. 1 OF 1

CANYONS WELCOME CENTER - COFFEE SHOP

CANYONS, FILING NO. 1, AMENDMENT 3
SECTIONS 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA 5-1.63 ACRES
SITE IMPROVEMENT PLAN - SPIE-002

SAGE DESIGN GROUP
1000 Park Center Drive
Boulder, Colorado 80502
Phone: 303.440.8800
www.sagedesigngroup.com

THE CANYONS COFFEE SHOP
SAGE HOURS, ETC.
CASTLE PINES, CO
SITE LANDSCAPE PLAN

DATE	DESCRIPTION
10/15/2010	100% DESIGN
08/15/2010	90% DESIGN
06/15/2010	70% DESIGN
04/15/2010	50% DESIGN
02/15/2010	30% DESIGN

DATE	DATE	DATE	DATE
10/15/2010	08/15/2010	06/15/2010	04/15/2010
10/15/2010	08/15/2010	06/15/2010	04/15/2010
10/15/2010	08/15/2010	06/15/2010	04/15/2010

LANDSCAPE PLANT LIST

SYMBOL	PLANT NAME	SIZE	QUANTITY
+	EVERGREEN TREE	7.5" x 6"	1
○	ORNAMENTAL TREE	12" x 12"	1
○	DECIDUOUS SHRUB	12" x 12"	1
○	ORNAMENTAL SHRUB	12" x 12"	1
○	PERENNIAL	12" x 12"	1
○	NATIVE SEED	12" x 12"	1

GENERAL NOTES

1. LANDSCAPE PLANT LIST IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
3. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
4. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
5. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.

GENERAL NOTES

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4. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
5. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.

GENERAL NOTES

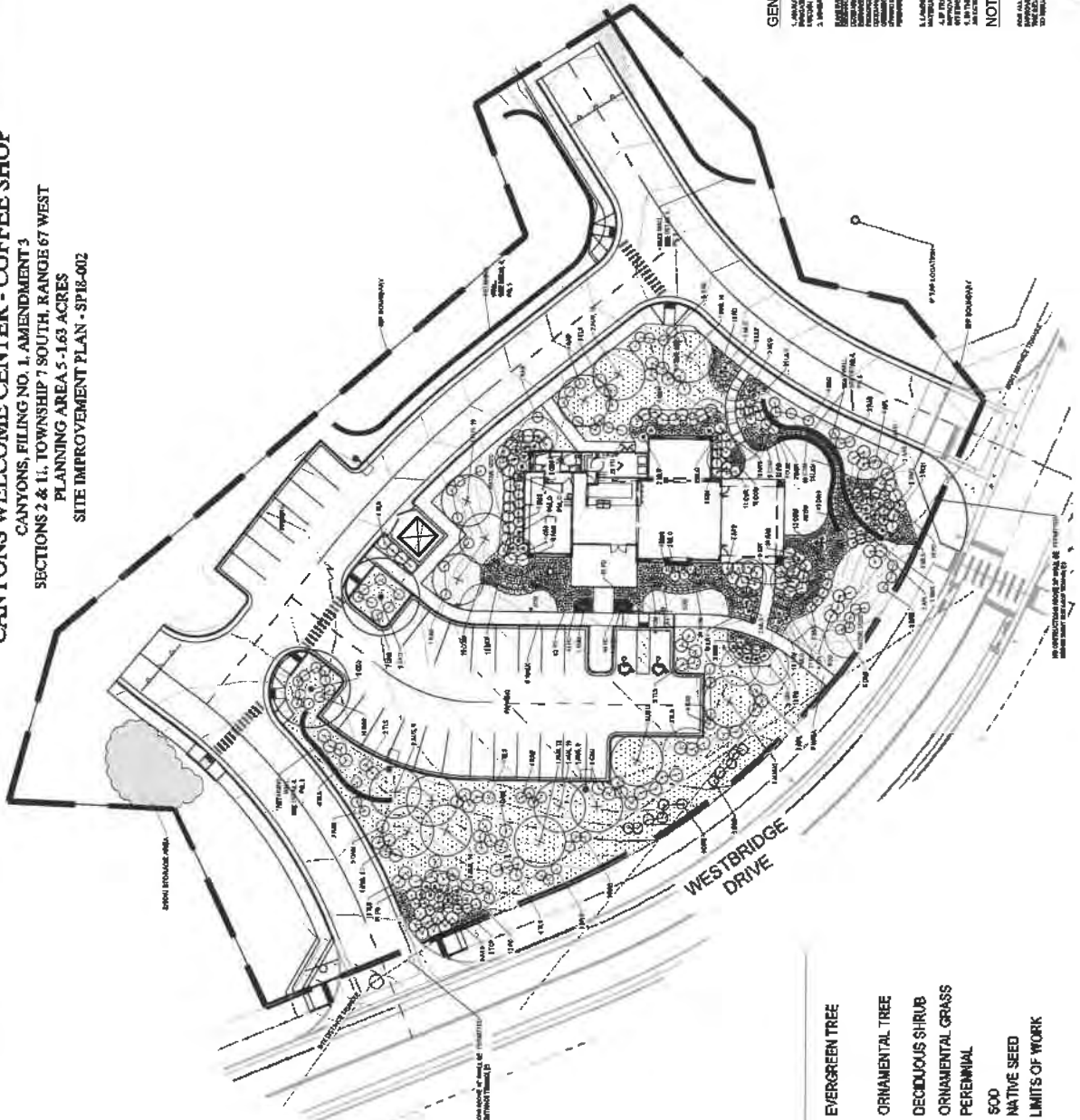
1. LANDSCAPE PLANT LIST IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
3. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
4. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
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GENERAL NOTES

1. LANDSCAPE PLANT LIST IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
3. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
4. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.
5. ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR.

APPROVAL CERTIFICATE

DATE: 10/15/2010
PROJECT: CANYONS WELCOME CENTER - COFFEE SHOP
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



LEGEND

- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- ORNAMENTAL SHRUB
- PERENNIAL
- NATIVE SEED
- LIMITS OF WORK

ALL PLANTS SHALL BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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CANYONS WELCOME CENTER - COFFEE SHOP

CANYONS, FILING NO. 1, AMENDMENT 3
 SECTIONS 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 5-163, ACRES
 SITE IMPROVEMENT PLAN - SP18-002

SAGE DESIGN GROUP
 1801 West 10th Street, Suite 100
 Flagstaff, AZ 86001
 Phone: (908) 762-3121
 Fax: (908) 762-3122
 Website: www.sagedesigngroup.com

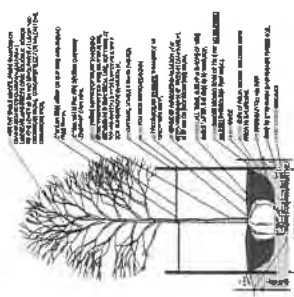
THE CANYONS COFFEE SHOP
 SHEA HOMES, INC.
 LANDSCAPE NOTES & DETAILS

DATE: 3/17/18

REVISIONS:

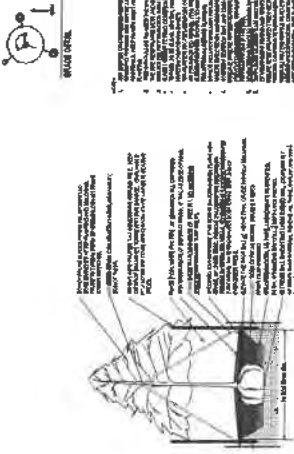
NO.	DATE	DESCRIPTION
1	3/17/18	ISSUED FOR PERMITS

10
 OF 10
 SHEET NO. 5-163-002-002



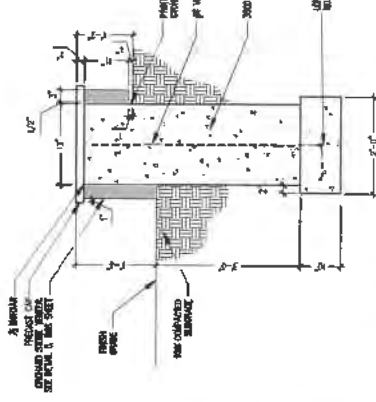
1. DECIDUOUS TREE DETAIL
 SEE LIST

NOTE: 1. THE TREE SHALL BE A MATURE, HEALTHY, AND WELL-ESTABLISHED TREE WITH A DBH OF 4-6\"/>



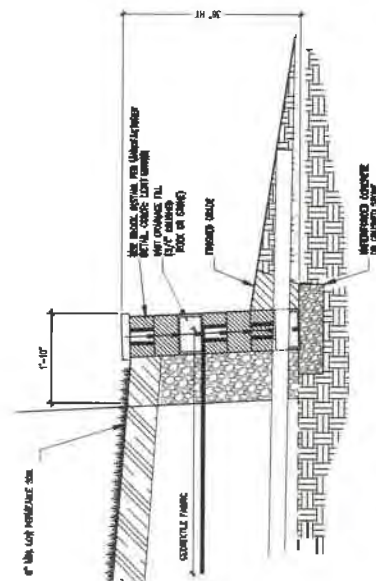
2. EVERGREEN TREE DETAIL
 SEE LIST

NOTE: 1. THE TREE SHALL BE A MATURE, HEALTHY, AND WELL-ESTABLISHED TREE WITH A DBH OF 4-6\"/>



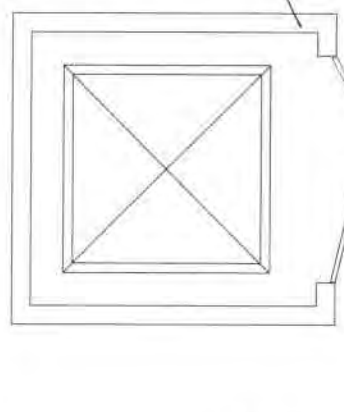
4. SEAT WALL DETAIL
 SEE LIST

NOTE: 1. THE WALL SHALL BE CONSTRUCTED OF 8\"/>



6. BASE PARAGODS RETAINING WALL DETAIL
 SEE LIST

NOTE: 1. THE WALL SHALL BE CONSTRUCTED OF 8\"/>



3. BIRUB PLANTING DETAIL
 SEE LIST

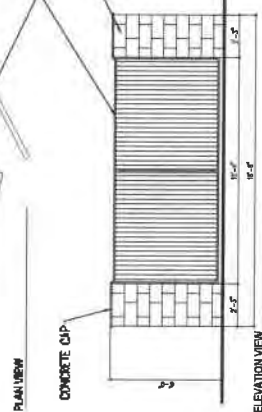
NOTE: 1. THE PLANTING AREA SHALL BE CONSTRUCTED OF 8\"/>



5. ORCHARD LIMES STONE VENEER
 SEE LIST



7. BASE PARAGODS BLOCK MATERIAL
 SEE LIST



8. TRASH ENCLOSURE
 SEE LIST

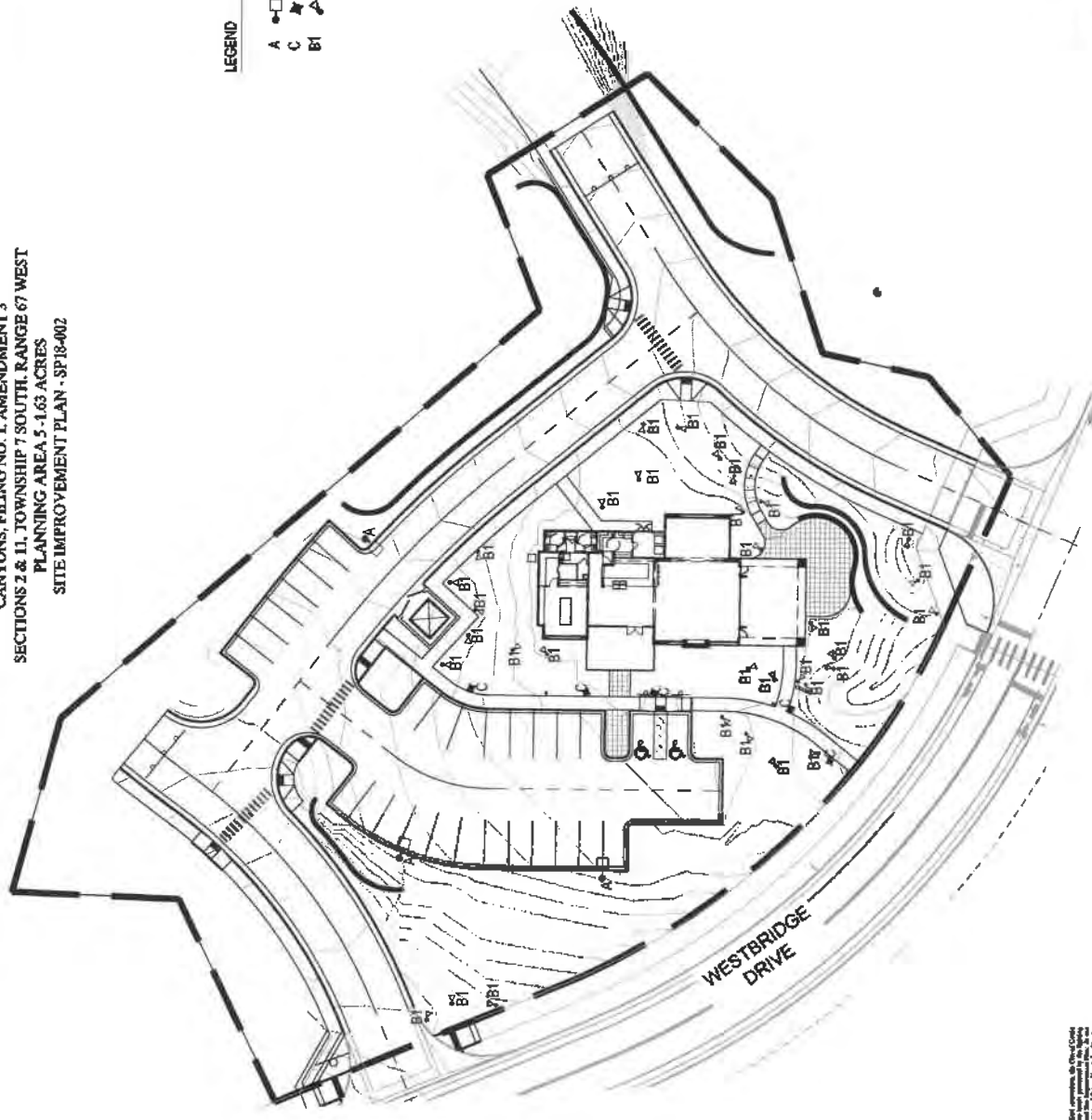
NOTE: 1. THE ENCLOSURE SHALL BE CONSTRUCTED OF 8\"/>

APPROVAL CERTIFICATE

DESCRIPTION	INITIALS/DATE
ENGINEERING	
PLANNING	
OWNER	
ISSUED FOR PERMITS (IF APPLICABLE)	

NOTE
 THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED ON THIS SHEET. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CANYONS WELCOME CENTER - COFFEE SHOP
 CANYONS, RILING NO. 1, AMENDMENT 3
 SECTIONS 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 5 - 1.63 ACRES
 SITE IMPROVEMENT PLAN - SP18-002



- LEGEND**
- A □ AREA LIGHT
 - C □ BOLLARD LIGHT
 - B1 ▲ 3000K UPLIGHT

NOTE

FOR ALL LIGHTING FIXTURES, THE MANUFACTURER SHALL SUBMIT A COMPLETE LIGHTING LUMINAIRE SPECIFICATION TO THE CITY OF CASTLE ROCK, COLORADO. THE MANUFACTURER SHALL BE APPROVED PRIOR TO INSTALLATION OF ANY LIGHTING FIXTURES.

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE
LEASER (IF APPLICABLE)	INITIALS/DATE



THIS IS A PRELIMINARY PLAN. THE CITY OF CASTLE ROCK, COLORADO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF CASTLE ROCK, COLORADO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF CASTLE ROCK, COLORADO, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

811
 Call before you dig.
 1-800-4-A-DAWG
 1-800-4-2-DAWG
 1-800-4-3-DAWG
 1-800-4-4-DAWG
 1-800-4-5-DAWG
 1-800-4-6-DAWG
 1-800-4-7-DAWG
 1-800-4-8-DAWG
 1-800-4-9-DAWG
 1-800-4-0-DAWG

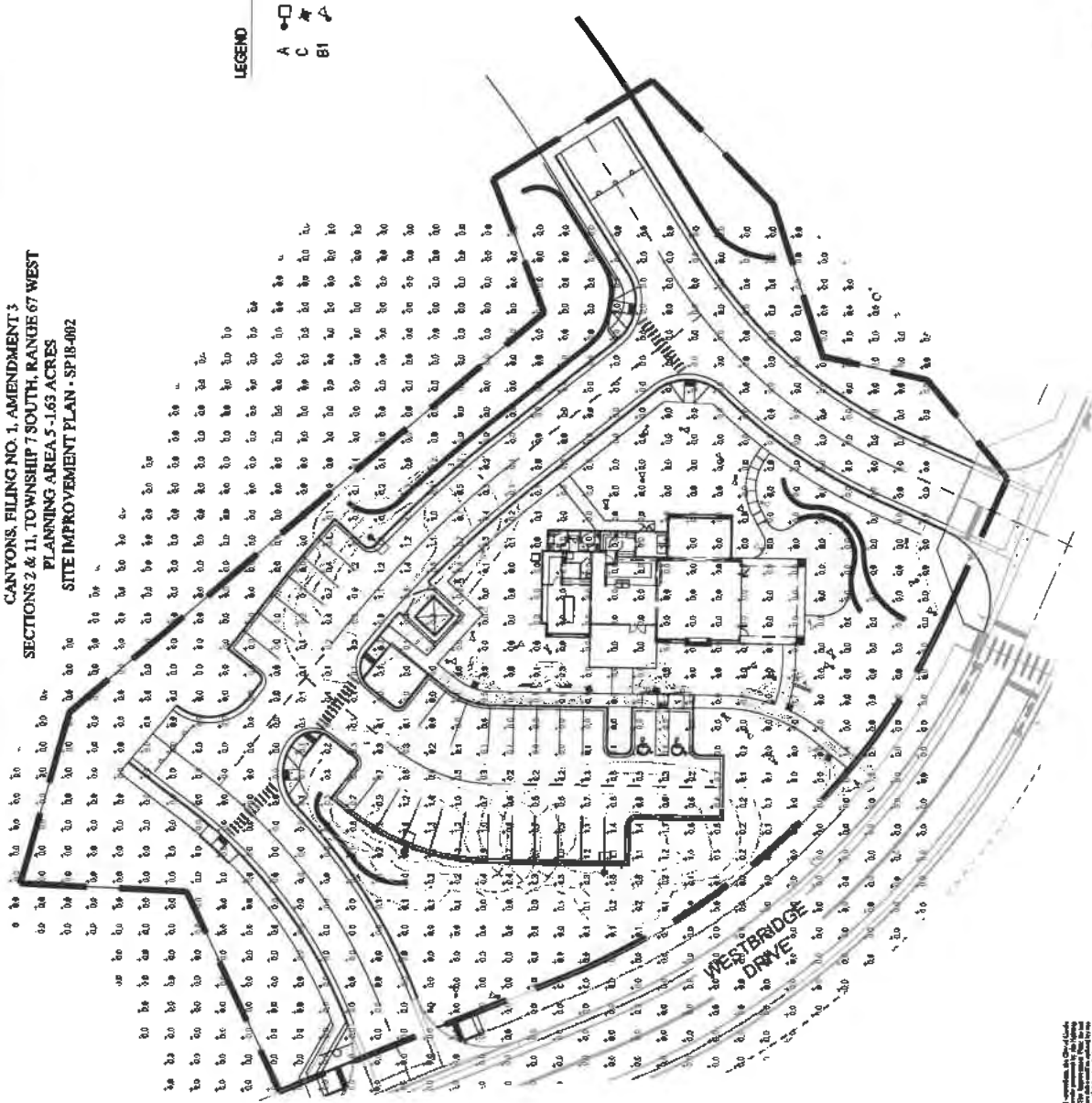
SAGE DESIGN GROUP
 10000 E. 10th Avenue, Suite 100
 Denver, CO 80231
 (303) 751-1000
 www.sagedesigngroup.com

THE CANYONS COFFEE SHOP
 SHEA HOMES, INC.
 10000 E. 10th Avenue, Suite 100
 Denver, CO 80231
 (303) 751-1000
 www.sagedesigngroup.com

SITE IMPROVEMENT PLAN
 SHEA HOMES, INC.
 10000 E. 10th Avenue, Suite 100
 Denver, CO 80231
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CANYONS WELCOME CENTER - COFFEE SHOP

CANYONS, FILING NO. 1, AMENDMENT 3
SECTIONS 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA 5-163 ACRES
SITE IMPROVEMENT PLAN - SPIR-002



- LEGEND**
- A AREA LIGHT
 - C BOLLARD LIGHT
 - B1 3000K UPLIGHT

NOTE

FOR ALL LIGHTING FIXTURES, THE APPROVED SHALL BE USED AS INDICATED BY THE SYMBOLS SHOWN ON THIS PLAN. APPROVED FIXTURES SHALL BE APPROVED BY THE CITY OF CANYONS.

APPROVAL CERTIFICATE

ENGINEERING	DATE
PLANNING	DATE
CITY	DATE
STATE	DATE
FEDERAL	DATE



811
Call before you dig.
CITY OF CANYONS
CANYONS WELCOME CENTER
CITY ENGINEER
CITY PLANNER
CITY CLERK
CITY TREASURER
CITY ATTORNEY
CITY MANAGER
CITY COMMISSIONERS

SAGE DESIGN GROUP
1000 N. GARDEN AVENUE
SUITE 100
CANYONS, AZ 86004
TEL: 928.255.1234
WWW.SAGEDESIGNGROUP.COM

THE CANYONS COFFEE SHOP
THE CANYONS COFFEE SHOP
1000 N. GARDEN AVENUE
SUITE 100
CANYONS, AZ 86004
TEL: 928.255.1234

GRETA HANSEN, INC.
SITE LIGHTING PLAN
THE CANYONS COFFEE SHOP
1000 N. GARDEN AVENUE
SUITE 100
CANYONS, AZ 86004
TEL: 928.255.1234

REVISIONS

NO.	DATE	DESCRIPTION

CANYONS WELCOME CENTER - COFFEE SHOP

CANYONS, FILING NO. 1, AMENDMENT 3
SECTIONS 2 & 11, TOWNSHIP 7 SOUTH RANGE 67 WEST
PLANNING AREA 5 - 1.63 ACRES
SITE IMPROVEMENT PLAN - SP18-002

811
Call Before You Dig
1-800-4-A-SAFE

FOR A LIST OF UTILITIES TO BE LOCATED, CALL 811 OR VISIT [WWW.811COLORADO.COM](http://www.811colorado.com)

THE CANYONS WELCOME CENTER COFFEE SHOP IS A NEW BUILDING TO BE CONSTRUCTED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 160 AND STATE ROAD 67 WEST, SECTION 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST, PLANNING AREA 5, CANYONS, COLORADO. THE PROJECT IS BEING DEVELOPED BY THE CANYONS WELCOME CENTER, INC. AND IS SUBJECT TO THE CANYONS WELCOME CENTER DEVELOPMENT AGREEMENT WITH THE STATE OF COLORADO. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE CANYONS WELCOME CENTER DEVELOPMENT AGREEMENT WITH THE STATE OF COLORADO.

THE CANYONS WELCOME CENTER COFFEE SHOP
SAGE DESIGN GROUP
PROJECT NO. 18-002-SP

THE CANYONS WELCOME CENTER COFFEE SHOP
SAGE DESIGN GROUP
PROJECT NO. 18-002-SP

THE CANYONS WELCOME CENTER COFFEE SHOP
SAGE DESIGN GROUP
PROJECT NO. 18-002-SP

THE CANYONS WELCOME CENTER COFFEE SHOP
SAGE DESIGN GROUP
PROJECT NO. 18-002-SP

THE CANYONS WELCOME CENTER COFFEE SHOP
SAGE DESIGN GROUP
PROJECT NO. 18-002-SP

1 AREA LIGHT CUT SHEET - A

1/8" = 1'-0"

Streetworks
1800 West 10th Street, Suite 100
Boulder, CO 80502
303.440.3333

Area Light Cut Sheet A
This cut sheet provides the specifications for the Area Light fixture shown on the site plan. The fixture is a modern, minimalist design with a clear lens and a black finish. It is designed to provide uniform illumination for the area it serves.

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

2 AREA LIGHT BAR CUT SHEET - A

1/8" = 1'-0"

Streetworks
1800 West 10th Street, Suite 100
Boulder, CO 80502
303.440.3333

Area Light Bar Cut Sheet A
This cut sheet provides the specifications for the Area Light Bar fixture shown on the site plan. The fixture is a long, rectangular bar with a clear lens and a black finish. It is designed to provide uniform illumination for the area it serves.

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

3 UPLIGHT CUT SHEET - B1

1/8" = 1'-0"

Streetworks
1800 West 10th Street, Suite 100
Boulder, CO 80502
303.440.3333

Uplight Cut Sheet B1
This cut sheet provides the specifications for the Uplight fixture shown on the site plan. The fixture is a small, cylindrical fixture with a clear lens and a black finish. It is designed to provide uplight illumination for the area it serves.

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

4 BOLLARD LIGHTING CUT SHEET - C

1/8" = 1'-0"

Streetworks
1800 West 10th Street, Suite 100
Boulder, CO 80502
303.440.3333

Bollard Lighting Cut Sheet C
This cut sheet provides the specifications for the Bollard Lighting fixture shown on the site plan. The fixture is a cylindrical bollard with a clear lens and a black finish. It is designed to provide bollard lighting for the area it serves.

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

REMAINING FLOODLIGHT

1/8" = 1'-0"

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

BLACK LIGHT FIXTURES

1/8" = 1'-0"

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

LUMINAIRE SCHEDULE

REV	TYPE	QTY	SOURCE	SOURCE					POWER	DESCRIPTION	FINISH		
				IN	OUT	WGT	VA	EMVOR				CHANGING	
A	1110	1	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110
B	1110	1	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110
C	1110	1	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110

LUMINAIRE SCHEDULE COMMENTS:

A. COORDINATE AND VERIFY ALL LUMINAIRE REQUIREMENTS WITH ARCHITECT PRIOR TO SUBMITTALS INCLUDING, BUT NOT LIMITED TO, MOUNTING HEIGHTS, COLUMN HEIGHTS, AND FINISHES/ADJUST COLOURS.

B. VERIFY PRODUCT COMPLIANCE WITH ARCHITECTURAL AND ACCESSIBILITY REQUIREMENTS PRIOR TO SUBMITTALS.

C. SUBMITTALS FOR ALL LUMINAIRES MUST INCLUDE PRODUCT SPECIFICATIONS INCLUDING ALL PARTS AND ACCESSORIES REQUIRED FOR A COMPLETE AND OPERATIONAL ASSEMBLY.

D. COORDINATE AND VERIFY LOCATIONS OF REMOTE BOLLARD LED BARRIERS, AREA LIGHT POWER SUPPLIES WITH ARCHITECT AND MANUFACTURER'S RECOMMENDATIONS.

E. LUMINAIRE MANUFACTURER PRODUCT SPECIFICATIONS.

F. LUMINAIRE TO BE INSTALLED ONTO CONCRETE PALE COMPONENTS AND VERIFY ON-LINE REQUIREMENTS WITH PALE MANUFACTURER.

5 AREA LIGHT CUT SHEET - A

1/8" = 1'-0"

Streetworks
1800 West 10th Street, Suite 100
Boulder, CO 80502
303.440.3333

Area Light Cut Sheet A
This cut sheet provides the specifications for the Area Light fixture shown on the site plan. The fixture is a modern, minimalist design with a clear lens and a black finish. It is designed to provide uniform illumination for the area it serves.

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

6 AREA LIGHT BAR CUT SHEET - A

1/8" = 1'-0"

Streetworks
1800 West 10th Street, Suite 100
Boulder, CO 80502
303.440.3333

Area Light Bar Cut Sheet A
This cut sheet provides the specifications for the Area Light Bar fixture shown on the site plan. The fixture is a long, rectangular bar with a clear lens and a black finish. It is designed to provide uniform illumination for the area it serves.

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

7 UPLIGHT CUT SHEET - B1

1/8" = 1'-0"

Streetworks
1800 West 10th Street, Suite 100
Boulder, CO 80502
303.440.3333

Uplight Cut Sheet B1
This cut sheet provides the specifications for the Uplight fixture shown on the site plan. The fixture is a small, cylindrical fixture with a clear lens and a black finish. It is designed to provide uplight illumination for the area it serves.

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

8 BOLLARD LIGHTING CUT SHEET - C

1/8" = 1'-0"

Streetworks
1800 West 10th Street, Suite 100
Boulder, CO 80502
303.440.3333

Bollard Lighting Cut Sheet C
This cut sheet provides the specifications for the Bollard Lighting fixture shown on the site plan. The fixture is a cylindrical bollard with a clear lens and a black finish. It is designed to provide bollard lighting for the area it serves.

REV	DATE	DESCRIPTION
A	01/15/18	ISSUED FOR PERMITTING

APPROVAL CERTIFICATE

DATE: 01/15/18
BY: [Signature]
TITLE: PROJECT MANAGER

APPROVAL CERTIFICATE
DATE: 01/15/18
BY: [Signature]
TITLE: PROJECT MANAGER

NOTE:
FOR ALL EXISTING MATERIALS, THE OWNER SHALL VERIFY THE CONDITION AND INTEGRITY OF THE MATERIALS PRIOR TO CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

CANYONS WELCOME CENTER - COFFEE SHOP
 CANYONS, FILING NO. 1, AMENDMENT 3
 SECTIONS 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 5 - 1.63 ACRES
 SITE IMPROVEMENT PLAN - SP18-002



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE. AUTHORITY: 50 CFR 172.16. (b) (5) DPP, (b) (5) ACP, (b) (5) AWP, (b) (5) AXP, (b) (5) AYP, (b) (5) ZPP, (b) (5) ZCP, (b) (5) ZWP, (b) (5) ZXP, (b) (5) ZYP, (b) (5) ZAP, (b) (5) ZBP, (b) (5) ZCP, (b) (5) ZDP, (b) (5) ZEP, (b) (5) ZFP, (b) (5) ZGP, (b) (5) ZHP, (b) (5) ZIP, (b) (5) ZJP, (b) (5) ZKP, (b) (5) ZLP, (b) (5) ZMP, (b) (5) ZNP, (b) (5) ZOP, (b) (5) ZPP, (b) (5) ZQP, (b) (5) ZRP, (b) (5) ZSP, (b) (5) ZTP, (b) (5) ZUP, (b) (5) ZVP, (b) (5) ZWP, (b) (5) ZXP, (b) (5) ZYP.

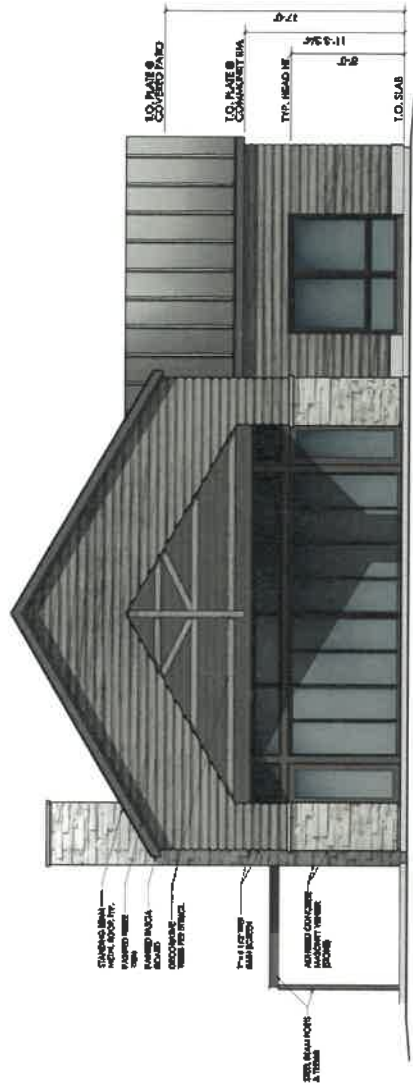
SAGE DESIGN GROUP
 8500 N. CENTRAL EXPRESSWAY, SUITE 100
 DOWNEY, ARIZONA 85001
 (480) 990-9100
 WWW.SAGEDSG.COM

THE CANYONS COFFEE SHOP
 THE CASTLE PINES, CO
 SHEA HOLMES, INC.
 SITE IMPROVEMENT ELEVATIONS

DATE	DESCRIPTION



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

COVERED WALKWAY
 2x12 JOISTS
 1/2\"/>

WOODEN MATERIALS
 ALL WOODEN MATERIALS TO BE FINISHED WITH AN EXTERIOR GRADE FINISH.

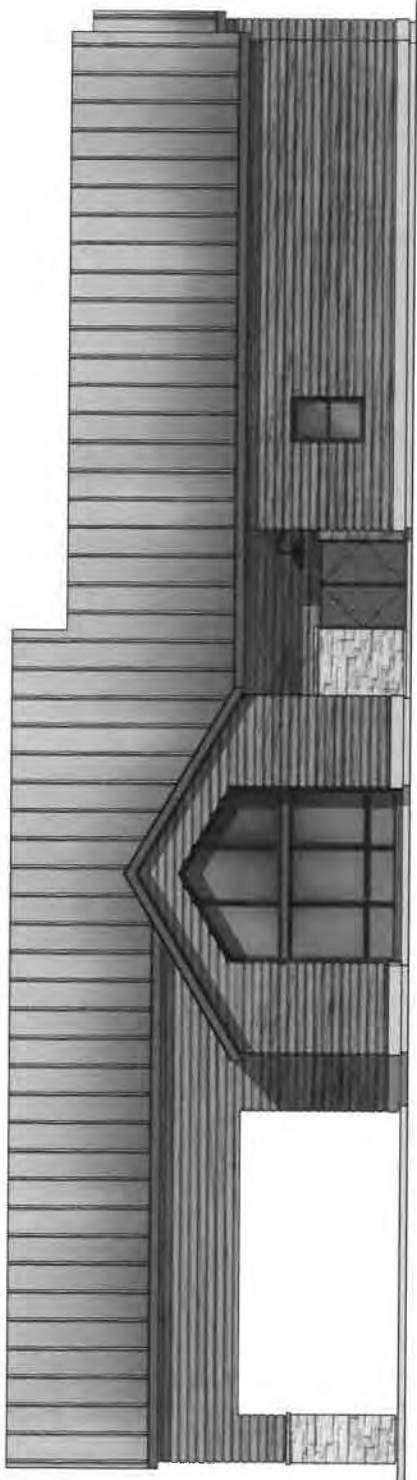
COLOR & MATERIAL PALETTE
 MATERIAL SELECTIONS
 1. STONE SIGN
 2. HORIZONTAL SLAT WOOD
 3. DARK GRAY
 4. LIGHT GRAY
 5. CONCRETE WALKWAY

NOTE
 FOR ALL UTILITY SERVICES, THE APPROVED UTILITY SERVICE PROVIDER SHALL BE CONTACTED TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE DRAWING SHALL BE APPROVED PRIOR TO ANY CONSTRUCTION. SHEA HOLMES, INC.

APPROVAL CERTIFICATE:

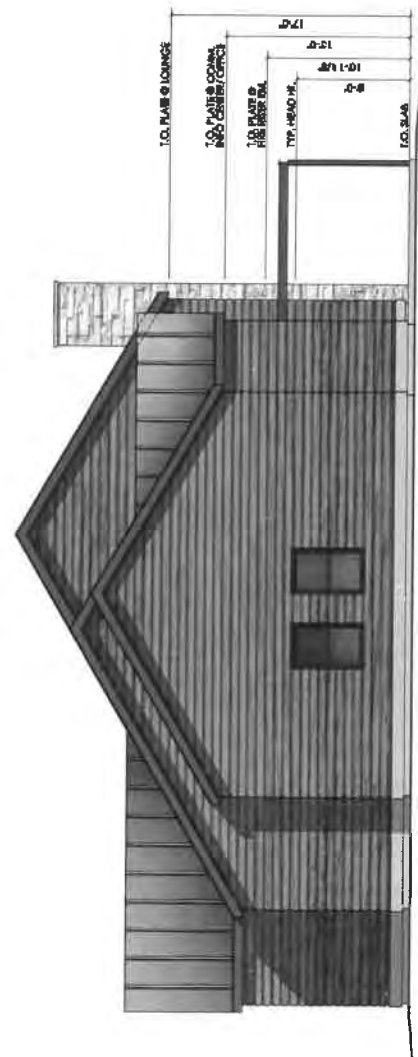
ENGINEERING	DATE/TIME
PLANNING	DATE/TIME
OWNER	DATE/TIME
LOCAL OFFICIAL	DATE/TIME

CANYONS WELCOME CENTER - COFFEE SHOP
 CANYONS, EILING NO. 1, AMENDMENT 3
 SECTIONS 2 & 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 5-1.63 ACRES
 SITE IMPROVEMENT PLAN - SP-18-002



REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 3/4" = 1'-0"

NOTE

FOR ALL OTHERS THAN THE ARCHITECT, THESE DRAWINGS ARE TO BE USED FOR INFORMATION ONLY. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY CONSTRUCTION OF THE PROJECT UNLESS A WRITTEN CONTRACT HAS BEEN SIGNED BY THE ARCHITECT.

APPROVAL CERTIFICATE

ENGINEERING	DATE
PLANNING	DATE
OWNER	DATE
LEADER OF APPLICABLE	DATE

811
 City of Denver
 Department of Public Works
 1500 Larimer Street, Suite 300
 Denver, CO 80202
 (303) 733-8800
 www.denvergov.org

SAGE DESIGN GROUP
 1000 17th Street, Suite 100
 Boulder, CO 80502
 (303) 440-0000
 www.sagedesigngroup.com

THE CANYONS COFFEE SHOP
 THE CASTLE PINES, CO
 SWEA HOLLES, INC.

SITE IMPROVEMENT PLAN
 ARCHITECTURAL ELEVATIONS

DATE	REVISED

B. Referral Agency Summary and Comments

REFERRAL LIST AND RESPONSE SUMMARY

REFERRAL AGENCY	REFERRAL SENT	RESPONSE RECEIVED
Departments and Divisions of the State of Colorado:		
1. Dept of Transportation (CDOT) -- Region 1	X	
2. US Army Corp of Engineers	X	
3. Colorado Geological Survey	X	X
4. Colorado Parks and Wildlife	X	
5. Division of Oil and Public Safety	X	
6. Environmental Protection Agency	X	
Divisions of Douglas County:		
7. Douglas County Government Services	X	X
8. Douglas County Historic Preservation	X	X
9. Douglas County Assessor	X	X
10. Douglas County Libraries	X	
11. Douglas County School District	X	
12. Douglas County Sheriff	X	
Districts, Authorities and Public Agencies:		
13. Castle Rock Fire and Rescue	X	X
14. Town of Castle Rock	X	X
15. Centennial Airport-Arapahoe County Public Airport Authority	X	X
16. City of Lone Tree	X	
17. Cherry Creek Basin Water Quality Authority	X	X
18. Parker Water and Sanitation District	X	
19. South Metro Fire & Rescue	X	X
20. Tri-County Health Department	X	
Utilities:		
21. IREA	X	X
22. CenturyLink	X	
23. Comcast	X	
24. Black Hills Energy	X	X
25. XCEL Energy	X	
Property Owners, Homeowner and Community Associations:		
26. Beverly Hills HOA	X	
27. Castle Park Ranch HOA	X	
28. Castle Pines North Master HOA	X	
29. Happy Canyon HOA	X	

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-888-9414]

Date Sent: January 23, 2019
Comments Due: **February 13, 2019**

21-DAY REFERRAL RESPONSE REQUEST

Name: **Canyons Duplex Product, Site Improvement Plan**

Case Number: **SP18-003**

Request: The Applicant, Shea Canyons LLC, has filed an application with the Castle Pines Community Development Department for a Site Improvement Plan to build 122 duplex units on 122 lots within 26.745 acres, within the Canyons Planned Development Planning Area 8. Specifically, the site improvement plan proposes to build 24 duplex units on 24 lots within the **Canyons Filing No. 1** and to build 98 duplex units on 98 lots within the **Canyons Filing No.1, 1st Amendment**. The duplex product is located within the age targeted section of the Canyons.

Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before **February 13, 2019**. Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.

Please review and comment in the space provided

<input checked="" type="checkbox"/>	NO COMMENT		
<input type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: _____		
<input type="checkbox"/>	SEE ATTACHED LETTER		
AGENCY:	<u>Colorado Geological Survey</u>		
PRINT NAME:	<u>Jill Carlson</u>		
SIGNATURE:	<u>[Signature]</u>		
PHONE #:	<u>303-384-2443</u>	DATE:	<u>1/24/19</u>
EMAIL:	<u>carlson@mines.edu</u>		

No public hearing dates have been scheduled before City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com

From: [Dan Avery](#)
To: [Brandon Howes](#)
Subject: RE: Canyons Duplexes, Site Improvement Plan SP18-003-Referral for Comment
Date: Friday, February 15, 2019 9:08:55 AM
Attachments: [image001.png](#)

Brandon,

Thank you for the opportunity to review the application. Douglas County has not comment in regard to the project.

Dan Avery, AICP | Chief Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4332 **Main |** 303-660-7460
Email | davery@douglas.co.us

From: Brandon Howes <bhowes@rgengineers.com>
Sent: Wednesday, January 23, 2019 4:01 PM
To: 'cboyd@douglas.co.us'; 'arepp@centennialairport.com'; 'mwoodwar@douglas.co.us'; 'president@beverlyhillshoa.org'; 'ron.zuroff@blackhillscorp.com'; 'ryoung@crgov.com'; 'chuck.reid@clacconnect.com'; 'kelly.first@cityoflonetree.com'; 'richard.solomon@state.co.us'; 'CGS_LUR@mines.edu'; 'Scott_Moore@cable.comcast.com'; 'greg.johnson@state.co.us'; 'jhammer@douglas.co.us'; 'rpasicznyuk@dclibraries.org'; 'richard.cosgrove@dcsdk12.org'; 'hestmark.martin@epa.gov'; 'matthew.buddie@dhs.gov'; 'HappyCanyonHOA@gmail.com'; 'bkaufman@irea.coop'; 'mgood@pwsd.org'; 'cwilliams@brcreatestate.com'; 'dcastell@dcsheiff.net'; 'dferguson@crgov.com'; 'bmatthews@parkeronline.org'; 'landuse@tchd.org'; 'aaron.r.eilers@usace.army.mil'; 'crystal.chick@state.co.us'; 'referrals@southmetro.org'; 'castleparkranchpoa@earthlink.net'; 'matt.martinez@state.co.us'
Cc: Sam Bishop <sam@castlepinesgov.com>; Jennifer Henninger <JHenninger@rgengineers.com>; skyler.hager@outlook.com <Skyler.Hager@sheahomes.com>
Subject: Canyons Duplexes, Site Improvement Plan SP18-003-Referral for Comment

Interested Parties,

Please find the referral documents link below for The Canyons Duplexes Site Improvement Plan

Project Name: The Canyons Duplexes, Site Improvement Plan

Project File #: SP18-003

Project Summary: Shea Canyons LLC, has filed a Site Improvement Plan with the City of Castle Pines Community Development Department requesting to build 122 duplex units on 122 lots within 26.745 acres, within the Canyons Planned Development Planning Area 8.

Click on the following link below to access the Canyons Duplexes, Site Improvement Plan SP18-003

<https://drive.google.com/open?id=1sZsc0LKAvd4ZMcgGoK53a8k8XNHZCQNh>

Please reply directly to this email or submit a separate comment document on or before **Wednesday, February 13, 2019.**

From: [Brooke Decker](#)
To: [Brandon Howes](#)
Subject: RE: Canyons Duplexes, Site Improvement Plan SP18-003-Referral for Comment
Date: Tuesday, February 12, 2019 9:49:22 AM
Attachments: [image001.png](#)

Brandon –

We have no comments on this project review.

Thank you!

Brooke Decker
GIS Specialist
Douglas County Assessor's Office
303.660.7450 x4284

From: Brandon Howes <bhowes@rgengineers.com>
Sent: Wednesday, January 23, 2019 4:01 PM
To: 'cboyd@douglas.co.us'; 'arepp@centennialairport.com'; 'mwoodwar@douglas.co.us'; 'president@beverlyhillshoa.org'; 'ron.zuroff@blackhillscorp.com'; 'ryoung@crgov.com'; 'chuck.reid@claconnect.com'; 'kelly.first@cityoflonetree.com'; 'richard.solomon@state.co.us'; 'CGS_LUR@mines.edu'; 'Scott_Moore@cable.comcast.com'; 'greg.johnson@state.co.us'; 'jhammer@douglas.co.us'; 'rpasicznyuk@dclibraries.org'; 'richard.cosgrove@dcsdk12.org'; 'hestmark.martin@epa.gov'; 'matthew.buddie@dhs.gov'; 'HappyCanyonHOA@gmail.com'; 'bkaufman@irea.coop'; 'mgood@pwsd.org'; 'cwilliams@brcrealestate.com'; 'dcastell@dcsheriff.net'; 'dferguson@crgov.com'; 'bmatthews@parkeronline.org'; 'landuse@tchd.org'; 'aaron.r.eilers@usace.army.mil'; crystal.chick@state.co.us; 'referrals@southmetro.org'; 'castleparkranchpoa@earthlink.net'; 'matt.martinez@state.co.us'
Cc: Sam Bishop <sam@castlepinesgov.com>; Jennifer Henninger <JHenninger@rgengineers.com>; skylar.hager@outlook.com <Skyler.Hager@sheahomes.com>
Subject: Canyons Duplexes, Site Improvement Plan SP18-003-Referral for Comment

Interested Parties,

Please find the referral documents link below for The Canyons Duplexes Site Improvement Plan

Project Name: The Canyons Duplexes, Site Improvement Plan

Project File #: SP18-003

Project Summary: Shea Canyons LLC, has filed a Site Improvement Plan with the City of Castle Pines Community Development Department requesting to build 122 duplex units on 122 lots within 26.745 acres, within the Canyons Planned Development Planning Area 8.

Click on the following link below to access the Canyons Duplexes, Site Improvement Plan



January 24, 2019

Brandon Howes, AICP
Senior Planner
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033

Re: The Canyons Duplexes Site Improvement Plan, SP18-003

Dear Mr. Howes;

We are in receipt of your request for comments on the above referenced application. Thank you for the opportunity to comment on the proposed project.

On behalf of Douglas County School District (DCSD), we have the following comments regarding this application. This application proposes 122 duplex residential lots on 26.745-acres. Student generation calculations for this final plat total 59 elementary students, 17 middle school students and 34 high school students. This represents a total school land dedication requirement of 2.592-acres.

The Canyons Annexation and Development Agreement ("Agreement") For The Canyons dated October 22, 2009 stipulates conveyance of 49-acres of land for school sites as follows:

" C. School Sites and Fees. Owners or the applicable Developer(s) will Dedicate to the City 49 acres of land (or cash in Lieu of such land dedication as provided in this Section this Section 4.9C) suitable for the development of schools. All school sites within the Project will be located in areas where school uses are permitted pursuant to the PD Plan. Forty-two (42) acres of land for school use will be dedicated to the City upon the earlier to occur of (i) recordation of the final subdivision plats containing such school sites; or (ii) a request from the City for such Site(s), provided student population generated from development within the Project (using the City's generally applicable methodology for calculating student generation then in effect) demands such a school, or the City (a) has a designated school use for such Site(s) which is intended to be implemented within a reasonable amount of time following Dedication. In either event, the Sites(s) must be located within an area of the Property provided with all required utility and infrastructure for such School use. With respect to the remaining 7 acres, Owners or applicable Developer(s) may, at the Owners' or applicable Developer(s)' discretion either Dedicate such site to the City upon recordation of the final subdivision plat containing such site, or pay cash in lieu of land dedication. If the Owners or applicable Developer(s) decides to pay cash in lieu of land dedication, the amount of cash will be determined based on

the fair market value of the land at the time of payment in accordance with applicable provisions of City Code. Neither Owners, Developers nor the Districts will have any obligation to grade or otherwise improve the sites, or to design, construct or contribute to the cost of such schools or the extension of access or utilities to or within such sites. Dedication of a school site to the City will be subject to the site being used exclusively for school or public park uses and will prevent the City from subsequently reselling such site for any other use. If construction of a school on a Dedicated school site does not occur within a reasonable period of time following Dedication, the City may use such site for construction of a public park only. The above-referenced Dedications will fully satisfy the City's requirement for land suitable for Dedication requirements. School land Dedicated to the City for both public and private schools, including without limitation institutions of higher education will fulfill Owners' school land Dedication requirements herein. No additional school land Dedications or cash in lieu will be required by the Owners, Developer(s) or the District(s) for the Property."

The Canyons Planned Development Plan dated October 6, 2009 includes the following Statement of Commitments:

"2.1 Dedications

2.1.3 Schools

The Owner shall dedicate 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."

It is our understanding that the dedication of the 12-acre school site will be fulfilled by the applicant in future phases of The Canyons and that the remaining dedications will be on land not owned by the applicant. Based on DCSD's analysis of projected school demands in the area, the school site will be need by the 270th certificate of occupancy on residential lots within The Canyon Preliminary Plan No. 1. DCSD will continue to work with the applicant and the City with regard to the timing and the location of school sites, including a high school site. It is DCSD's practice to seek school sites that are located central to the student population in order to promote schools that are a convenient walk or bicycle ride for students.

Sincerely,

SCO Consulting, LLC



Steve Ormiston
Consultant to DCSD

**CASH-IN-LIEU CALCULATION
STUDENT GENERATION**

PROJECT NAME:	The Canyons Duplexes SIP			
DU/	ACRES		DENSITY	
122	26.745		4.56	
			Generation	Number
STUDENT GENERATION RATES	No. of DU's		Rate	of Students
ELEMENTARY	122	X	0.48	59
MIDDLE SCHOOL	122	X	0.14	17
HIGH SCHOOL	122	X	0.28	34
			TOTAL	110
				Required
			School	Land
	Number		Acreage	Dedication
SCHOOL LAND DEDICATION	of Students		Per Student	Acreage
ELEMENTARY	59	X	0.018	1.062
MIDDLE SCHOOL	17	X	0.030	0.510
HIGH SCHOOL	34	X	0.030	1.020
			TOTAL	2.592

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-688-9414]

Date Sent: January 23, 2019
Comments Due: February 13, 2019

21-DAY REFERRAL RESPONSE REQUEST

Name: Canyons Duplex Product, Site Improvement Plan

Case Number: SP18-003

Request: The Applicant, Shea Canyons LLC, has filed an application with the Castle Pines Community Development Department for a Site Improvement Plan to build 122 duplex units on 122 lots within 28.745 acres, within the Canyons Planned Development Planning Area 8. Specifically, the site improvement plan proposes to build 24 duplex units on 24 lots within the Canyons Filing No. 1 and to build 98 duplex units on 98 lots within the Canyons Filing No.1, 1st Amendment. The duplex product is located within the age targeted section of the Canyons.

Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before **February 13, 2019**. *Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

Please review and comment in the space provided



NO COMMENT



PLEASE BE ADVISED OF THE FOLLOWING CONCERNS:



SEE ATTACHED LETTER

AGENCY: Town of Castle Rock

PRINT NAME: Pam Hall

SIGNATURE: Pam Hall

PHONE #: 720-733-2205 DATE: 1/29/19

EMAIL: phall@crgov.com

No public hearing dates have been scheduled before City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-688-9414]

Date Sent: January 23, 2019
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Please review and comment in the space provided

<input type="checkbox"/>	NO COMMENT		
<input type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: _____		
<input checked="" type="checkbox"/>	SEE ATTACHED LETTER		
AGENCY:	<u>Arapahoe County Public Airport Authority</u>		
PRINT NAME:	<u>Dylan Heberlein</u>		
SIGNATURE:	<u>[Signature]</u>		
PHONE #:	<u>312182921</u>	DATE:	<u>2/13/19</u>
EMAIL:	<u>dheberlein@centennialairport.com</u>		

No public hearing dates have been scheduled before City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com



CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY

7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

February 14, 2019

Mr. Brandon Howes
Senior Planner
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033

Re: SP18-003: The Canyons Duplexes, Site Improvement Plan

Dear Mr. Bishop,

Thank you for the opportunity to review the site plan. The Arapahoe County Public Airport Authority continues to have concerns over the developments proposed within the Canyons Filings including the duplexes. It is our opinion that an avigation easement be executed for the entire development and not when just deemed necessary. Due to the development's proximity to the Airport and that the proposed development lies directly under the Instrument Landing System (ILS) approach to the Airport's main runway on elevated terrain, it can see overflights at all hours of the day regardless of weather conditions with aircraft at altitudes of 1,000' above ground level or less. This is a precision approach that cannot be deviated from by aircraft when it is in use. We feel that it is imperative that future homeowners be made aware of this prior to the purchase of a home through both the avigation easement and overflight disclosures attached.

In addition, we have the following comments:

- A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 db.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway will require filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. **Please note that this is a State and Federal regulatory requirement. Runway endpoint data is available from the Airport for engineering calculations. Our calculations show that a Form 7460-1 will be required for both the building and associated cranes.** In addition, please have crane operators advise the airport prior to erecting the crane.
- Book and page number of the avigation easement must be included on all plats and plans. Once executed please forward a copy to our office.
- Please include the Airport and the Outer Marker for the ILS on the vicinity map.

Please feel free to call me if you have any questions.

Sincerely,



Dylan Heberlein
Senior Planner/Noise and Environmental

STANDARD AVIGATION AND HAZARD EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, _____

_____ who collectively shall hereinafter be referred to as the "Grantors," all own an interest in a part of that certain tract of land in Section _____, Township _____, Range _____ of the _____, County of _____, State of Colorado, more particularly described in Exhibit A attached hereto.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby grant, bargain, sell and convey unto Arapahoe County Public Airport Authority, its successors and assigns, hereinafter referred to as the "Grantee," for the use and benefit of the public, an easement and right of way, appurtenant to the Centennial Airport, for the unobstructed passage of all aircraft, ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated in the air space above Grantors' property to an infinite height, together with the right to cause, in all air space above the surface of Grantors' property, such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport.

Grantors do hereby waive, remise and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successors and assigns, with respect to Grantors' property due to such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused or may have been caused by the operation or aircraft landing at, taking off from, or operating at or on said Centennial Airport. Nothing stated in the foregoing waiver, grant and release shall release any person from liability for damages or divest the Grantors, their heirs, personal representatives, successors and assigns from any right or cause of action for damages to any person or property resulting from the unlawful or negligent operation of any aircraft at any altitude over and across Grantors' property.

The easement and right-of-way hereby granted includes the continuing right in the Grantee to prevent the erection or growth upon Grantors' property of any building, structure, tree or other object extending into the air space above a mean sea level of _____ feet, and to remove from said air space, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other object now upon, or which in the future may be upon Grantors' property, together with the right of reasonable ingress to, egress from, and passage over Grantors' property for the above purposes.

TO HAVE AND TO HOLD said easement and right-of-way, and all rights appertaining thereto unto the Grantee, its successors and assigns, until Arapahoe County Public Airport Authority shall cease to use said Centennial Airport for public airport purposes.

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby agree that for and during the life of said easement and right-of-way, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the aforesaid prohibited air space, and that they shall not hereafter use or permit or suffer the use of Grantors' property in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, taking off or maneuvering of aircraft. It is understood and agreed that the aforesaid covenants and agreements shall run with the land.

This Aviation and Hazard Easement may be signed in counterpart copies each of which shall be fully binding on the party or parties executing same as if all signatories signed a single copy.

IN WITNESS WHEREOF, the Grantors have executed this Aviation and Hazard Easement as of this _____ day of _____, 19 ____.

(Grantor)

By _____

ATTEST:

Legal Acknowledgment for each Grantor.

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-688-9414]

Date Sent: January 23, 2019
Comments Due: February 13, 2019

21-DAY REFERRAL RESPONSE REQUEST

Name: Canyons Duplex Product, Site Improvement Plan

Case Number: SP18-003

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Please review and comment in the space provided


NO COMMENT

✓ PLEASE BE ADVISED OF THE FOLLOWING CONCERNS:

1. Development will need to provide construction and post-construction BMPs per Authority's Control Regulation 72.
2. Proposed Site Improvement Plan appears to be proposing a change in density of development from previous drainage study and design of BMPs. What are the impacts of this change in density on the post construction BMPs of the Extended Detention Basins EDB C1 and A5?
3. When will the off-site Extended Detention Basins EDB C1 and A5 be built? Post-construction BMPs will need to be in place before or at the time of development.
4. Authority reserves the right to comment on future referrals.

SEE ATTACHED LETTER

AGENCY: CHERRY CREEK BASIN WATER QUALITY AUTHORITY
PRINT NAME: RICHARD G. BORCHARDT

SIGNATURE: 
PHONE #: 303.4887571 DATE: 2/19/19
EMAIL: RBORCHARDT@R2ENGINEERS.COM

No public hearing dates have been scheduled before City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com

City of Castle Pines
Community Development Department
360 Village Square Lane, Suite B
Castle Pines, CO 80108
[PHONE: 303-705-0200]
[FAX: 303-638-9414]

Date Sent: January 23, 2019
Comments Due: **February 13, 2019**

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Case Number: SP18-003

Request: The Applicant, Shea Canyons LLC, has filed an application with the Castle Pines Community Development Department for a Site Improvement Plan to build 122 duplex units on 122 lots within 26.745 acres, within the Canyons Planned Development Planning Area 8. Specifically, the site improvement plan proposes to build 24 duplex units on 24 lots within the Canyons Filing No. 1 and to build 98 duplex units on 98 lots within the Canyons Filing No.1, 1st Amendment. The duplex product is located within the age targeted section of the Canyons.

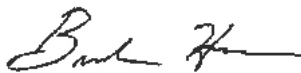
Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before **February 13, 2019**. *Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

Please review and comment in the space provided

<input checked="" type="checkbox"/>	NO COMMENT
<input type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: _____
<input type="checkbox"/>	SEE ATTACHED LETTER
	AGENCY: <u>TOWN OF PARKER</u>
	PRINT NAME: <u>CAROLYN WASHEE-FREELAND, AICP, ASSOCIATE PLANNER</u>
	SIGNATURE: <u>CAROLYN WASHEE-FREELAND</u>
	PHONE #: <u>303-805-3336</u> DATE: <u>February 4, 2018</u>
	EMAIL: <u>CFREELAND@PARKERONLINE.ORG</u>

No public hearing dates have been scheduled before City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office—**IMMEDIATELY**.

Sincerely,



Brandon Howes, AICP
Castle Pines Contract Planner
bhowes@rgengineers.com



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2030

Brandon Howes, AICP
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033
303-293-8107

Project Name: The Canyons Filing 1, 1st Amendment
Project File #: **SP18-003**
S Metro Review #: REFSP19-0002

Review date: 2-1-19

Plan reviewer: Scott Stene
720.989.2249
scott.stene@southmetro.org

Project Summary: The parcel of houses, approved in the Canyons Preliminary Plan No.1 on 9-26-17 is intended to have paired homes. Therefore, an SIP is required to be processed concurrently with the Final Plat for this area. It includes a portion of filing 1 and all of Filing 1, 1st Amendment.

Code Reference: 2015 International Fire Code, 2015 International Building Code as adopted by Douglas County.

The South Metro Fire Rescue (SMFR) Fire Marshal's Office has reviewed the documents provided.

SMFR has no objection to the proposed Site Improvement Plan with the following comments provided and the improvements are constructed in accordance with all applicable codes and standards. Permits from South Metro Fire Rescue may be required prior to work.

Comments: a permit is required for the secondary/temporary fire department access North of Rim Ridge Drive that connect to Canyon Point Road and must be installed, labeled, and maintained per 2015 International Fire Code requirements. This access shall remain in place until all permanent roads are installed throughout the entirety of the project. Road grading shall not exceed 6% without approval from the Fire Marshal.

Construction Comments:

1. Prior to Construction water distribution plans are to be submitted through SMFR's online permit/review system at www.southmetro.org, following the link for Electronic Plan Submittal. Plans will be reviewed as a Residential Water Distribution record for formal approval of hydrant placement and fire flows. Projected static pressures and modeling shall be provided. Approved plans will be signed as required for the water district. If the area will be built out in phases, water distribution plans for each phase may be individually submitted as needed.
2. Required access, road signage, and water supplies shall be completed for each area prior to the release of building permits for homes or other structures. Combustible building materials shall not be onsite until water supplies are completed and useable for the area.
3. Areas which contain more than 30 homes shall maintain two routes into and out of the area at all times once homes have been completed.



February 8, 2019

Brandon Howes
City of Castle Pines
7501 Village Square Drive, Suite 10
Castle Pines, CO 80108

RE: The Canyons Duplexes, SP18-003
TCHD Case No. 5414

Dear Mr. Howes,

Thank you for the opportunity to review and comment on the Site Improvement Plan for 122 duplex units on 122 lots located within the Canyons Planned Development Planning Area 8. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Designers of active living communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street. TCHD encourages the use of detached sidewalks of at least 5 feet in width throughout the development.

Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed sidewalks and trails that connect with destinations in and adjacent to the community. TCHD commends the applicant for including a network of sidewalks within the development, and connections to adjacent properties.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Boyer", followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham TCHD

From: [McKune, Jason](#)
To: [Brandon Howes](#)
Cc: [Zuroff, Ron](#)
Subject: RE: Canyons Duplexes, Site Improvement Plan SP18-003-Referral for Comment
Date: Tuesday, January 29, 2019 2:31:22 PM

Brandon,

No comment from Black Hills Energy.

Thank you,

JASON MCKUNE



Utility Construction Planner | **Black Hills Energy**

Castle Rock & Monument | [303-549-2271](tel:303-549-2271) | jason.mckune@blackhillscorp.com

From: Zuroff, Ron
Sent: Wednesday, January 23, 2019 4:52 PM
To: McKune, Jason <Jason.McKune@blackhillscorp.com>
Subject: Fwd: Canyons Duplexes, Site Improvement Plan SP18-003-Referral for Comment

Sent from my iPhone

Begin forwarded message:

From: Brandon Howes <bhowes@rgengineers.com>
Date: January 23, 2019 at 4:00:56 PM MST
To: "cboyd@douglas.co.us" <cboyd@douglas.co.us>, "arepp@centennialairport.com" <arepp@centennialairport.com>, "mwoodwar@douglas.co.us" <mwoodwar@douglas.co.us>, "president@beverlyhillshoa.org" <president@beverlyhillshoa.org>, "ron.zuroff@blackhillscorp.com" <ron.zuroff@blackhillscorp.com>, "ryoung@crgov.com" <ryoung@crgov.com>, "chuck.reid@claconnect.com" <chuck.reid@claconnect.com>, "kelly.first@cityoflonetree.com" <kelly.first@cityoflonetree.com>, "richard.solomon@state.co.us" <richard.solomon@state.co.us>, "CGS_LUR@mines.edu" <CGS_LUR@mines.edu>, "Scott_Moore@cable.comcast.com" <Scott_Moore@cable.comcast.com>, "greg.johnson@state.co.us" <greg.johnson@state.co.us>, "jhammer@douglas.co.us" <jhammer@douglas.co.us>, "rpasicznyuk@dclibraries.org" <rpasicznyuk@dclibraries.org>, "richard.cosgrove@dcsdk12.org" <richard.cosgrove@dcsdk12.org>

C. Applicant's Response to Referral Comments



November 28, 2018

Dylan Heberlein
Noise and Environmental Specialist, Arapahoe County Public Airport Authority
7800 S Peoria Street, Unit G1
Englewood, CO 80112

RE: The Canyons Coffeehouse Site Improvement Plan, Case No. SP2018-002 Referral Comments

Dear Mr. Heberlein,

We are in receipt of your Nov 9, 2018 letter containing your initial comments regarding The Canyons Coffeehouse Site Improvement Plan, Case No. SP2018-002. We are providing the following responses, in sequential order, to your comments contained in that letter.

1. Avigation easements will be recorded as deemed appropriate and necessary by the Developer. At this time, developer has not deemed necessary or required by the City of Castle Pines. They will be shared when recorded. Home buyers will be disclosed of the proximity of the airport at time of closing.
2. No structures within this plat require a 7460-1 Permit.

Thank you for the opportunity to respond to your letter. We look forward to continuing to work with you and the City of Castle Pines through the entitlement process.

Sincerely,

Skyler Hager
Community Development Manager
Shea Homes



CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY

7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

November 9, 2018

Mr. Brandon Howes
Senior Planner
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033

Re: SP18-002: The Canyons Coffeehouse Site Improvement Plan

Dear Mr. Howes,

Thank you for the opportunity to review the final plat amendment. The Arapahoe County Public Airport Authority has the following comments to make on the project:

- Due to the development's proximity to the outer marker (an approach fix utilized by aircraft) and lies directly under the Instrument Landing System (ILS) approach to the airport's main runway, the area will be subjected to numerous aircraft overflights and their associated effects; these effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.
- Because of the area's elevated terrain and proximity to the ILS approach, objects on the site (including cranes used during construction) that penetrate the 100:1 slope from the nearest point of the nearest runway or associated TERPS (United States Standard for Terminal Instrument Procedures) surfaces will require filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please note that this is a State and Federal regulatory requirement. Runway endpoint data is available from the Airport for engineering calculations. Our calculations show that a Form 7460-1 may be required for temporary obstructions and associated cranes.

Please feel free to call me if you have any questions.

Sincerely,

Dylan Heberlein
Noise and Environmental Specialist



November 28, 2018

Susan Fraley
Douglas County Historic Preservation Board
100 Third Street
Castle Rock, CO 80104

RE: The Canyons Coffeehouse Site Improvement Plan, Case No. SP2018-002 Referral Comments

Dear Ms. Decker,

We are in receipt of your November 20, 2018 email containing your initial comments regarding The Canyons Coffeehouse Site Improvement Plan, Case No. SP2018-002. We are providing the following responses, in sequential order, to your comments contained in that letter.

1. All work relating the Canyons Development is being performed under the US Army Corps of Engineer's File No. NOW-2006-80457-DEN. As construction progresses, all buried artifacts and features are being handled in compliance with the "Memorandum of Agreement among the US Army Corps of Engineers, the Colorado State Historic Preservation Officer, and Shea Canyons, LLC regarding the Canyons Development Project, Douglas County, Colorado."

Thank you for the opportunity to respond to your letter. We look forward to continuing to work with you and the City of Castle Pines through the entitlement process.

Sincerely,

Skyler Hager
Community Development Manager
Shea Homes

November 20, 2018

Brandon Howes, AICP
Castle Pines Contract Planner
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, Colorado 80033

Re: The Canyons Coffeehouse Site Improvement Plan, Case No. SP2018-002

Dear Mr. Howes,

An important component of Douglas County's historic legacy is the commitment to its cultural resources, including landscapes and archaeological sites. Section 3 of the Douglas County Comprehensive Master Plan 2035 notes, "The County is rich in historic and cultural features that should be preserved for future generations." Additionally, this section states, "Archaeological and historic resources have also been identified as important features to be considered and protected, whenever possible." The County takes this charge seriously.

The Douglas County Historic Preservation Board does not believe that a Class III pedestrian survey of the Canyons Filing No. 1 needs to be conducted. However, even if surface expression of archaeological resources is not present, there is a likelihood of subsurface deposits. Because of the proposed project's proximity to those potential deposits, the Douglas County Historic Preservation Board encourages the proprietors of The Canyons Filing No. 1 to be aware of the possibility of encountering buried archaeological or historic artifacts and features when excavating and re-contouring the land.

If buried artifacts and features are discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

The Douglas County Historic Preservation Board would like to thank RG and Associates, LLC and the City of Castle Pines in advance for their attention to the preservation and protection of Douglas County's cultural resources for future generations

Sincerely,

Susan Fraley

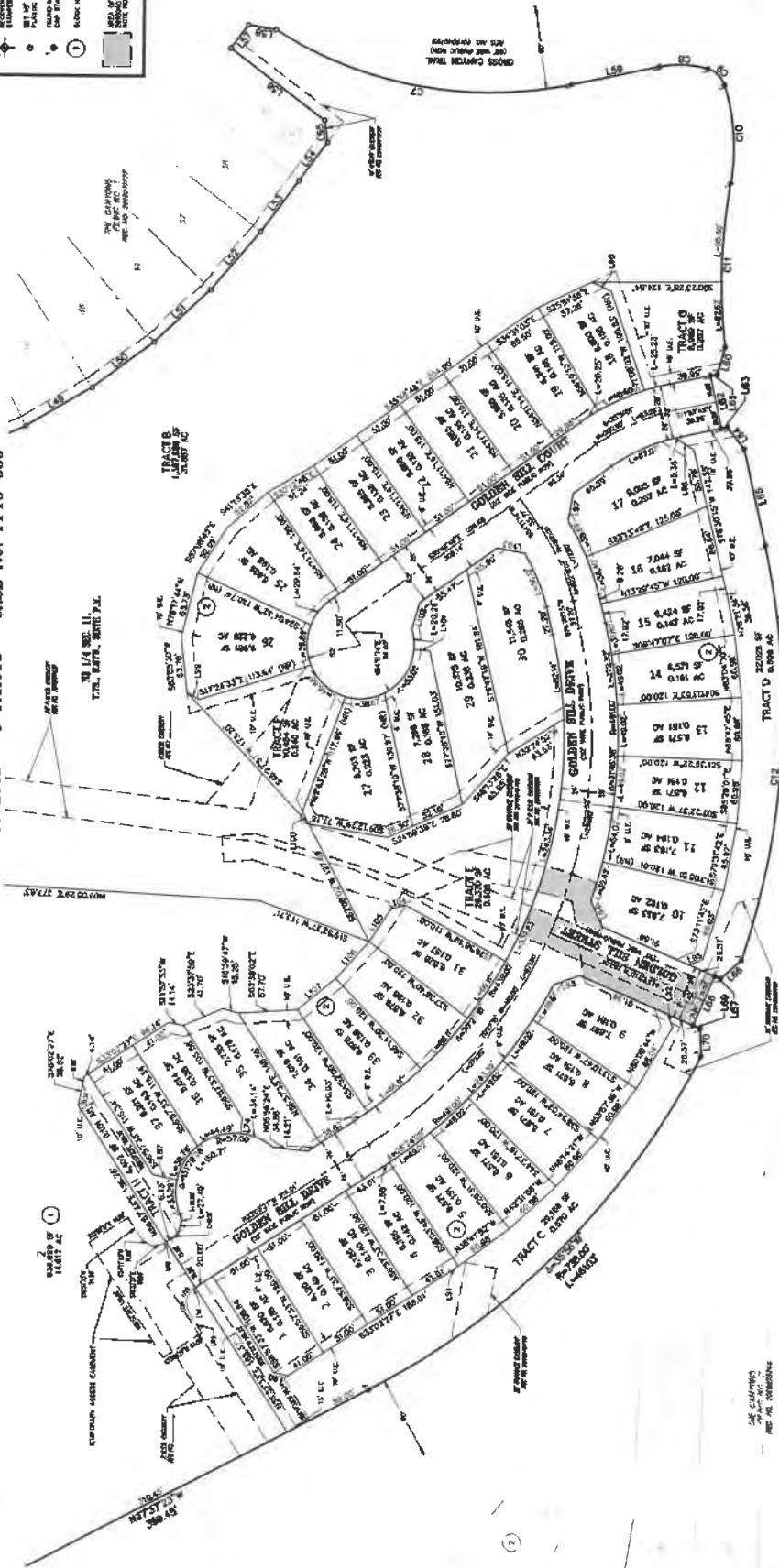
Member of the Douglas County Historic Preservation Board

D. The Canyons Filing 1, 3rd Amendment Final Plat

THE CANYONS FILING NO. 1, 3RD AMENDMENT

PLANNING AREA 5
 A REPLAT OF LOT 1, BLOCK 1, THE CANYONS FILING NO. 1,
 LOCATED IN SECTIONS 2 AND 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 86.132 ACRES - 38 LOTS - 8 TRACTS - CASE NO. FP18-006

MONUMENT LEGEND	
	1/4 SECTION CORNER
	1/2 SECTION CORNER
	SECTION CORNER
	CORNER WITH MONUMENT
	CORNER WITH MONUMENT AND ADJACENT SECTION CORNER
	CORNER WITH MONUMENT AND ADJACENT SECTION CORNER AND ADJACENT SECTION CORNER
	CORNER WITH MONUMENT AND ADJACENT SECTION CORNER AND ADJACENT SECTION CORNER AND ADJACENT SECTION CORNER



FOR REVIEW
 THE CITY OF DOUGLAS, COLORADO

LEGEND
 DT - DRAINAGE DISTRICT
 (M) - CITY OF DOUGLAS, COLORADO

THE CANYONS FILING NO. 1
 A REPLAT OF LOT 1, BLOCK 1
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
 CASE NO. FP18-006
 PREPARED BY: AZTEC CONSULTANTS, INC.
 DATE: 10/25/18

DATE	BY	FOR
10/25/18	J. W. WILSON	FOR REVIEW
11/15/18	J. W. WILSON	FOR REVIEW
12/15/18	J. W. WILSON	FOR REVIEW
1/15/19	J. W. WILSON	FOR REVIEW



COMMUNITY DEVELOPMENT DEPARTMENT—STAFF REPORT

PROJECT NAME/CASE NO.: The Canyons Duplexes, Site Improvement Plan – Case No. SP18-003

PROJECT LOCATION: The subject property is all of the Canyons Filing No. 1, 1st amendment and a portion of the Canyons Filing No. 1 and is generally located south of Hess Rd., east of future Cross Canyon Trail and north of future Rim Ridge Dr. and consists of 26.745 acres more or less.

OWNER: KB Home Colorado Inc.
7807 E Peakview Ave., Suite 300
Centennial, CO 80111

APPLICANT: Shea Homes, LLC
9380 Station Street, Suite 600
Lone Tree, CO 80124

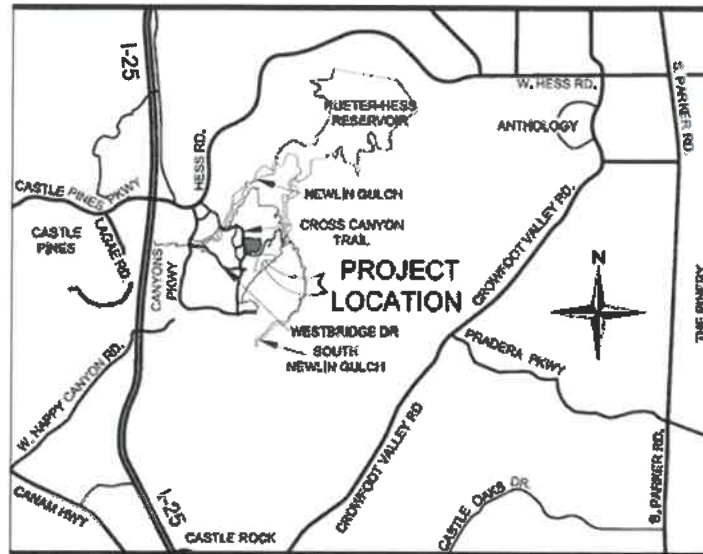
PROJECT DESCRIPTION: The Applicant requests approval of a Site Improvement Plan to develop 66 duplex units for a total of 122 single family attached dwelling units on 122 lots. The subject property is 26.745 acres and is located in Planning Area 8-Residential of the Canyons Planned Development.

STAFF RECOMMENDATION: Site Improvement Plan – Approval with Conditions

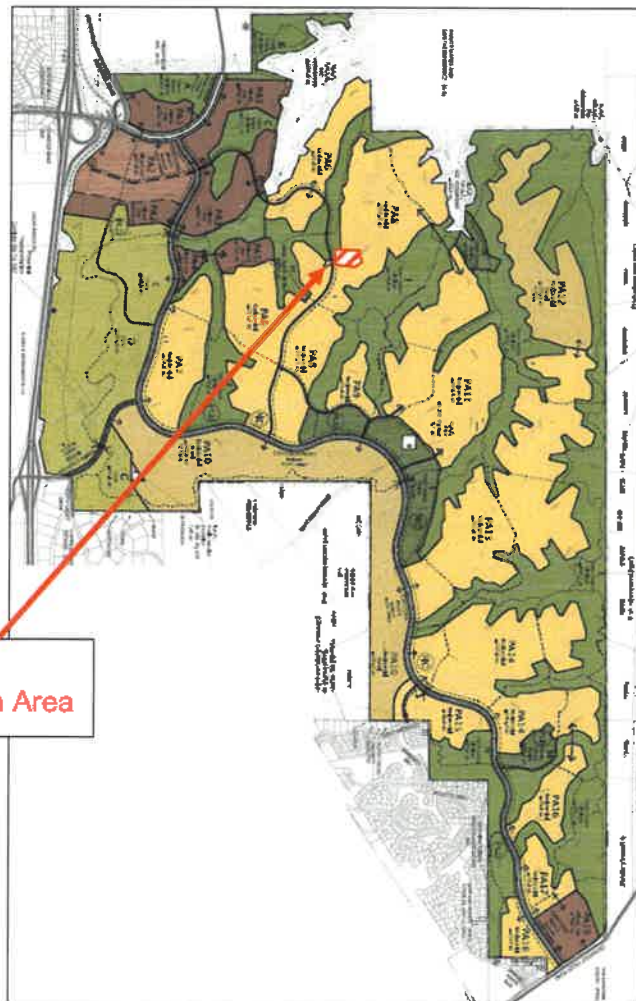
REPORT DATE: March 22, 2019

PLANNING COMMISSION HEARING DATE: March 28, 2019

VICINITY MAP: The subject Property is located within Planning Area 8 of The Canyons Planned Development is generally located south of Hess Rd., east of Cross Canyon Trail and north of future Rim Ridge Dr.



The Canyons Planned Development with Duplexes Vicinity Map



Canyons Duplexes Site Improvement Plan Area

EXECUTIVE SUMMARY:

This staff report serves to provide an overview of The Canyons Duplexes Site Improvement Plan (Case No. SP18-003) proposal, process and standards for approval. Site Improvement Plans (SIP) provide specific details for landscaping, parking, lighting, site grading, drainage, building elevations and materials. Site Improvement Plans are required for multifamily structures, attached single-family dwelling units, cell sites, commercial and industrial structures. Site Improvement Plan approval is required prior to any construction activity, site grading, road access permit or building permit issuance. Properties where Site Improvement Plans are proposed have previously been zoned and subdivided to allow for development. Section 2704.06, of the City of Castle Pines Zoning Ordinance requires staff schedule the SIP at public meeting before the Planning Commission for consideration. A public meeting does not require public notice nor is public testimony solicited at the meeting.

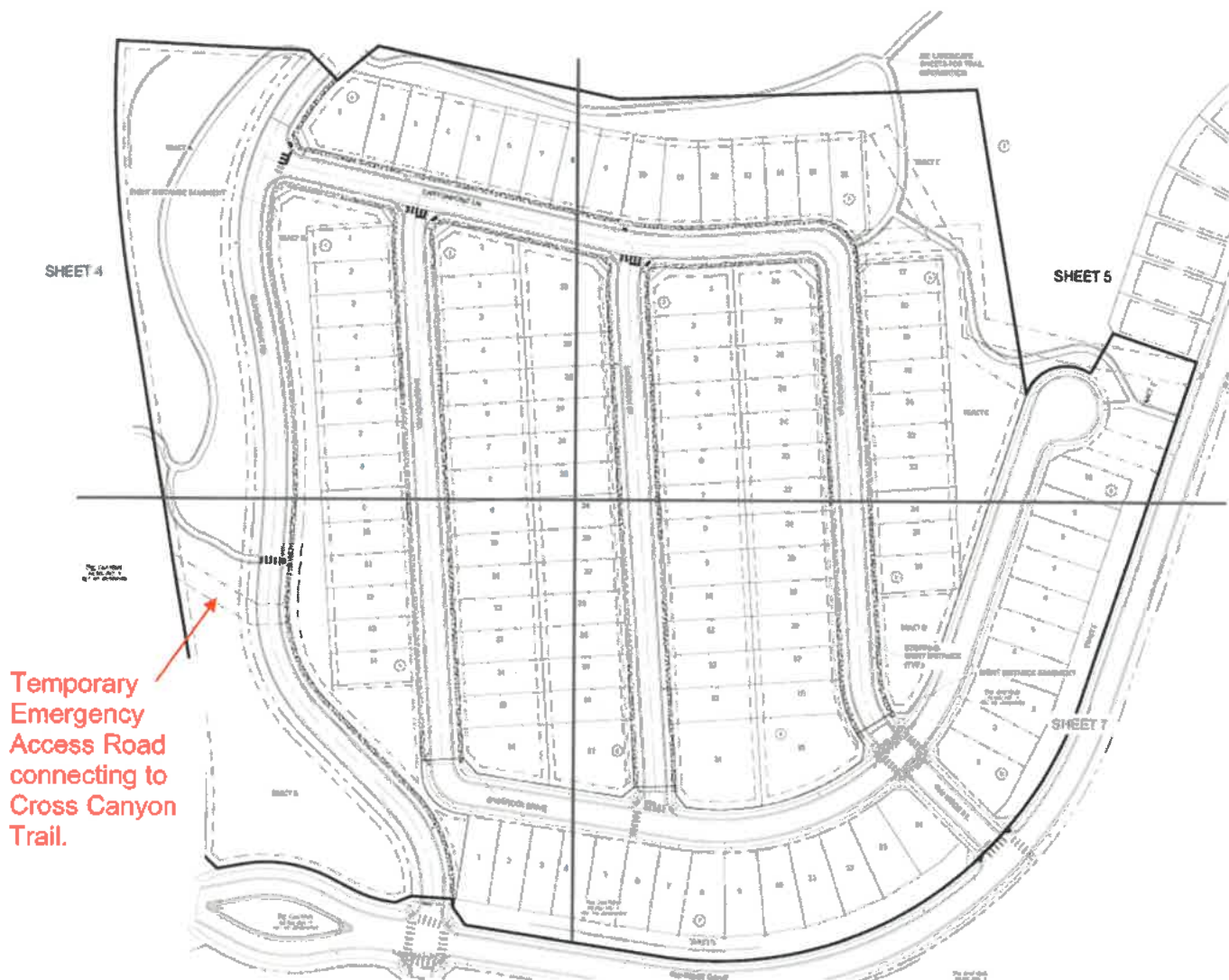
STAFF ANALYSIS OF APPLICABLE REGULATIONS:

Site Improvement Plan Summary

The Canyons Duplex SIP is located within the entirety of The Canyons Filing No. 1, 1st amendment and a portion of the Canyons Filing No. 1 subdivision plats (See Exhibit D). KB Homes, Inc. recently purchased the subject property from Shea Canyons, LLC. However, Shea Canyons, LLC continues to be the applicant for this SIP application. The Duplexes will be located immediately north of future Rim Ridge Dr. and east of future Cross Canyon Trail. The subject property totals 26.745 acres and has allocated a total hardscape area (building, parking, driveways, etc.) of approximately 40% while landscape improvements (planted areas, existing vegetation and interior walkways) represent the remaining 60% of the site. SIP's are required to be landscaped with a minimum of 15% live plant material. The proposed SIP contains 29% "planted area", 5% "existing vegetation" and 20% "private landscape" well exceeding the required minimum. The City's parking standards require 2 spaces per each single family attached plus .75 guest spaces per unit; resulting in a total parking requirement of 336 spaces. All single family attached units will have two car garages resulting in 244 spaces. The development will provide for 122 driveway spaces resulting in a total parking capacity of 366 parking spaces.

The subject property is located within Planning Area 8 (PA8) of the Canyons Planned Development (PD) and is subject to the specifications set forth in *The Canyons Annexation and Development Agreement, dated October 22, 2009*, the Canyons Planned Development Exhibit approved December 22, 2009, and the Canyons Supplemental Development Standards approved May 2, 2017. The residential planning areas within The Canyons Development are intended to be primarily residential in character and allow for detached single family, attached single family, clustered single family and multifamily dwelling units. Residential planning areas are not subject to maximum density requirements; rather the overall development plan is limited to 2,500 dwelling units. The maximum building height of the proposed duplexes is approximately 20ft. The Canyons PD permits a maximum building height of 35 feet for residential dwelling units in Planning Area 8. Any standards not specifically defined in these documents will defer the Castle Pines Zoning Ordinance. The following graphic depicts the proposed layout of the Canyons Duplexes.

Canyons Duplexes Subdivision Layout:



The Duplexes are located in north middle portion of the Canyons (North of future Rim Ridge Dr., and east of future Cross Canyon Trail). Primary vehicular access to the Duplexes is provided from future Rim Ridge Dr. at a 3/4 movement intersection connecting to future Rim Ridge St and at a full movement intersection connecting to Canyonpoint Rd. Rim Ridge Dr. connects to the west into future Cross Canyon Trail. A secondary access to the Duplexes will be provided from future Canyonpoint Rd. north into the Canyons Filing 1, 2nd Amendment Subdivision. Future Canyonpoint Rd later connects into future Skygazer St. which will eventually provide connections back to future Cross Canyon Trail. A temporary emergency access road will be provided from future Canyonpoint Rd. to future Cross Canyon Trail until the secondary connection is built. The previously dedicated residential streets in the Canyons Filing 1, and Canyons Filing 1, 1st Amendment that are within the subject property include Rim Ridge St., Canyonpoint Lane, Canyonpoint Road, Sagerock St., Sagerock Dr, and Sagerock Rd. All of these streets will all have a 52-foot right-of-way. Canyonpoint Lane, Sagerock St., Sagerock Rd are the north-south streets and Canyonpoint Lane, and Sagerock Dr. are the two east west streets. There are also two streets that provide access into and out of the Duplexes (Canyonpoint Road, Rim Ridge St.). The site includes detached sidewalks throughout that connect into future sidewalks located along future Canyonpoint Rd. and future Rim Ridge Dr. Sidewalks within the subject property also connect to proposed regional trails.

Staff has expressed concern to the applicant about potential traffic safety issues caused by the adjacency of future Canyonpoint Rd. and Sagerock Rd. In response the applicant provided additional landscaping and changed the type of trees from ornamental to evergreen in this area. The evergreen trees that were originally proposed were also increased in size to protect the proposed duplex unit on Lot 14, Block 1 from headlight glare.

The Duplex project will be highly visible within the Canyons. Therefore, a high-quality enduring design is paramount for this project. The Duplexes incorporate modern and traditional architectural elements including porches, columns, and the option for a walkout basement. Materials include brick, stone, and lap and board and batten siding. These architectural elements and materials relate to the residential character of the area. The scale of the proposed dwelling units respond to the natural topography of the site, and the adjacent future residential development. The massing is suitable for the intersection of the future local street (Rim Ridge Dr.) and the future local street (Canyonpoint Rd). The overall scheme (details, textures), physical and visual articulation, building materials and landscape provides variation from nearby single-family residential development. This differentiation, not contrast, complements the appearance and quality of the surrounding area and speaks to compatibility within Castle Pines.

Currently the site is undeveloped and there are two small canyon areas in the northeast quarter of the SIP plan area. Water detention and quality for the site will be piped offsite to either existing Pond A5 or future detention basin C1. A Phase III Drainage Report was prepared in September 2018 that addressed the development of the site. Water, sanitary sewer and storm sewer stubs are available to the property.

The property is located entirely within the City of Castle Pines and is surrounded by the following zoning designations and land uses:

	North	South	East	West
Adjacent Land Uses:	Vacant (future single-family attached)	Vacant (future open space)	Vacant (future open space and single-family attached)	Vacant (future open space)
Adjacent Zoning Designation:	Canyons Planned Development (PD)	Canyons Planned Development (PD)	Canyons Planned Development (PD)	Canyons Planned Development (PD)

Specific site information is provided in the table below:

Site Details	
Area	26.745 acres
Existing Vegetation:	Various short and mid-grasses—yucca, buffalo, wheatgrass, squirrel tail, blue gamma. Shrubs – gamble oak, mountain mahogany, chokecherry
Existing Structures:	None
Drainage Basins:	The site will be divided into three Major Drainage Basins: Basin A (generally slopes to the north and east, runoff will be collected into storm infrastructure and eventually to detention basin C1.) and Basin B(which flows to the west, runoff will be collected into storm infrastructure and eventually to existing Pond A5, and Basin C (generally slopes to the south and east, runoff will be collected into storm infrastructure and eventually to detention basin C1.)

Service Providers:	Water and Sanitation: Parker Water and Sanitation District Police: Douglas County Sheriff Fire: South Metro Fire Rescue District Metro District: Canyons Metro District No. 7 Electric: IREA Gas: Black Hills Energy
Flood Plain/Wetlands:	FEMA has not delineated any Zone A (100 year) floodplains on the property. The US Army Corp of Engineers has not delineated any jurisdictional wetlands on the property.
Federally Threatened and Endangered Species:	The property is not located within a critical habitat area for any federally threatened or endangered species.
Overlay District:	None

Site Improvement Plan Process

The Canyons Duplexes SIP land use application was submitted to the City for review on June 22, 2018. To date, staff completed four rounds of internal review, issued comments and completed the 35-day referral period. The Zoning Ordinance requires Site Improvement Plans to be referred to outside agencies for a period of 35 days. All referral agencies received a copy of the SIP materials, Letter of Intent, and Technical reports associated with the application. Referral request forms state that comments not received at the conclusion of the referral period would be considered as an endorsement for approval. All comments received as part of the referral process were forwarded to the applicant upon receipt. It is the responsibility of the applicant to address the comments of all referral agencies.

As part of the referral process, staff sent 30 referral letters to federal, state and local government agencies, districts, authorities and community groups; 11 of the referral requests were returned. Of the 11 that were returned only 4 provided comments. A complete table listing the referral entities, copies of the actual referral comments and the applicant’s responses are included in Exhibit B.

Subsequent to SIP approval, a Site Improvement Plan Improvement Agreement (SIPIA) will be required to secure the costs of public improvements constructed on or off-site, or private improvements as set forth in the SIP that cannot be completed prior to the issuance of a Certificate of Occupancy. The applicant will also be required to execute a “Requirements for Release of C.O.” form. The SIPIA serves to protect the City from the cost of completing the Site Improvement Plan public improvements associated with the request. The SIP improvements are required by the City for the benefit of owners within and adjacent to the SIP area to properly address drainage, traffic, landscaping, and erosion control associated with the SIP.

Site Improvement Plan Submittal Requirements

Applicants are required to submit a complete Site Improvement Plan Set which contains at a minimum a site plan, building elevations, landscape plan, grading plan and lighting plan. In addition, a Phase III Drainage Report and Traffic Report are required for SIP submittals. Previous “master” drainage and traffic reports were approved for the Canyons Superblock Plat # 2 and Canyons Preliminary Plan that encompass this area. Therefore, as development progresses within the development, the applicant is required to submit drainage and traffic study addendums that meet the intent and approval criteria of the “master” reports. These reports were submitted by the applicant and reviewed and approved by the City of Castle Pines engineering staff.

Site Improvement Plan Approval Standards

The review of Site Improvement Plan applications are subject to the approval standards set forth in Section 27 – Site Improvement Plan of the City of Castle Pines Zoning Ordinance. Staff has identified each of the approval standards followed by a response (in *italics*).

§2703.01 Approval Standards for Site Improvement Plans:

a. The SIP supports the goals and objectives of the City of Castle Pines Comprehensive Plan;

The City of Castle Pines Comprehensive Plan identifies PA8 as “Residential” which permits attached residential land uses. Recent changes in the economy (high labor, material, land and living costs) and social factors (smaller house hold sizes, empty nesters, aging population, divorcees, desire for less maintenance, etc.) have contributed towards new trends in housing development which include diverse housing types with smaller lots and smaller house sizes. These factors contribute to a higher density development which tends to allow for a more attainable price point, lower utility expenses and less maintenance. A diverse housing mix is supported by the Comprehensive Plan through the following housing goals identified in the Plan:

H-3.1 Strengthen a mixed housing stock with a range of housing sizes and price points.

H-3.2 Encourage the provision of primary or accessory housing types that facilitate aging in place.

H-3.3 Support opportunities for high-quality attainable housing in proximity to activity centers, transportation and services.

b. The SIP is consistent with the City of Castle Pines Subdivision Ordinance and the development and use standards of the City of Castle Pines Zoning Ordinance and Planned Development, as applicable;

The proposed SIP is located within the Canyons Planned Development, Planning Area 8. The proposed SIP meets the standards and specifications set forth in Planning Area 8 of the Canyons Planned Development and is consistent with the City of Castle Pines Subdivision Ordinance and the development and use standards of the City of Castle Pines Zoning Ordinance.

c. The SIP complies with and is responsive to the overall intent and vision embodied in the City-adopted Mixed-Use Design Guidelines, as determined by the City;

Planning Area 8 is located within the Residential land use category on the Castle Pines Future Land Use Map. Because the City’s adopted Design Guidelines only apply to areas designated as Mixed-Use on the Castle Pines Future Land Use Map the City adopted Mixed-Use Design Guidelines are not applicable to this SIP application.

d. The SIP complies with the City’s technical standards and requirements including the City of Castle Pines Roadway Design & Construction Standards Manual; City of Castle Pines Storm Drainage Design & Technical Criteria Manual; and City of Castle Pines Grading, Erosion and Sediment Control (GESC) Manual;

The proposed SIP complies with the City’s technical standards and requirements including the City of Castle Pines Roadway Design & Construction Standards Manual; City of Castle Pines Storm Drainage Design & Technical Criteria Manual; and City of Castle Pines Grading, Erosion and Sediment Control (GESC) Manual;

e. The SIP furthers the public health, safety and welfare of the community.

The SIP does not impede or threaten the public health, safety and welfare of the community.

STAFF FINDINGS:

Based upon findings herein, staff finds that the Canyons Duplexes Site Improvement Plan meets the intent, technical requirements and approval standards of the Canyons Planned Development, Exhibit dated December 22, 2009, the Canyons Supplemental Development Standards and the City of Castle Pines Zoning Ordinance, subject to the following conditions of approval.

SUGGESTED MOTIONS:

Motion for Approval

I move to approve the Canyons Duplexes Site Improvement Plan, Case No. SP18-003, based on the analysis and findings set forth in the Staff Report dated March 22, 2019 and subject to the following conditions of approval:

1. The applicant shall pay ALL fees and costs incurred by the City and its consultants, in the review and processing of the Site Improvement Plan application prior to final approval; and
2. The applicant shall resolve any minor technical changes to the Site Improvement Plan as directed by staff prior to final approval; and
3. The applicant shall provide an executed "Requirements for Release of C.O." or "Requirements for Final Inspections" form, as determined by staff planner prior to final approval; and
4. The applicant shall provide the required (and fully executed) original Site Improvement Plan Improvement Agreement (SIPIA) with cost estimates prior to final approval of the SIP; and
5. The applicant shall provide a "Treasurer's Certificate of Taxes Due" indicating no past due taxes prior to final approval.
6. INSERT ADDITIONAL CONDITIONS AS DETERMINED BY PLANNING COMMISSION

Motion for Denial

I move to deny the Canyons Duplexes Site Improvement Plan, Case No. SP18-003, based on the following findings of fact:

1. The SIP application *does not* meet the approval standards set forth in Section 27—Site Improvement Plans of the City of Castle Pines Zoning Ordinance in that: (identify specific criteria not met by the application).

EXHIBITS:

- A. SIP Application Materials**
 - i. Land Use Application**
 - ii. Project Narrative**
 - iii. Plan Exhibit**
- B. Referral Agency Summary and Comments**
- C. Applicant's Response to Referral Comments**
- D. The Canyons Filing 1, 1st Amendment Final Plat & The Canyons Filing 1 Final Plat**

- A. SIP Application Materials**
 - i. Land Use Application**
 - ii. Project Narrative**
 - iii. Plan Exhibit**



Canyons Paired Home SIP

LAND USE APPLICATION

OFFICE USE ONLY		SUBMITTAL DATE
TYPE OF REQUEST:		
PROJECT NAME:		
CASE NO:		
FEES COLLECTED:	STAFF INITIALS:	

SECTION 1—BRIEF DESCRIPTION OF PROPOSAL

This parcel of houses, approved in the Canyons Preliminary Plan No. 1 on 9/26/17 is intended to have paired homes, therefore, and SIP is required to be processed concurrently with the Final Plat for this Area. It includes a portion of Filing 1, and all of Filing 1, 1st Amend.

SECTION 2—PROPERTY INFORMATION—Property Information required below can be found on the Douglas County Assessor website at www.douglas.co.us/assessor/. Please print a copy of the Assessor's page and submit it with your presubmittal review request.

State Parcel Number (SPN): 2351-111-01-001 Parcel Size: Approx 25 acres
 Legal Description: A portion of Filing 1, and the all of Filing 1, 1st Amend
 Site Address: Address not yet assigned

SECTION 3—ZONING AND LAND USE INFORMATION

Existing Zoning: PD Proposed Zoning: PD
 Zoning of Surrounding Properties: (N) PD (S) PD (E) PD (W) PD
 Existing Land Use: Residential - single family attached
 Proposed Land Use: Residential - single family attached

SECTION 4—PROPERTY OWNER INFORMATION

Property Owner: Shea Canyons, LLC
 Address: 9380 Station Street, Suite 600. Lone Tree, CO 80124
 Phone: 303-791-8180 Fax: 303-791-8558 Email: skyler.hager@sheahomes.com

SECTION 5—AUTHORIZED REPRESENTATIVE INFORMATION *(requires notarized letter of authorization if other than owner)*

Property Owner / Developer / Engineer / Attorney / Other (Circle One): _____
 Contact Person/Company Info: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____

F – Written Narrative
The Canyons Parcel D Site Improvement Plan (SIP)

Developer	Shea Homes 9380 Station Street, Suite 600 Lone Tree, CO 80124
Representative	Skyler Hager, Community Development Manager
PD	PA8, The Canyons Planned Development.
Final Plat	A portion of the Canyons Filing 1, and Canyons Filing 1, 1 st Amendment.
Zoning	Residential within Canyons PD
Water/Sanitation Service	Parker Water and Sanitation District
Overall impacts	This parcel will have paired or duplex product to increase the diversity of product within the age-targeted section of the Canyons.
Comp Master Plan Compliance	This use complies with the land use allowed within the planning area.

- a. The SIP supports the goals and objections of the City of Castle Pines Comprehensive Plan;
 - a. This SIP provides a paired product which will be marketed towards an active-adult buyer. This provides more housing diversity, and the paired product will be more affordable than other product lines within Castle Pines. They facilitate aging in place and fit with the overall product mix at the Canyons.
- b. The SIP is consistent with the City of Castle Pines Subdivision Ordinance and the development and use standards of the City of Castle Pines Zoning Ordinance and Planned Development, as applicable;
 - a. This Sip is consistent with the Canyons Planned Development and use standards. The plats associated with the infrastructure within this SIP have already been approved and recorded. (The Canyons Filing 1, and and The Canyons Filing NO. 1, 1st Amendment)
- c. The SIP complies with the City's technical standards and requirements including the City of Castle Pines Roadway Design & Construction Standards Manual; City of Castle Pines Storm Drainage Design & Technical Criteria Manual; and City of Castle Pines Grading, Erosion and Sediment Control (GESCC) Manual; and
 - a. The Construction Documents for the infrastructure within this SIP have

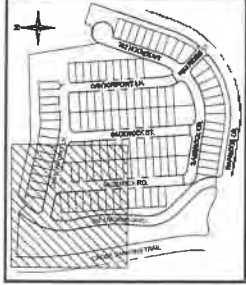
already been approved with the Canyons Filing No. 1 and Canyons Filing No. 1, 1st Amendment, approving their compliance with these technical standards and requirements.

- d. The SIP furthers the public health, safety and welfare of the community.
 - a. The products offered within this SIP are built to all current code, zoning requirements, and OSHA requirements set forth by the governing jurisdiction.

**Phasing of the
Proposed Subdivision:**

As this parcel is split between 2 Filings, the construction sequencing will likely follow the SIA's submitted with those Final Plats. The landscaping will be done consistently throughout the parcel.

"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1
 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 6 - 26 749 ACRES
SITE IMPROVEMENT PLAN - SP 18-003

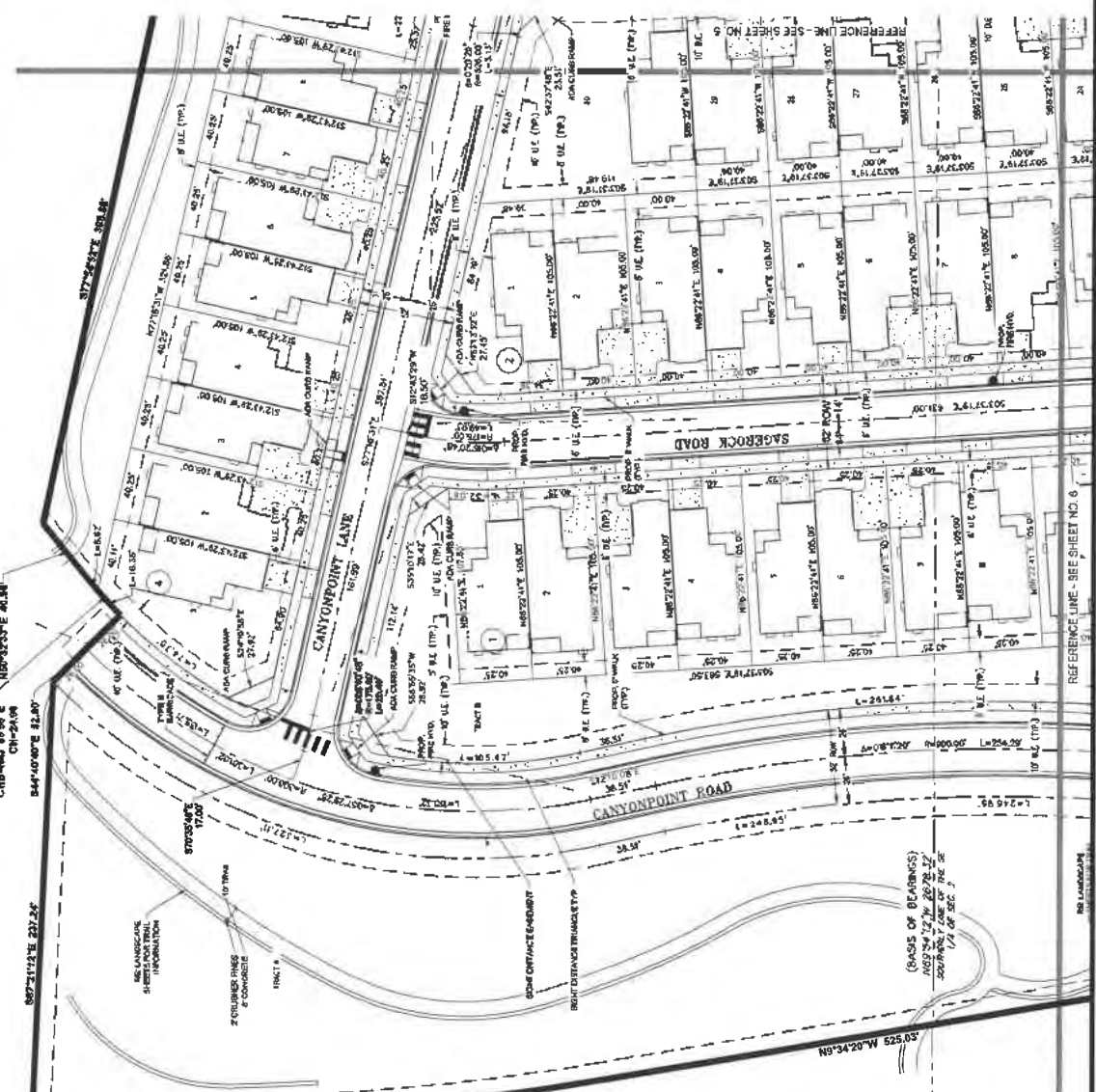


LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/15/18	JL
2	REVISED	11/15/18	JL
3	REVISED	12/15/18	JL
4	REVISED	01/15/19	JL
5	REVISED	02/15/19	JL
6	REVISED	03/15/19	JL
7	REVISED	04/15/19	JL
8	REVISED	05/15/19	JL
9	REVISED	06/15/19	JL
10	REVISED	07/15/19	JL
11	REVISED	08/15/19	JL
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14	REVISED	11/15/19	JL
15	REVISED	12/15/19	JL
16	REVISED	01/15/20	JL
17	REVISED	02/15/20	JL
18	REVISED	03/15/20	JL
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94	REVISED	07/15/26	JL
95	REVISED	08/15/26	JL
96	REVISED	09/15/26	JL
97	REVISED	10/15/26	JL
98	REVISED	11/15/26	JL
99	REVISED	12/15/26	JL
100	REVISED	01/15/27	JL

THE CANYONS
SITE PLAN



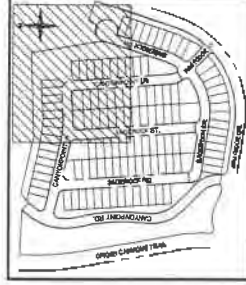
L-2438
 R-07600
 D-15157
 CH-14078904E
 CH-25108

L-2438
 R-07600
 D-15157
 CH-14078904E
 CH-25108

L-2438
 R-07600
 D-15157
 CH-14078904E
 CH-25108

(BASIS OF BEARINGS)
 MEASURED TO THE 2011 AZIMUTH
 SURVEY, ONE OF THE 3E
 1/4 OF SEC. 7

**"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1
SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 87 WEST
PLANNING AREA 8 - 26.743 ACRES
SITE IMPROVEMENT PLAN - SP 18-003**



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED R.O.W. AND DRIVE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

DATE

NO.	DATE
1	05/13/18
2	06/07/18
3	07/02/18
4	08/01/18
5	08/28/18
6	09/11/18
7	09/27/18
8	10/11/18
9	10/25/18
10	11/08/18
11	11/22/18
12	12/06/18
13	12/20/18

MATERIALS

NO.	DESCRIPTION
1	GRAVEL
2	ASPHALT
3	CONCRETE
4	PAVING
5	CURB
6	GUTTER
7	SIDWALK
8	DRIVE
9	EASEMENT
10	PROPOSED

SITE PLAN
THE CANYONS
SCALE: 1" = 20'
APPROVAL CERTIFICATE
ENGINEERING
PLANNING
OWNER
LANDSCAPE ARCHITECTURE

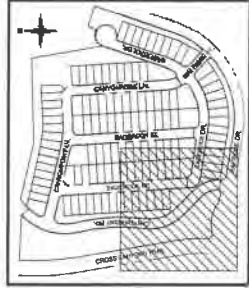
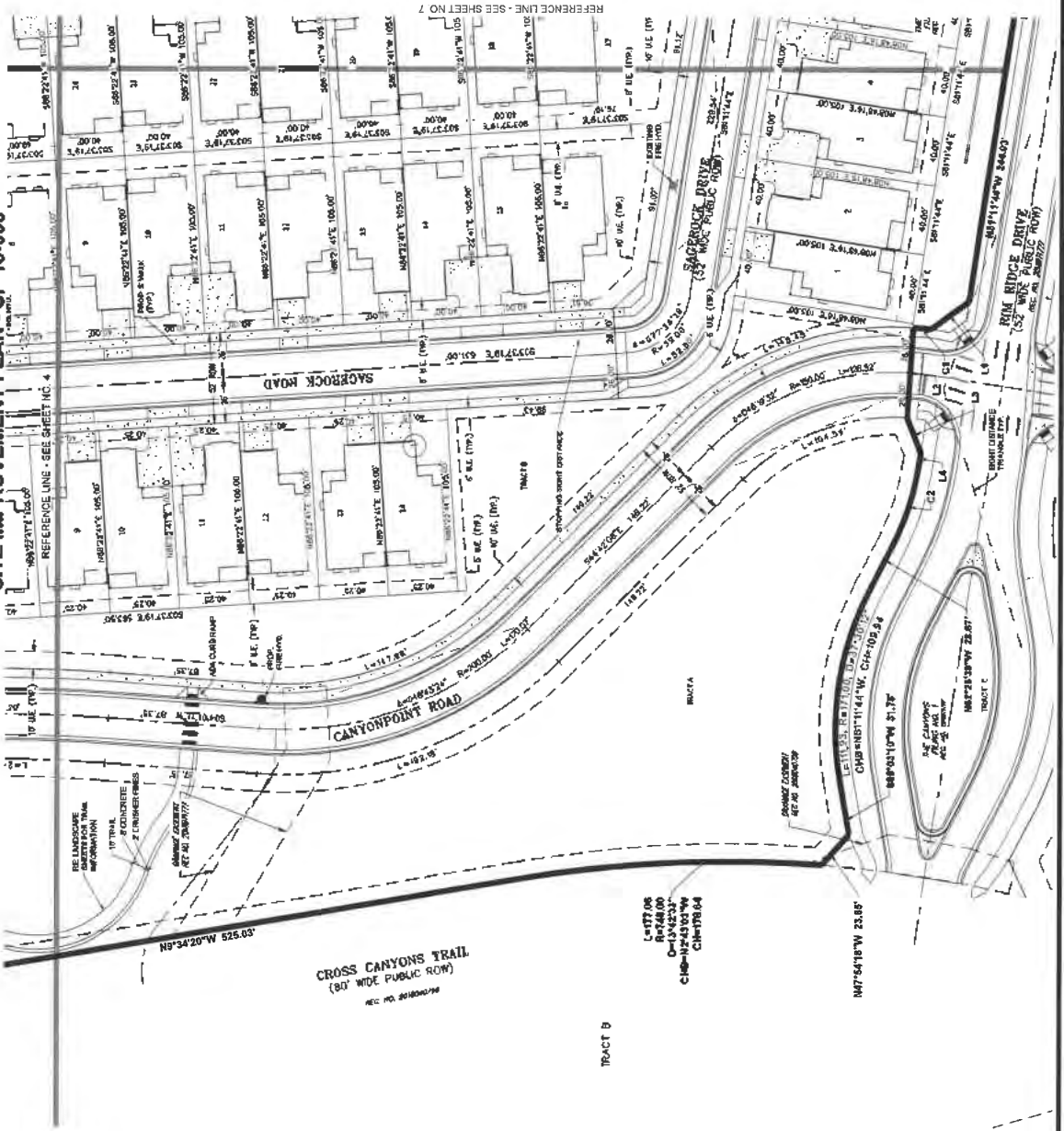


"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1

SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 87, WEST
 PLANNING AREA 8 - 28.745 ACRES

SITE IMPROVEMENT PLAN - SP 18-003

REFERENCE LINE - SEE SHEET NO. 4



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED CLEARANCE LINE
- PROPOSED CLEARANCE OUTLET
- PROPOSED SIDEWALK
- PROPOSED WALKWAY
- EXISTING WALKWAY

LINE TABLE

LINE NO.	LENGTH	BEARING	AREA
1	12.34	N 87° 15' 00" W	1.23
2	15.67	S 89° 45' 00" E	1.56
3	10.12	N 85° 30' 00" W	1.01
4	18.90	S 82° 15' 00" E	1.89

CURVE TABLE

CURVE NO.	LENGTH	BEARING	AREA
1	12.34	N 87° 15' 00" W	1.23
2	15.67	S 89° 45' 00" E	1.56

ADJUSTMENTS

ADJUSTMENT	VALUE
ADJUSTMENT	0.00
ADJUSTMENT	0.00
ADJUSTMENT	0.00

THE CANYONS
SITE PLAN



SCALE: 1" = 30'

APPROVAL CERTIFICATE

CONDUCTED BY: _____

PLANNING: _____

OWNER: _____

UNAPPROVED BY: _____



NO.	DATE	DESCRIPTION
1	10/15/18	PRELIMINARY
2	11/01/18	REVISED
3	11/15/18	REVISED
4	12/01/18	REVISED
5	12/15/18	REVISED
6	01/01/19	REVISED
7	01/15/19	REVISED
8	02/01/19	REVISED
9	02/15/19	REVISED
10	03/01/19	REVISED
11	03/15/19	REVISED
12	04/01/19	REVISED
13	04/15/19	REVISED
14	05/01/19	REVISED
15	05/15/19	REVISED

APPROVAL: _____ DATE: _____ BY: _____ FOR: _____

"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1
 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 8 - 28.748 ACRES
SITE IMPROVEMENT PLAN - SP 18-003



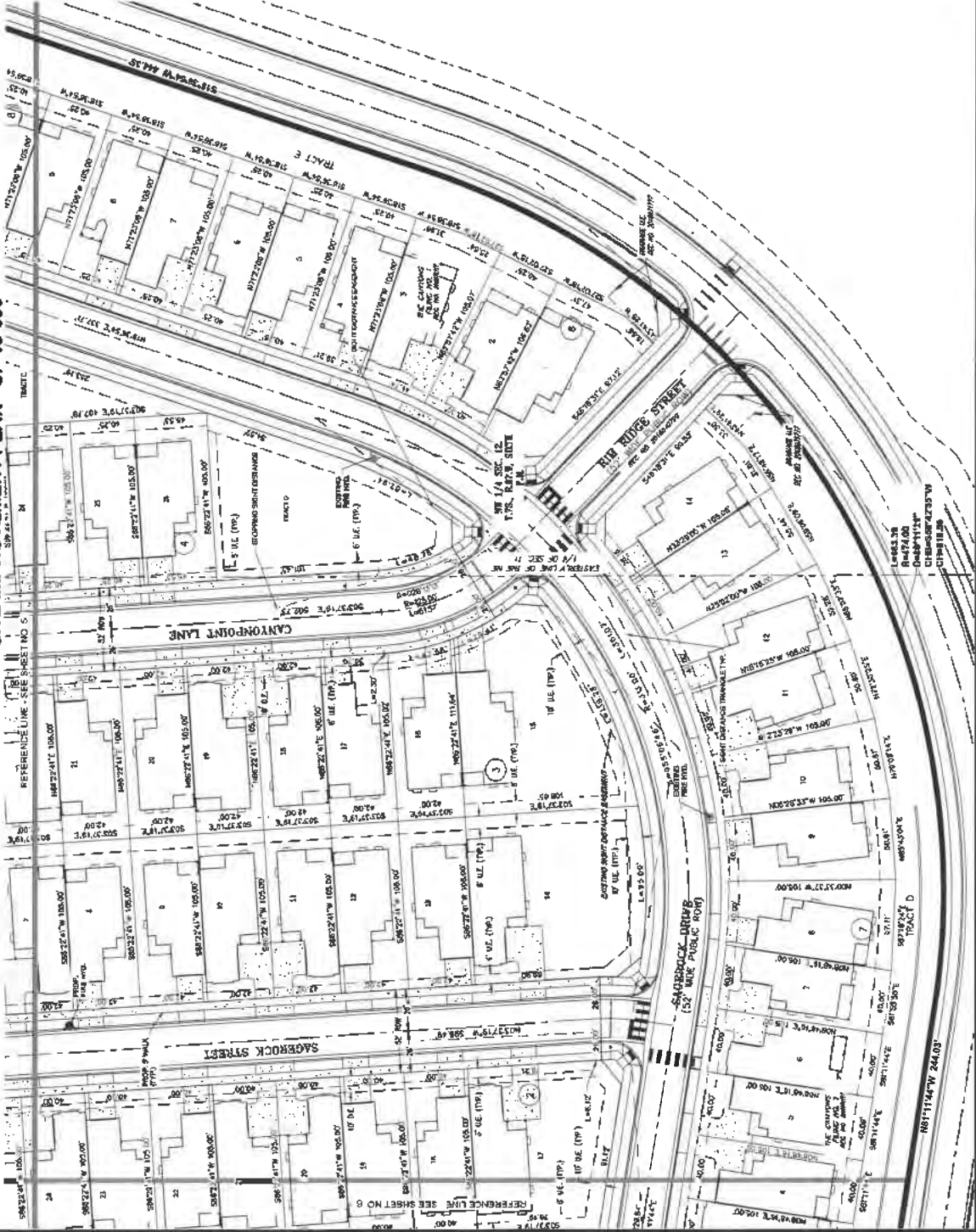
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PAVED DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED UTILITY
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREE
- PROPOSED BIKEWAY
- PROPOSED BIKEWAY
- PROPOSED BIKEWAY

UNPAVED DRIVE	8 FT
PAVED DRIVE	10 FT
PAVED DRIVE	12 FT
PAVED DRIVE	14 FT
PAVED DRIVE	16 FT
PAVED DRIVE	18 FT
PAVED DRIVE	20 FT
PAVED DRIVE	22 FT
PAVED DRIVE	24 FT
PAVED DRIVE	26 FT
PAVED DRIVE	28 FT
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PAVED DRIVE	80 FT
PAVED DRIVE	82 FT
PAVED DRIVE	84 FT
PAVED DRIVE	86 FT
PAVED DRIVE	88 FT
PAVED DRIVE	90 FT
PAVED DRIVE	92 FT
PAVED DRIVE	94 FT
PAVED DRIVE	96 FT
PAVED DRIVE	98 FT
PAVED DRIVE	100 FT

SITE PLAN
THE CANYONS

APPROVAL CERTIFICATE	_____
ENGINEERING	_____
PLANNING	_____
OWNER	_____
LANDSCAPE (OPTIONAL)	_____



"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1
 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 9 - 26.745 ACRES
SITE IMPROVEMENT PLAN - SP 18-003



LEGEND

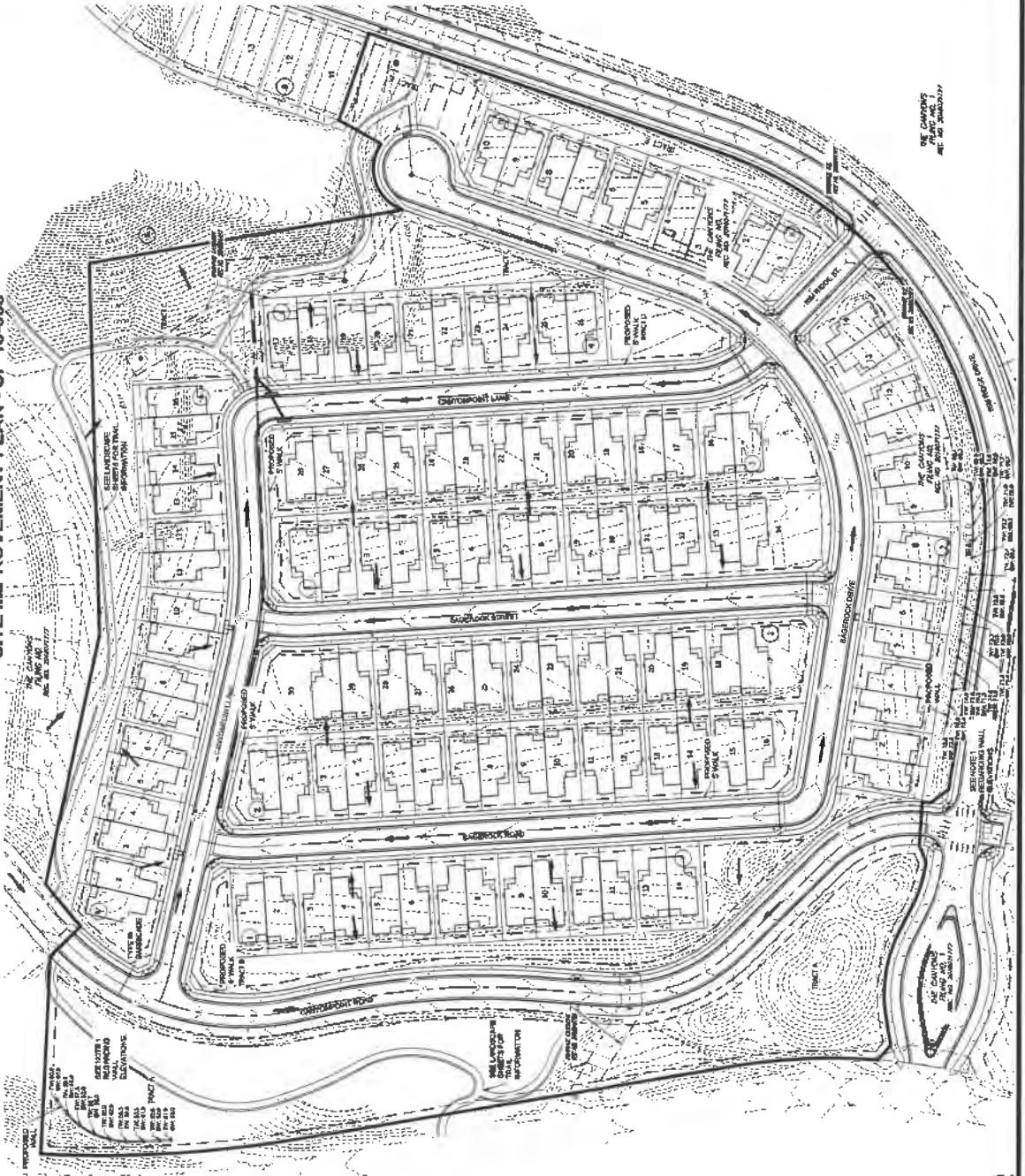
---	EXISTING PROPERTY LINE
---	PROPOSED POINT OF VIEW LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED CURB AND GUTTER
---	PROPOSED DRIVEWAY
---	PROPOSED SIDEWALK
---	PROPOSED BIKEWAY
---	PROPOSED DRIVEWAY
---	PROPOSED BIKEWAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR

NOTES

1. ALL WALLS SHALL BE FINISHED WITH CONCRETE.
2. CONSTRUCTION DOCUMENTS FOR THE PROJECT SHALL BE PROVIDED TO THE CITY OF DENVER FOR REVIEW.
3. ALL EXISTING WALLS TO BE REMOVED SHALL BE INDICATED BY DASHED LINES AND REMOVAL SHALL BE SHOWN BY A THICK DASHED LINE.

DATE	NOV 15 2018
DRAWN BY	DAVID J. HARRIS
CHECKED BY	DAVID J. HARRIS
SCALE	AS SHOWN
PROJECT NO.	SP 18-003
CLIENT	THE CANYONS
LOCATION	SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
DESCRIPTION	THE CANYONS KB DUPLEXES
DATE	NOV 15 2018

THE CANYONS
GRADING AND DRAINAGE



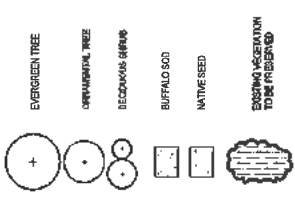
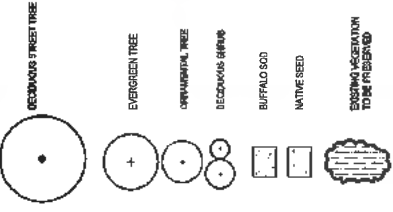
SEE CANYONS
 FILING NO. 1
 MAP NO. 300803779

SCALE: 1" = 60'

APPROVAL CERTIFICATE

_____	ENGINEER
_____	PLANNER
_____	OWNER
_____	LANDSCAPE ARCHITECT (IF APPLICABLE)

"CANYONS KB DUPLEXES" THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 2 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 87 WEST PLANNING AREA 8 - 28.748 ACRES SITE IMPROVEMENT PLAN - SP 18-003



**CANYONS
LANDSCAPING SCHEDULE**

PLANT	QUANTITY	COMMENTS	INSTALL DATE
RECORDS STREET TREE	1
EVERGREEN TREE
ORNAMENTAL TREE
RECORDS GROUP
BUFFALO SOD
MATURE SEED
...

GENERAL NOTES

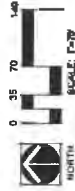
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND LOCAL ORDINANCES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY ENGINEER.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND AS-BUILT DRAWINGS.

APPROVAL CERTIFICATE

DATE: _____

BY: _____

TITLE: _____



THIS PLAN IS FOR THE CITY OF DENVER, COLORADO, AND LOCAL ORDINANCES. THE CITY ENGINEER SHALL REVIEW AND APPROVE THIS PLAN. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND AS-BUILT DRAWINGS.

SAGE DESIGN GROUP
1004 South Pearl Street, Suite 200
Denver, Colorado 80202
303.455.2800 fax: 303.470.2804
www.sagedesigngroup.com

DATE	NOV 2018
NO. 1	PRELIMINARY
NO. 2	FINAL DESIGN
NO. 3	CONSTRUCTION
NO. 4	AS-BUILT

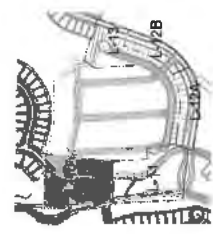
THE CANYONS
LANDSCAPE

"CANYONS KB DUPLEXES" THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST PLANNING AREA B - 28, 745 ACRES SITE IMPROVEMENT PLAN - SP 18-003

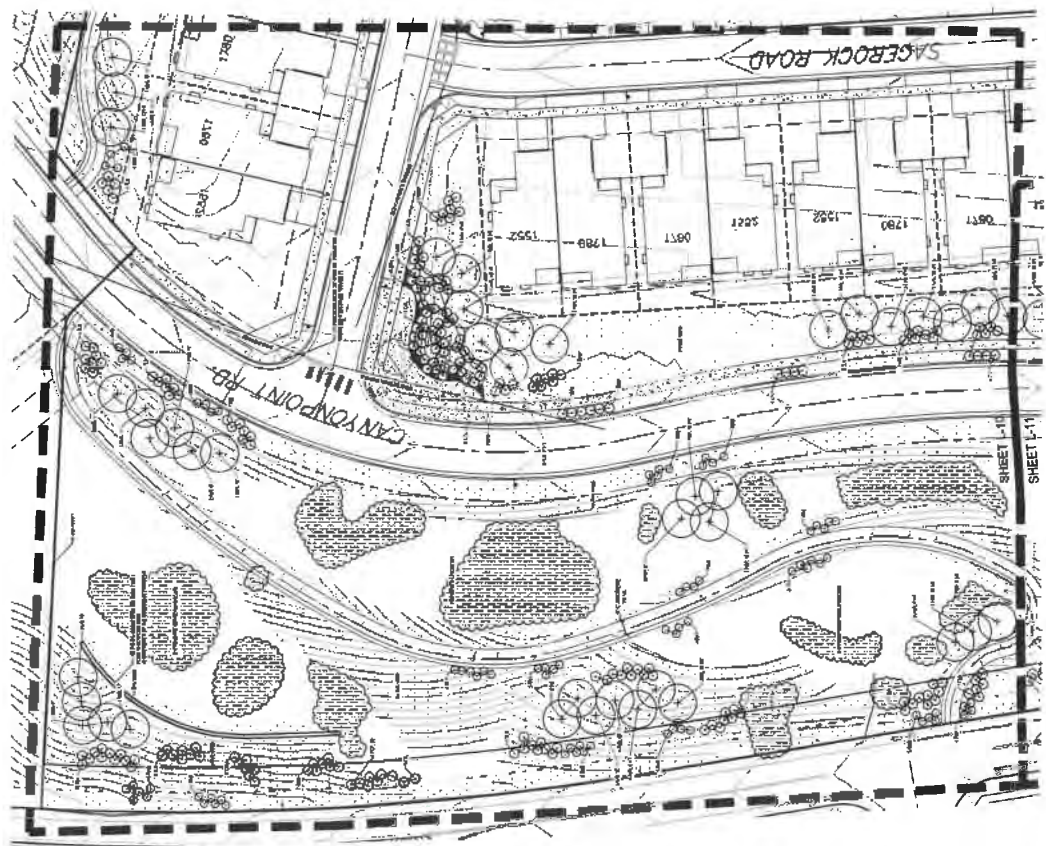
SAGE DESIGN GROUP
1828 South First Street, Suite 200
Thermal, California 95120
916.438.2695 (916.438.2647)

LEGEND

- DECIDUOUS STREET TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- RESERVE BUFFER
- BUFFALO SOD
- PAVEMENT
- EXISTING VEGETATION TO BE PRESERVED



KEY MAP



APPROVAL CERTIFICATE	DATE
ENGINEER	
PLANNER	
OWNER	
LANDSCAPE ARCHITECT	



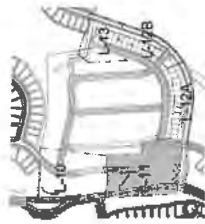
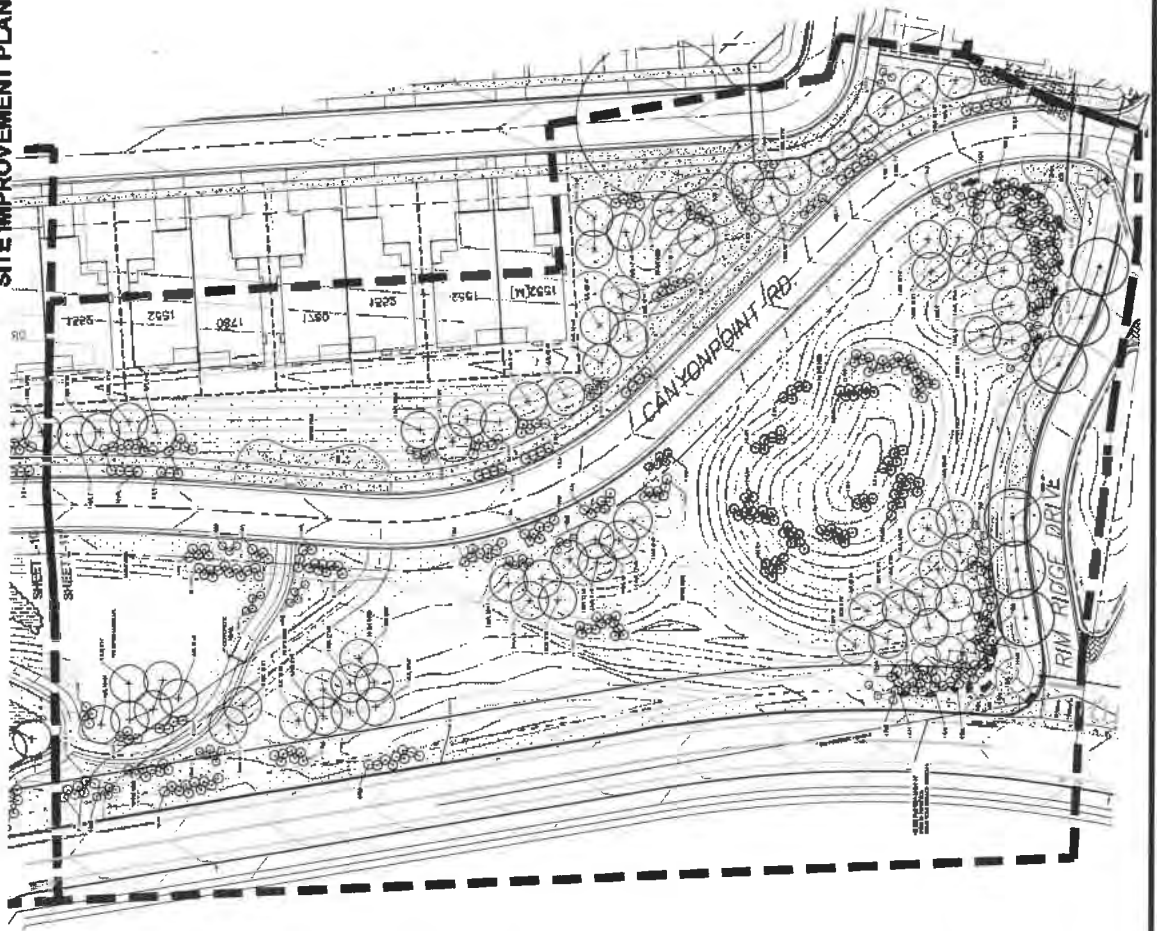
IF ANY LANDSCAPING ELEMENTS ARE NOT SHOWN ON THIS PLAN, THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS DETERMINED THAT THE LANDSCAPING ELEMENTS SHOWN ON THIS PLAN ARE SUFFICIENT TO MEET THE REQUIREMENTS OF THE LOCAL ORDINANCES AND REGULATIONS. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS DETERMINED THAT THE LANDSCAPING ELEMENTS SHOWN ON THIS PLAN ARE SUFFICIENT TO MEET THE REQUIREMENTS OF THE LOCAL ORDINANCES AND REGULATIONS.

THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS DETERMINED THAT THE LANDSCAPING ELEMENTS SHOWN ON THIS PLAN ARE SUFFICIENT TO MEET THE REQUIREMENTS OF THE LOCAL ORDINANCES AND REGULATIONS. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS DETERMINED THAT THE LANDSCAPING ELEMENTS SHOWN ON THIS PLAN ARE SUFFICIENT TO MEET THE REQUIREMENTS OF THE LOCAL ORDINANCES AND REGULATIONS.

DATE	NO.	NOTES
1/15/2018	1	PRELIMINARY
1/15/2018	2	REVISED
1/15/2018	3	REVISED
1/15/2018	4	REVISED
1/15/2018	5	REVISED
1/15/2018	6	REVISED
1/15/2018	7	REVISED
1/15/2018	8	REVISED
1/15/2018	9	REVISED
1/15/2018	10	REVISED
1/15/2018	11	REVISED
1/15/2018	12	REVISED
1/15/2018	13	REVISED
1/15/2018	14	REVISED
1/15/2018	15	REVISED
1/15/2018	16	REVISED
1/15/2018	17	REVISED
1/15/2018	18	REVISED
1/15/2018	19	REVISED
1/15/2018	20	REVISED

THE CANYONS LANDSCAPE

"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1
 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 6 - 28.746 ACRES
SITE IMPROVEMENT PLAN - SP 18-003



KEY MAP

LEGEND

- REDWOOD STREET TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- DOGWOOD SHRUB
- BUFFALO SOD
- NATIVE SEED
- EXISTING VEGETATION TO BE RETAINED



APPROVAL CERTIFICATE

Engineer	_____
Planner	_____
City	_____
Landscaper	_____

SAGE DESIGN GROUP
 1200 South Pearl Street, Suite 200
 Denver, Colorado 80202
 303.440.3355 or 303.470.3944

DATE	NOV 14 2018
PROJECT NO.	SP 18-003
CLIENT	THE CANYONS
DESIGNER	SAGE DESIGN GROUP
SCALE	AS SHOWN
DATE	NOV 14 2018

THE CANYONS
 LANDSCAPE

110F16

"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1
 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 87 WEST
 PLANNING AREA 5 - 26.745 ACRES
SITE IMPROVEMENT PLAN - SP 18-003

SAGE DESIGN GROUP
 1508 South Pearl Street, Suite 202
 Denver, Colorado 80202
 (303) 733-2800
 www.sagedesigngroup.com



LEGEND

DECIDUOUS STREET TREE

CONIFER TREE

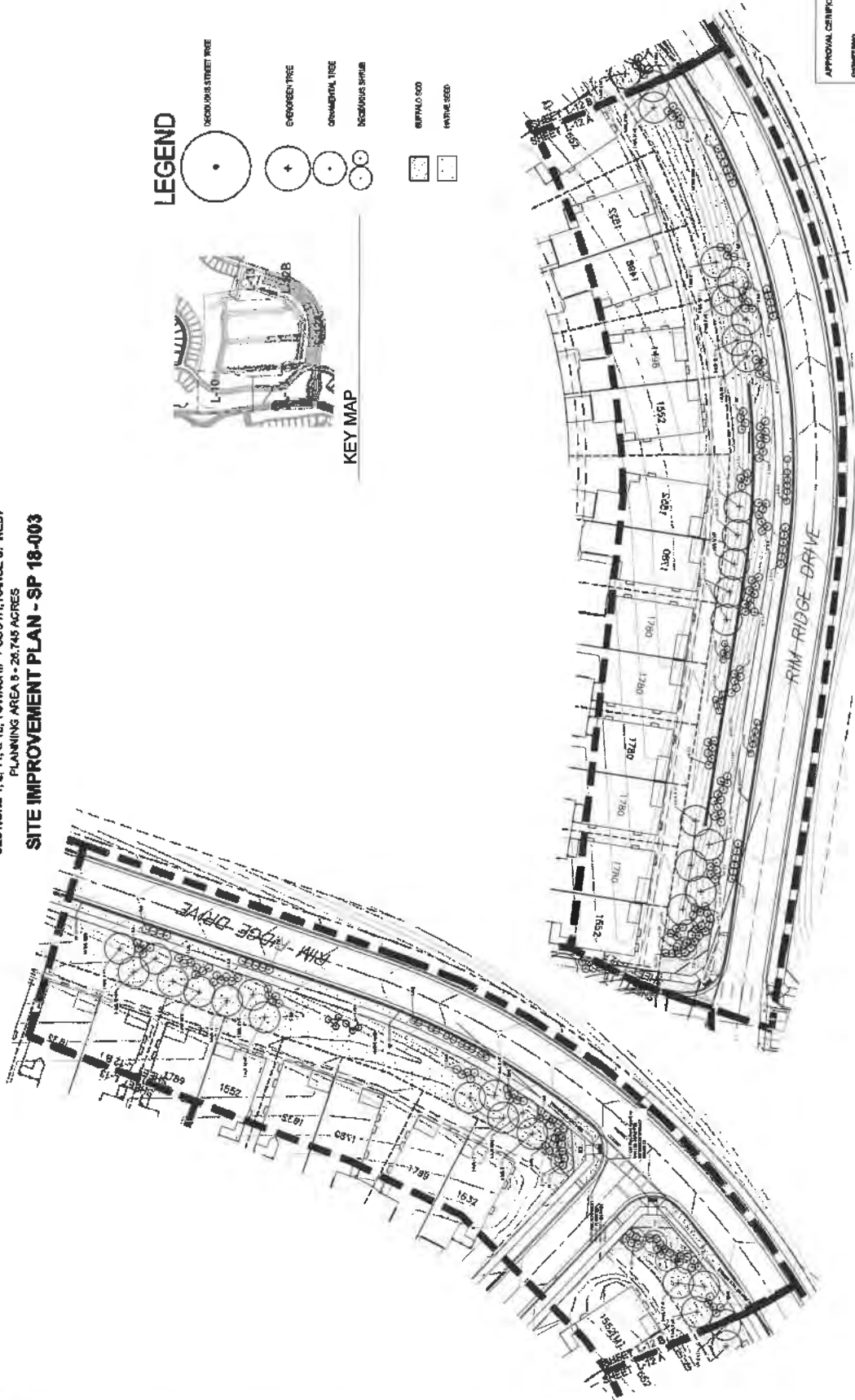
ORNAMENTAL TREE

DECIDUOUS SHRUB

BUFFALO SOD

NATIVE SEED

KEY MAP



THE CANYONS
LANDSCAPE

APPROVAL CERTIFICATE

DESIGNED BY	_____
PLANNED BY	_____
CHECKED BY	_____
LANDSCAPE ARCHITECTURE (P.A. 100000000)	_____



If the landscaper, contractor or other person, who is not a member of the State of Colorado, is to be employed to perform the work, the landscaper shall be responsible for obtaining the necessary permits and licenses for the work to be performed in the State of Colorado.

Landscaping shall be installed in accordance with the approved site plan. The landscaper shall be responsible for obtaining the necessary permits and licenses for the work to be performed in the State of Colorado.

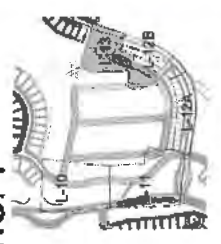
"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1
 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 8 - 26.748 ACRES
SITE IMPROVEMENT PLAN - SP 18-003

SAGE DESIGN GROUP
 1390 South Pearl Street, Suite 200
 Denver, Colorado 80202
 303.733.8888
 www.sagedesigngroup.com

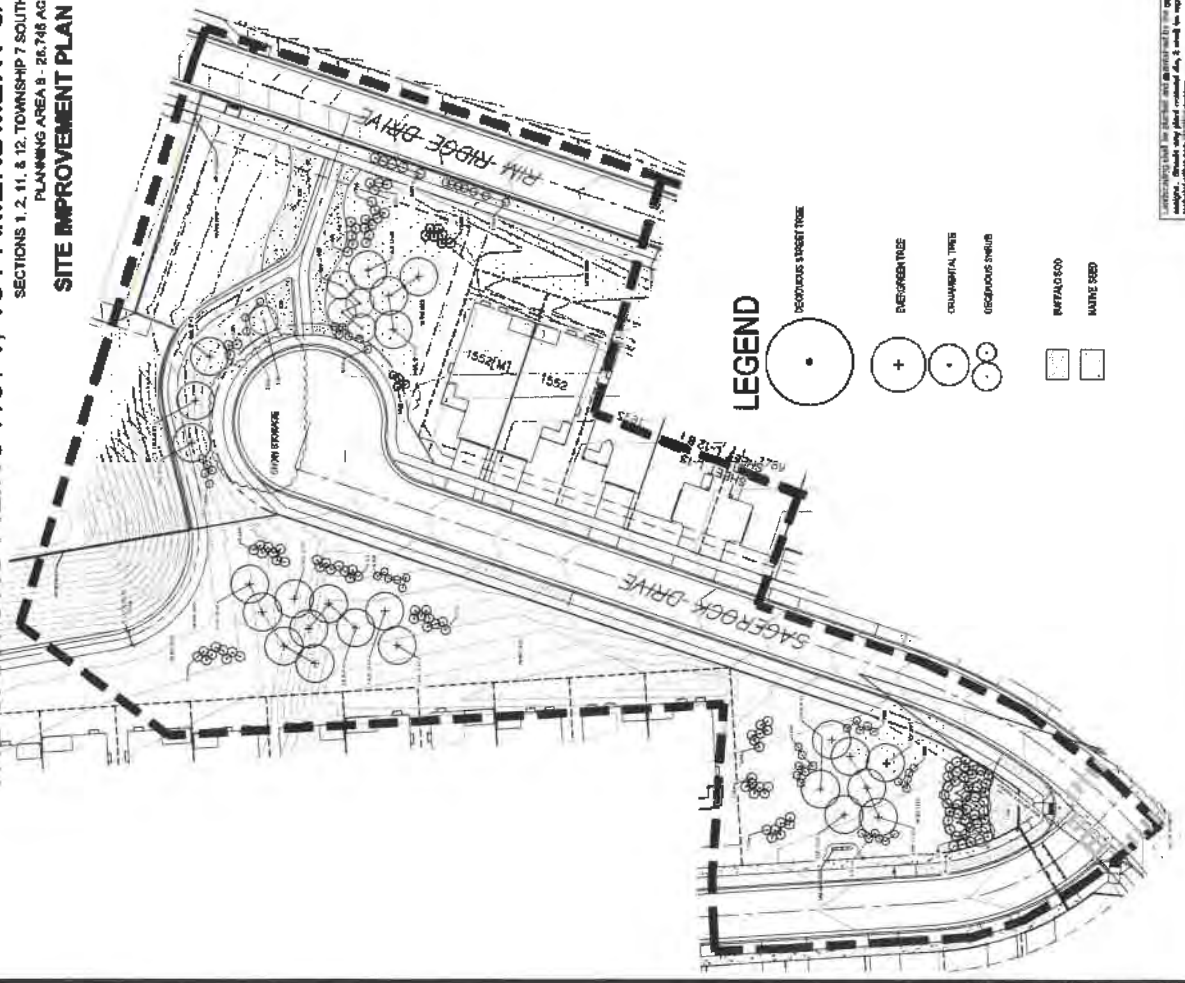
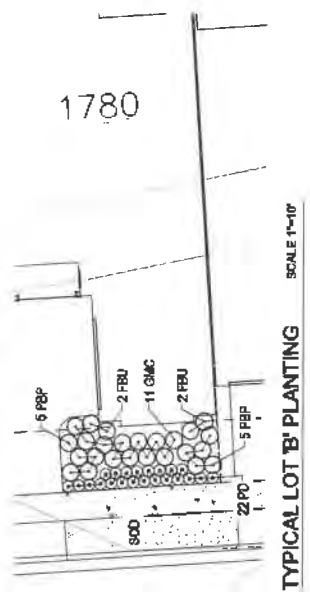
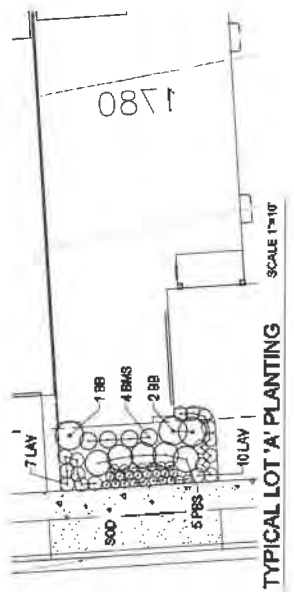
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NO.	1
REVISION	
DESCRIPTION	
BY	
CHECKED	
DATE	
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PROJECT	
CLIENT	
LOCATION	
DATE	

DATE	11/15/18
NO.	1
REVISION	
DESCRIPTION	
BY	
CHECKED	
DATE	
SCALE	
PROJECT	
CLIENT	
LOCATION	
DATE	

THE CANYONS
LANDSCAPE



KEY MAP



LEGEND

- DECIDUOUS STREET TREE
- EVERGREEN TREE
- COLUMNARIAL TREE
- GEORGINIA SPRING
- BUFFALO SOO
- NATIVE SEED

APPROVAL CERTIFICATE
 ENGINEER
 PLANNER
 ARCHITECT
 LANDSCAPE ARCHITECT



If any amendments, modifications, or changes are made to this plan, the landscape architect shall be notified in writing. The landscape architect shall not be responsible for any errors or omissions in this plan, nor shall the landscape architect be held liable for any damages, including consequential damages, arising from the use of this plan.

THIS PLAN IS THE PROPERTY OF SAGE DESIGN GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAGE DESIGN GROUP.

"CANYONS KB DUPLEXES" THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1

SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA 6 - 26.746 ACRES
SITE IMPROVEMENT PLAN - SP 18-003

1 FRONT STANDARD ELEVATION-C
SCALE: 1/8" = 1'-0"

2 LEFT STANDARD ELEVATION-C
SCALE: 1/8" = 1'-0"

5 FRONT STANDARD ELEVATION-D
SCALE: 1/8" = 1'-0"

6 LEFT STANDARD ELEVATION-D
SCALE: 1/8" = 1'-0"

3 REAR STANDARD ELEVATION-C
SCALE: 1/8" = 1'-0"

4 RIGHT STANDARD ELEVATION-C
SCALE: 1/8" = 1'-0"

7 REAR STANDARD ELEVATION-D
SCALE: 1/8" = 1'-0"

8 RIGHT STANDARD ELEVATION-D
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
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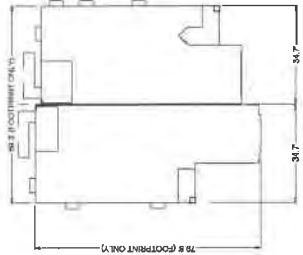
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19	REVISED PER COMMENTS	10/20/18
20	REVISED PER COMMENTS	10/20/18

APPROVAL CERTIFICATE
ENGINEER
PLANNER
OWNER
LANDSCAPE ARCHITECT

NOTE: MATERIAL PALLETES AND COLORS TO BE SIMILAR

THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREBY ARE INTENDED TO GOVERNATIVE THE APPEARANCE OF THE BUILDING AS SHOWN IN THE ATTACHED ARCHITECTURAL RECORD DRAWINGS. ALL THE MATERIALS AND COLORS SHOWN IN THESE RECORD DRAWINGS SHALL BE APPROVED BY THE CITY OF DENVER AND THE FEDERAL GOVERNMENT BY THEIR PLANS. MATERIALS AND COLORS SHOWN IN ARCHITECTURAL RECORD DRAWINGS, OR OTHER APPROPRIATE, SHALL BE APPROVED BY THE CITY OF DENVER AND THE FEDERAL GOVERNMENT BY THEIR PLANS. MATERIALS AND COLORS SHOWN IN ARCHITECTURAL RECORD DRAWINGS, OR OTHER APPROPRIATE, SHALL BE APPROVED BY THE CITY OF DENVER AND THE FEDERAL GOVERNMENT BY THEIR PLANS.

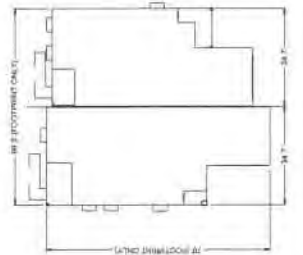
"CANYONS KB DUPLEXES"
THE CANYONS FILING NO. 1, 1ST AMENDMENT & A PORTION OF CANYONS FILING NO. 1
 SECTIONS 1, 2, 11, & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 PLANNING AREA 8 - 26.745 ACRES
SITE IMPROVEMENT PLAN - SP 18-003



Bldg_05
1780/1632



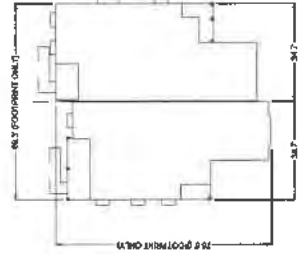
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1498/1632



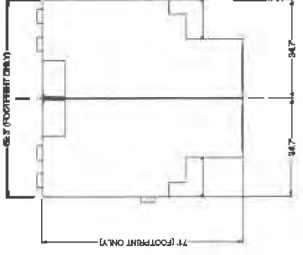
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1789/1552



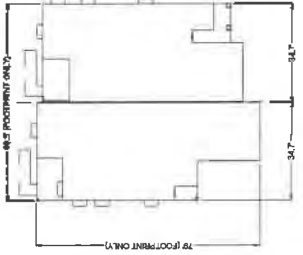
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1780/1552



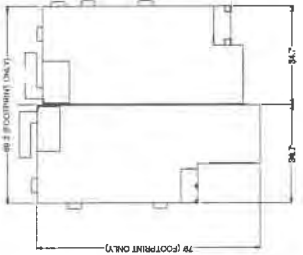
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1498/1552



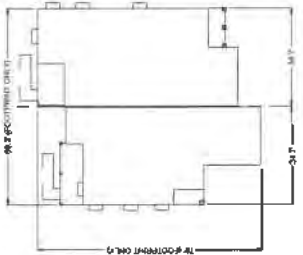
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1552/1552



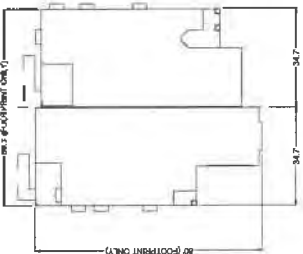
Bldg_09
1789/1689



Bldg_08
1780/1689



Bldg_07
1498/1689



Bldg_06
1789/1632

APPROVAL CERTIFICATE
 PLANNING _____
 PLANNING _____
 OWNER _____
 DATE OF APPROVAL _____

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUE FOR PERMIT
2	11/15/18	REVISIONS
3	12/15/18	REVISIONS
4	01/15/19	REVISIONS
5	02/15/19	REVISIONS
6	03/15/19	REVISIONS
7	04/15/19	REVISIONS
8	05/15/19	REVISIONS
9	06/15/19	REVISIONS
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99	12/15/26	REVISIONS
100	01/15/27	REVISIONS

B. Referral Agency Summary and Comments

REFERRAL LIST AND RESPONSE SUMMARY

REFERRAL AGENCY	REFERRAL SENT	RESPONSE RECEIVED
Departments and Divisions of the State of Colorado:		
1. Dept of Transportation (CDOT) – Region 1	X	
2. US Army Corp of Engineers	X	
3. Colorado Geological Survey	X	X
4. Colorado Parks and Wildlife	X	
5. Division of Oil and Public Safety	X	
6. Environmental Protection Agency	X	
Divisions of Douglas County:		
7. Douglas County Government Services	X	X
8. Douglas County Historic Preservation	X	
9. Douglas County Assessor	X	X
10. Douglas County Libraries	X	
11. Douglas County School District	X	X
12. Douglas County Sheriff	X	
Districts, Authorities and Public Agencies:		
13. Castle Rock Fire and Rescue	X	
14. Town of Castle Rock	X	X
15. Centennial Airport-Arapahoe County Public Airport Authority	X	X
16. City of Lone Tree	X	
17. Cherry Creek Basin Water Quality Authority	X	X
18. Parker Water and Sanitation District	X	
19. Town of Parker	X	X
20. South Metro Fire & Rescue	X	X
21. Tri-County Health Department	X	X
Utilities:		
22. IREA	X	
23. CenturyLink	X	
24. Comcast	X	
25. Black Hills Energy	X	X
26. XCEL Energy	X	
Property Owners, Homeowner and Community Associations:		
27. Beverly Hills HOA	X	
28. Castle Park Ranch HOA	X	
29. Castle Pines North Master HOA	X	
30. Happy Canyon HOA	X	

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



November 27, 2018

Karen Berry
State Geologist

Brandon Howes, AICP
for City of Castle Pines
RG and Associates, LLC
bhowes@rgengineers.com

Location:
NE NE NW Section 11,
T7S, R67W of the 6th P.M.
39.4633, -104.859

**Subject: The Canyons Coffeehouse Site Improvement Plan SP18-002
The Canyons Filing No. 1, 3rd Amendment, Lot 1, Block 1
City of Castle Pines, Douglas County, CO; CGS Unique No. DU-19-0018**

Dear Mr. Howes:

Colorado Geological Survey has reviewed the Canyons Coffeehouse site improvement plan referral, for a coffeehouse within Lot 1, Block 1 of The Canyons Filing No. 1, 3rd Amendment.

The proposed coffeehouse/amenity center lot contains mostly moderate slopes, with only isolated areas of 25% to 30% slopes. Evidence of active erosion is visible within or near the proposed pool area as shown on the Amenity Center Master Plan (Sage Design Group, April 19, 2018), but evidence of instability is not observed. Provided the GESC plans are correctly and rigorously implemented, **CGS has no objection to approval of the site improvement plan as proposed.**

- CGS continues to recommend that the city require an updated geotechnical investigation, analysis and recommendations based on current development plans, if this has not been completed already.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist

From: [Dan Avery](#)
To: [Brandon Howes](#)
Subject: FW: Canyons Coffeeshouse Site Improvement Plan SP18-002-Referral for Comment
Date: Wednesday, November 28, 2018 4:53:10 PM
Attachments: [image002.png](#)

Brandon,

Below please find responses from Douglas County Planning and Engineering:

Addressing Comments:

Approval of the site plan is contingent upon the recordation of the plat which will create this area.

The proposed address for this project is 1415 Westbridge Drive. This address is not to be used for any purpose other than for plan review with the building and fire departments until after this project is approved. This address is subject to change and the City of Castle Pines and Douglas County will not reimburse any funds spent using this proposed address should the address require a change. Any questions or comments regarding the address should be directed to Chris Boyd at cboyd@douglas.co.us, 303-660-7411.

After the plat is recorded and the site plan is approved, the City of Castle Pines must contact me to finalize the address for this project.

Engineering Comments:

No Comments

Planner Comments:

No Comments

Dan Avery, AICP | Chief Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4332 Main | 303-660-7460
Email | davery@douglas.co.us

From: Chris Boyd
Sent: Wednesday, November 7, 2018 10:20 AM
To: Carol LeMaire <CLemaire@douglas.co.us>
Subject: FW: Canyons Coffeeshouse Site Improvement Plan SP18-002-Referral for Comment

Chris Boyd | Planning/Addressing Specialist
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-660-7411 Main | 303-660-7460
Email | cboyd@douglas.co.us

November 20, 2018

Brandon Howes, AICP
Castle Pines Contract Planner
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, Colorado 80033

Re: The Canyons Coffeehouse Site Improvement Plan, Case No. SP2018-002

Dear Mr. Howes,

An important component of Douglas County's historic legacy is the commitment to its cultural resources, including landscapes and archaeological sites. Section 3 of the Douglas County Comprehensive Master Plan 2035 notes, "The County is rich in historic and cultural features that should be preserved for future generations." Additionally, this section states, "Archaeological and historic resources have also been identified as important features to be considered and protected, whenever possible." The County takes this charge seriously.

The Douglas County Historic Preservation Board does not believe that a Class III pedestrian survey of the Canyons Filing No. 1 needs to be conducted. However, even if surface expression of archaeological resources is not present, there is a likelihood of subsurface deposits. Because of the proposed project's proximity to those potential deposits, the Douglas County Historic Preservation Board encourages the proprietors of The Canyons Filing No. 1 to be aware of the possibility of encountering buried archaeological or historic artifacts and features when excavating and re-contouring the land.

If buried artifacts and features are discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

The Douglas County Historic Preservation Board would like to thank RG and Associates, LLC and the City of Castle Pines in advance for their attention to the preservation and protection of Douglas County's cultural resources for future generations

Sincerely,

Susan Fraley

Member of the Douglas County Historic Preservation Board

From: [Brooke Decker](#)
To: [Brandon Howes](#)
Subject: RE: Canyons Coffeehouse Site Improvement Plan SP18-002-Referral for Comment
Date: Monday, November 19, 2018 4:55:58 PM
Attachments: [image001.png](#)

Brandon –

Our office has no comments on project SP18-002.

Thank you!

Brooke Decker
GIS Specialist
Douglas County Assessor's Office
303.660.7450 x4284

From: Brandon Howes <bhowes@rgengineers.com>
Sent: Tuesday, November 6, 2018 11:41 AM
To: 'cboyd@douglas.co.us'; 'arepp@centennialairport.com'; 'mwoodwar@douglas.co.us'; 'president@beverlyhillshoa.org'; 'ron.zuroff@blackhillscorp.com'; 'ryoung@crgov.com'; 'chuck.reid@claconnect.com'; 'kelly.first@cityoflonetree.com'; 'richard.solomon@state.co.us'; 'CGS_LUR@mines.edu'; 'justin.olson@state.co.us'; 'Scott_Moore@cable.comcast.com'; 'greg.johnson@state.co.us'; 'jhammer@douglas.co.us'; 'rpasicznyuk@dclibraries.org'; 'richard.cosgrove@dcsdk12.org'; 'hestmark.martin@epa.gov'; 'matthew.buddie@dhs.gov'; 'HappyCanyonHOA@gmail.com'; 'bkaufman@irea.coop'; 'mgood@pwsd.org'; 'cwilliams@brcrealestate.com'; 'dcastell@dcsheriff.net'; 'vikki.seela@southmetro.org'; 'dferguson@crgov.com'; 'bmatthews@parkeronline.org'; 'landuse@tchd.org'; 'aaron.r.eilers@usace.army.mil'; 'mwoodwar@douglas.co.us'; crystal.chick@state.co.us; referrals@southmetro.org; castleparkranchpoa@earthlink.net
Cc: Sam Bishop <sam@castlepinesgov.com>; Jennifer Henninger <JHenninger@rgengineers.com>; skylar.hager@outlook.com <Skyler.Hager@sheahomes.com>
Subject: Canyons Coffeehouse Site Improvement Plan SP18-002-Referral for Comment

Interested Parties,

Please find the referral documents link below for The Canyons Coffeehouse Site Improvement Plan.

Project Name: The Canyons Coffeehouse Site Improvement Plan

Project File #: SP18-002

Project Summary: The Applicant, Shea Canyons LLC, has filed a Site Improvement Plan for a Coffeehouse with the City of Castle Pines Community Development Department requesting to develop a Coffeehouse within Lot 1, Block 1 of Canyons Filing 1-Amendment 3, Case No FP18-006, that is currently under review. This Lot is located within a portion of Parcel 7 of the previously approved Canyons Superblock 2 Plat, SB17-003.

Click on the following link below to access the Canyons Coffeehouse Site Improvement Plan and associated

From: [Rick Young](#)
To: [Brandon Howes](#)
Subject: RE: Canyons Coffeehouse Site Improvement Plan SP18-002-Referral for Comment
Date: Tuesday, November 6, 2018 4:50:27 PM
Attachments: [image001.png](#)

Brandon;

Thank you for the opportunity to comment on the proposed development. Castle Rock Fire and Rescue is not a primary service provider to the location, however we may respond to the location as part of automatic or mutual aid agreements. The fire department has reviewed the submittal and finds nothing that would create concerns for our response if requested.

Respectfully

Rick L. Young - Fire Prevention Officer / Investigator
Life Safety Division
Castle Rock Fire and Rescue Department
[300 Perry Street](#)
[Castle Rock, CO 80104](#)
303.660.1066 Office
e-mail RYoung@crgov.com

An internationally accredited Fire/Rescue agency 2012-2017

"You have succeeded in life when all you really want is only what you really need." -Vernon Howard

From: Brandon Howes [mailto:bhowes@rgengineers.com]
Sent: Tuesday, November 06, 2018 11:41 AM
To: 'cboyd@douglas.co.us'; 'arepp@centennialairport.com'; 'mwoodwar@douglas.co.us'; 'president@beverlyhillshoa.org'; 'ron.zuroff@blackhillscorp.com'; 'ryoung@crgov.com'; 'chuck.reid@claconnect.com'; 'kelly.first@cityoflonetree.com'; 'richard.solomon@state.co.us'; 'CGS_LUR@mines.edu'; 'justin.olson@state.co.us'; 'Scott_Moore@cable.comcast.com'; 'greg.johnson@state.co.us'; 'jhammer@douglas.co.us'; 'rpasicznyuk@dclibraries.org'; 'richard.cosgrove@dcsdk12.org'; 'hestmark.martin@epa.gov'; 'matthew.buddie@dhs.gov'; 'HappyCanyonHOA@gmail.com'; 'bkaufman@irea.coop'; 'mgood@pwsd.org'; 'cwilliams@brcrealestate.com'; 'dcastell@dcsheriff.net'; 'vikki.seela@southmetro.org'; 'dferguson@crgov.com'; 'bmatthews@parkeronline.org'; 'landuse@tchd.org'; 'aaron.r.eilers@usace.army.mil'; 'mwoodwar@douglas.co.us'; crystal.chick@state.co.us; referrals@southmetro.org; castleparkbranchpoa@earthlink.net
Cc: Sam Bishop <sam@castlepinesgov.com>; Jennifer Henninger <JHenninger@rgengineers.com>; skyler.hager@outlook.com <Skyler.Hager@sheahomes.com>
Subject: Canyons Coffeehouse Site Improvement Plan SP18-002-Referral for Comment

Interested Parties,

Please find the referral documents link below for The Canyons Coffeehouse Site Improvement Plan.

Project Name: The Canyons Coffeehouse Site Improvement Plan



External Referral Comments

TO: Brandon Howes
FROM: Pam Hall, Planner I, Development Services Department
DATE: November 14, 2018
SUBJECT: COU18-0037, Case No. SP18-002

Thank you for the opportunity to review the Canyons Coffeehouse Site Improvement Plan, Case No. SP18-002. The application was reviewed by various Town Departments with no comments. Thank you.



CENTENNIAL AIRPORT
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY

7800 South Peoria Street, Unit G1
Englewood, Colorado 80112
main: 303.790.0598
fax: 303.790.2129
www.centennialairport.com

November 9, 2018

Mr. Brandon Howes
Senior Planner
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033

Re: SP18-002: The Canyons Coffeehouse Site Improvement Plan

Dear Mr. Howes,

Thank you for the opportunity to review the final plat amendment. The Arapahoe County Public Airport Authority has the following comments to make on the project:

- Due to the development's proximity to the outer marker (an approach fix utilized by aircraft) and lies directly under the Instrument Landing System (ILS) approach to the airport's main runway, the area will be subjected to numerous aircraft overflights and their associated effects; these effects include, but are not limited to: noise, smoke, dust, fumes and vibrations.
- Because of the area's elevated terrain and proximity to the ILS approach, objects on the site (including cranes used during construction) that penetrate the 100:1 slope from the nearest point of the nearest runway or associated TERPS (United States Standard for Terminal Instrument Procedures) surfaces will require filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. **Our calculations show that a Form 7460-1 may be required for temporary obstructions and associated cranes.**

Please feel free to call me if you have any questions.

Sincerely,

Dylan Heberlein
Noise and Environmental Specialist



Cherry Creek Basin Water Quality Authority
8390 East Crescent Parkway, Suite 500
Greenwood Village, Colorado 80111
(P) 303.779.4525 (F) 303.773.2050

November 24, 2018

Mr. Brandon Howes, AICP
Planner
City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108

Subject: The Canyons Coffeehouse – Site Improvement Plan
SP18-002

Dear Mr. Howes:

The Cherry Creek Basin Water Quality Authority (Authority) reviews projects within the Cherry Creek watershed for point and non-point source pollutant impacts and water quality considerations. The Authority reviews land disturbance referrals for compliance with Control Regulation No. 72¹ and the Authority's CR-72.2 Stormwater Guidance Document².

Project Description:

The project is understood to include a 1.45-acre parcel for new commercial development generally located east of I-25 and south of Hess Road.

Considerations:

The proposed project warrants review by the Authority because of its change in land use that can impact runoff quantity and quality. Based on submittal information provided by the applicant, the Project is classified as a Tier 3 development. Tier 3 development requires both construction BMPs³ and post construction BMPs⁴.

Review Comments:

The Authority takes no exception to this submittal; however, the Authority reserves the right to review and comment on any future project submittals to the City.

Respectively submitted,

A handwritten signature in black ink, appearing to read "Jim Swanson".

James R. "Jim" Swanson, PE
For the Cherry Creek Basin Water Quality Authority

cc: Chuck Reid, Manager, CCBWQA

¹ Colorado Department of Public Health and Environment, Water Quality Control Commission, November 30, 2012. *Cherry Creek Reservoir Control Regulation 5CCR 1002-72*.

² Cherry Creek Basin Water Quality Authority, April 27, 2011. *Control Regulation 5 CCR 1002-72 Stormwater Permit Requirements Guidance Document*.

³ *Control Regulation 5CCR 1002-72; specifically 72.7.2(b)(5) and Control Regulation 5 CCR 1002-72 Stormwater Permit Requirements Guidance Document, Chapter II - Construction BMP Requirements*.

⁴ *Control Regulation 5CCR 1002-72; specifically 72.7.2(c)(6)(i)(A) and Control Regulation 5 CCR 1002-72 Stormwater Permit Requirements Guidance Document, Chapter III - Post Construction BMP Requirements*.



SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2030

Brandon Howes, AICP
RG and Associates, LLC
4885 Ward Road, Suite 100
Wheat Ridge, CO 80033
303-293-8107

Project Name: The Canyons-Coffee Shop/Amenities Center
Project File #: Filing No. 1, Amendment 3
S Metro Review #: REFFP18-00195

Review date: 11-8-18

Plan reviewer: Scott Stene
Scott.stene@southmetro.org

Project Summary: The Applicant, Shea Homes, is planning on developing a mixed use in Planning Area 5 of a 4,529 square foot Coffee Shop and Amenities Center (future).

Code Reference: 2015 International Fire Code, 2015 International Building Code as adopted by Douglas County.

The South Metro Fire Rescue (SMFR) Fire Marshal's Office has reviewed the documents provided and has no objection to the Coffee Shop only being constructed. See comments below regarding future development and tracts.

Comments:

- 1) Future development (amenity center, pool building, etc.) of the Amenities Center will require a full review process and is not part of this approval (fire flow, fire apparatus access, and grading).
- 2) Future development may affect existing conditions of coffee shop site and require alterations.

Construction Comments:

1. Prior to Construction water distribution plans are to be submitted through SMFR's online permit/review system at www.southmetro.org, following the link for Electronic Plan Submittal. Plans will be reviewed as a Commercial Water Distribution record for formal approval of hydrant placement and fire flows. Projected static pressures and modeling shall be provided. Approved plans will be signed as required for the water district. If the area will be built out in phases, water distribution plans for each phase may be individually submitted as needed.
2. Required access, road signage, and water supplies shall be completed for each area prior to the release of building permits for homes or other structures. Combustible building materials shall not be onsite until water supplies are completed and useable for the area.



ATWELL
 412 9th Street, Suite 100
 Lincoln, CA 95020
 916.434.1100
 www.atwell.com

ATWELL
 412 9th Street, Suite 100
 Lincoln, CA 95020
 916.434.1100
 www.atwell.com

SHEA WORKS
 3820 STATE ST. #110
 LINCOLN, CA 95024
 916.794.8100
 916.794.8100

SHEA WORKS INC-CO/SHEA
 THE CANYONS
 COFFEE SHOP / AMENITIES CENTER
 CASTLE PINES, CALIFORNIA
 DETAIL SHEET NO. 4

REVISIONS
 NO. DATE BY
 1 1/15/15 JAS
 2 1/22/15 JAS
 3 2/10/15 JAS
 4 2/10/15 JAS

GENERAL NOTES: DOUGLAS COUNTY

1. ALL CONSTRUCTION SHALL COMPLY WITH DOUGLAS COUNTY STANDARDS. ANY DEVIATION FROM THESE STANDARDS SHALL BE APPROVED BY THE CITY ENGINEER. THE CITY ENGINEER WILL BE SURE TO COMPLY WITH THE LATEST EDITION OF THE MOST CURRENT BY THE CITY ENGINEER.
2. THE DOUGLAS COUNTY ECONOMIC DEVELOPMENT AND COMMUNICATIONS DEPARTMENT HAS REVIEWED THE SUBMITTALS AND APPROVED THE SUBMITTALS FOR THE CITY ENGINEER'S REVIEW. THE ECONOMIC DEVELOPMENT AND COMMUNICATIONS DEPARTMENT HAS REVIEWED THE SUBMITTALS FOR THE CITY ENGINEER'S REVIEW.
3. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT OF ANY CHANGES TO THE SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT OF ANY CHANGES TO THE SUBMITTALS.
4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT OF ANY CHANGES TO THE SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT OF ANY CHANGES TO THE SUBMITTALS.

CONSTRUCTION NOTES:

1. CONSTRUCT CURB AND GUTTER PER DOUGLAS COUNTY DETAIL 04-11
2. CONSTRUCT CONCRETE SIDEWALK PER DOUGLAS COUNTY DETAIL 04-11
3. CONSTRUCT ADA RAMP PER DOUGLAS COUNTY DETAIL 04-11
4. CONSTRUCT ADA RAMP PER DOUGLAS COUNTY DETAIL 04-11
5. CONSTRUCT ADA RAMP PER DOUGLAS COUNTY DETAIL 04-11
6. CONSTRUCT ADA RAMP PER DOUGLAS COUNTY DETAIL 04-11
7. PAINTED MARKING STALL (CHALK, WHITE)
8. ACCORDING TO THE CITY OF LINCOLN AND DOUGLAS COUNTY STANDARDS
9. MARKED PROBABLY (BASED ON 1" = 40' AND DOUGLAS COUNTY STANDARDS)

LEGEND

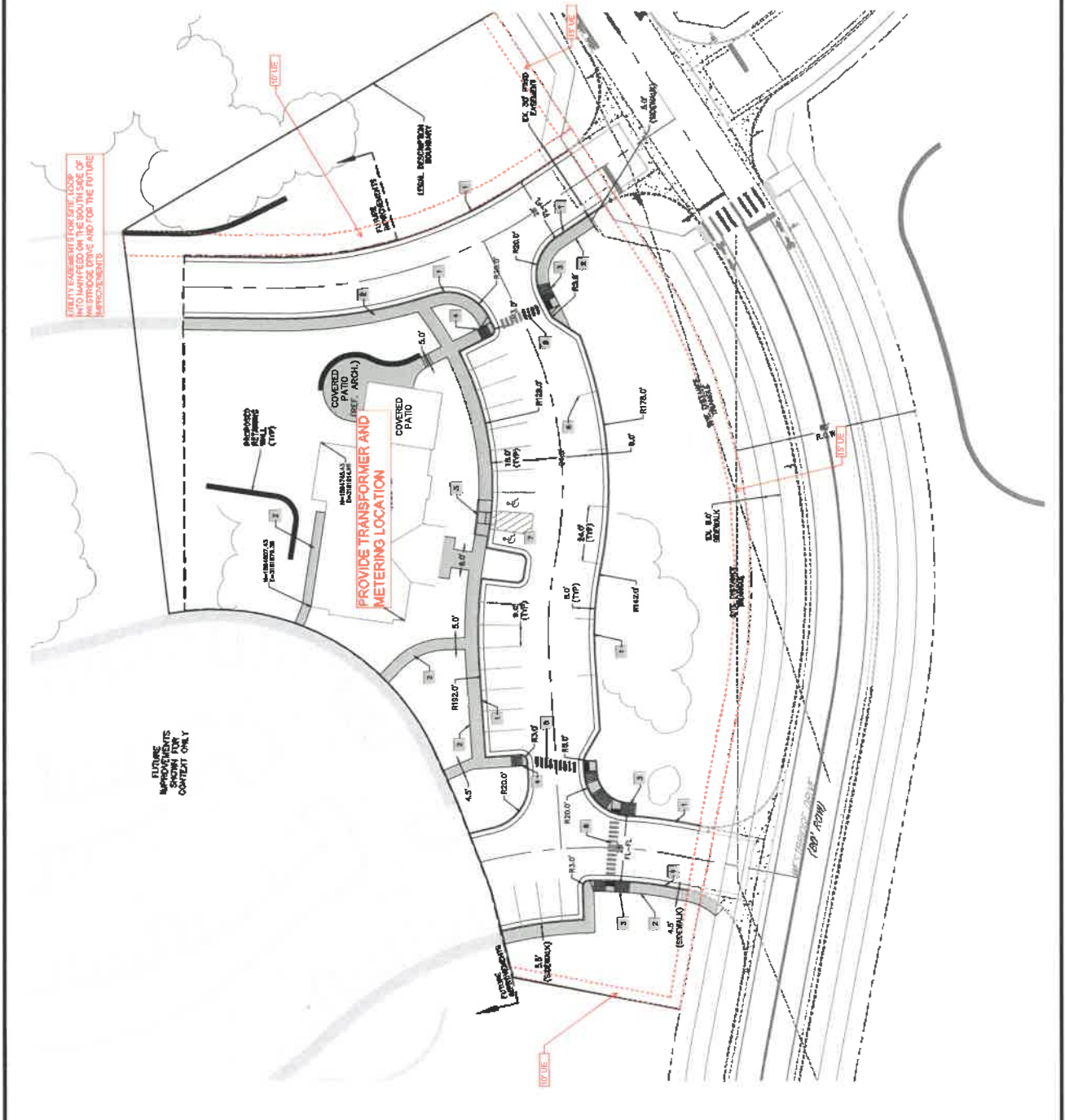
---	PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	PROPOSED CATCH BASIN & BUTTER
---	PROPOSED CURB & GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	EXISTING SECTION LINE
---	PROPOSED EXHAUST
---	PROPOSED EXHAUST
---	PROPOSED EXHAUST
---	PROPOSED EXHAUST

GENERAL NOTES:

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GENERAL NOTES:

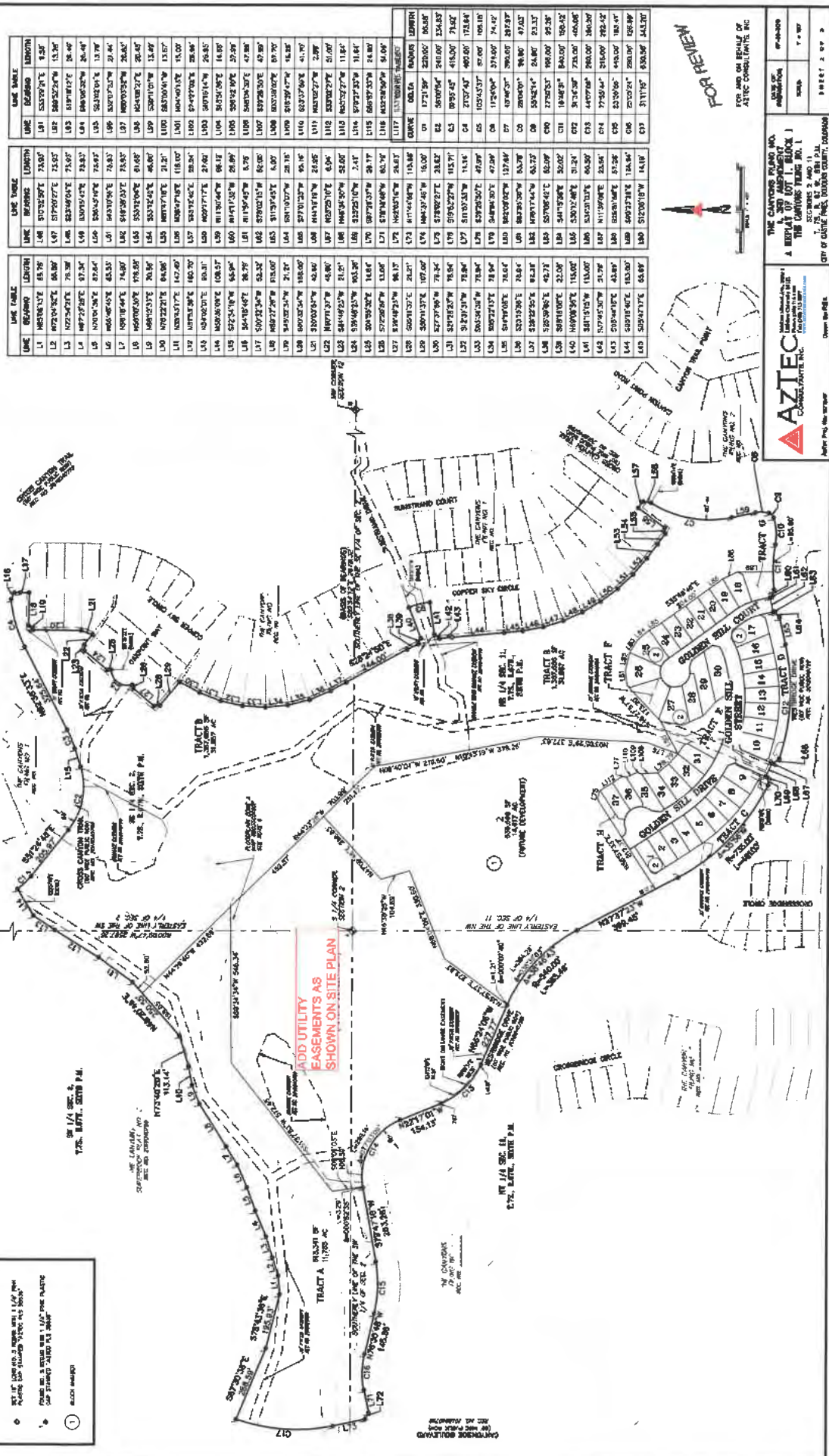
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4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT OF ANY CHANGES TO THE SUBMITTALS.



THE CANYONS FILING NO. 1, 3RD AMENDMENT

PLANNING AREA 5
 A REPEAT OF LOT 1, BLOCK 1, THE CANYONS FILING NO. 1,
 LOCATED IN SECTIONS 2 AND 11, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 88.132 ACRES - 39 LOTS - 7 TRACTS - CASE NO. FP18-006

	RECORDED AS A MONUMENT WITH A SURVEYOR'S CERTIFICATE
	RECORDED FILE WITH SURVEY
	RECORDED FILE WITH SURVEY
	RECORDED AS A SURVEY WITH A SURVEYOR'S CERTIFICATE
	RECORDED AS A SURVEY WITH A SURVEYOR'S CERTIFICATE
	RECORDED AS A SURVEY WITH A SURVEYOR'S CERTIFICATE
	RECORDED AS A SURVEY WITH A SURVEYOR'S CERTIFICATE
	RECORDED AS A SURVEY WITH A SURVEYOR'S CERTIFICATE
	RECORDED AS A SURVEY WITH A SURVEYOR'S CERTIFICATE
	RECORDED AS A SURVEY WITH A SURVEYOR'S CERTIFICATE



LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING
1	168.16	S 01° 26' 00" E	137	100.00	S 01° 26' 00" E
2	168.16	S 01° 26' 00" E	138	100.00	S 01° 26' 00" E
3	168.16	S 01° 26' 00" E	139	100.00	S 01° 26' 00" E
4	168.16	S 01° 26' 00" E	140	100.00	S 01° 26' 00" E
5	168.16	S 01° 26' 00" E	141	100.00	S 01° 26' 00" E
6	168.16	S 01° 26' 00" E	142	100.00	S 01° 26' 00" E
7	168.16	S 01° 26' 00" E	143	100.00	S 01° 26' 00" E
8	168.16	S 01° 26' 00" E	144	100.00	S 01° 26' 00" E
9	168.16	S 01° 26' 00" E	145	100.00	S 01° 26' 00" E
10	168.16	S 01° 26' 00" E	146	100.00	S 01° 26' 00" E
11	168.16	S 01° 26' 00" E	147	100.00	S 01° 26' 00" E
12	168.16	S 01° 26' 00" E	148	100.00	S 01° 26' 00" E
13	168.16	S 01° 26' 00" E	149	100.00	S 01° 26' 00" E
14	168.16	S 01° 26' 00" E	150	100.00	S 01° 26' 00" E
15	168.16	S 01° 26' 00" E	151	100.00	S 01° 26' 00" E
16	168.16	S 01° 26' 00" E	152	100.00	S 01° 26' 00" E
17	168.16	S 01° 26' 00" E	153	100.00	S 01° 26' 00" E
18	168.16	S 01° 26' 00" E	154	100.00	S 01° 26' 00" E
19	168.16	S 01° 26' 00" E	155	100.00	S 01° 26' 00" E
20	168.16	S 01° 26' 00" E	156	100.00	S 01° 26' 00" E
21	168.16	S 01° 26' 00" E	157	100.00	S 01° 26' 00" E
22	168.16	S 01° 26' 00" E	158	100.00	S 01° 26' 00" E
23	168.16	S 01° 26' 00" E	159	100.00	S 01° 26' 00" E
24	168.16	S 01° 26' 00" E	160	100.00	S 01° 26' 00" E

FOR REVIEW
 FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

THE CANYONS PLAZA NO. 1
 A REPEAT OF LOT 1, BLOCK 1
 THE CANYONS FILING NO. 1
 SECTIONS 2 AND 11
 TOWNSHIP 7 S., RANGE 67 W., P. 11
 CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
 88.132 ACRES - 39 LOTS - 7 TRACTS - CASE NO. FP18-006

AZTEC
 CONSULTANTS, INC.
 1400 N. WYOMING STREET, SUITE 200
 DENVER, CO 80202
 PH: 303.733.8800
 WWW.AZTECCONSULTANTS.COM

DATE: 12/18/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET 2 OF 2

From: [McKune, Jason](#)
To: [Brandon Howes](#)
Cc: [Zuroff, Ron](#)
Subject: RE: Canyons Coffeehouse Site Improvement Plan SP18-002-Referral for Comment
Date: Sunday, November 11, 2018 2:22:38 PM
Attachments: [Image002.png](#)

Brandon,

No comment from Black Hills Energy.

Thank you,

JASON MCKUNE



Utility Construction Planner | **Black Hills Energy**

Castle Rock & Monument | 303-549-2271 | jason.mckune@blackhillscorp.com

From: Zuroff, Ron
Sent: Tuesday, November 06, 2018 11:42 AM
To: McKune, Jason <Jason.McKune@blackhillscorp.com>
Subject: FW: Canyons Coffeehouse Site Improvement Plan SP18-002-Referral for Comment

From: Brandon Howes [<mailto:bhowes@rgengineers.com>]
Sent: Tuesday, November 06, 2018 11:41 AM
To: 'cboyd@douglas.co.us'; 'arepp@centennialairport.com'; 'mwoodwar@douglas.co.us'; 'president@beverlyhillshoa.org'; 'ron.zuroff@blackhillscorp.com'; 'ryoung@crgov.com'; 'chuck.reid@ciaconnect.com'; 'kelly.first@cityoflonetree.com'; 'richard.solomon@state.co.us'; 'CGS_LUR@mines.edu'; 'justin.olson@state.co.us'; 'Scott_Moore@cable.comcast.com'; 'greg.johnson@state.co.us'; 'jhammer@douglas.co.us'; 'rpasicznyuk@dclibraries.org'; 'richard.cosgrove@dcsdk12.org'; 'hestmark.martin@epa.gov'; 'matthew.buddie@dhs.gov'; 'HappyCanyonHOA@gmail.com'; 'bkaufman@irea.coop'; 'mgood@pwsd.org'; 'cwilliams@brcrealestate.com'; 'dcastell@dcsheriff.net'; 'vikki.seela@southmetro.org'; 'dferguson@crgov.com'; 'bmatthews@parkeronline.org'; 'landuse@tchd.org'; 'aaron.r.eilers@usace.army.mil'; 'mwoodwar@douglas.co.us'; crystal.chick@state.co.us; referrals@southmetro.org; castleparkranchpooa@earthlink.net
Cc: Sam Bishop <sam@castlepinesgov.com>; Jennifer Henninger <JHenninger@rgengineers.com>; skylar.hager@outlook.com <Skylar.Hager@sheahomes.com>
Subject: Canyons Coffeehouse Site Improvement Plan SP18-002-Referral for Comment

***** This email is from an EXTERNAL sender *****

Use caution before responding. DO NOT open attachments or click links from unknown senders or

C. Applicant's Response to Referral Comments



February 22, 2019

Richard Borchardt
Cherry Creek Basin Water Quality Authority
6013 East Briarwood Drive
Centennial, CO 80112

RE: Canyons Parcel D Duplexes Site Improvement Plan (SP18-003) Referral Comments

Dear Mr. Borchardt,

We are in receipt of your February 19, 2019 letter containing your initial comments regarding the Canyons Parcel D Duplexes Site Improvement Plan in the City of Castle Pines. We are providing the following responses, in sequential order, to your comments contained in that letter.

1. Construction Best Management Practices (BMP's) and Post-Construction BMP's will be installed in accordance to Control Regulation 72.
2. The density proposed in the SIP is the same as platted in the Canyons Filing 1, and Canyons Filing 1-1st amendment. All impacts have been modeled in the drainage reports for these Filings.
3. The Detention Basins were graded in with the overlot grading for the entire site. They have been protected and inspected in compliance with the GESC permit associated with the construction.
4. Cherry Creek Basin Water Quality Authority will continue to receive future submittals through the Referral Process for review and comment.

Thank you for the opportunity to respond to your letter. We look forward to continuing to work with you and the City of Castle Pines through the entitlement process.

Sincerely,

A handwritten signature in black ink, appearing to read "Skyler Hager", written over a light blue horizontal line.

Skyler Hager
Community Development Manager
Shea Homes



February 22, 2019

Dylan Heberlein
Noise and Environmental Specialist, Arapahoe County Public Airport Authority
7800 S Peoria Street, Unit G1
Englewood, CO 80112

RE: Canyons Parcel D Duplexes Site Improvement Plan (SP18-003) Referral Comments

Dear Mr. Heberlein,

We are in receipt of your February 13, 2019 letter containing your initial comments regarding the Canyons Parcel D Duplexes Site Improvement Plan in the City of Castle Pines. We are providing the following responses, in sequential order, to your comments contained in that letter.

1. If deemed appropriate, Developer will perform SEL noise test. Preliminary tests at time of zoning show sound below requirements by the City and CDOT for Development.
2. The maximum building height within this SIP is expected to be less than 20 feet. Our calculations show a Form 7460-1 will not be required.
3. Avigation easements will be recorded as deemed appropriate and necessary by the Developer. At this time, developer has not deemed necessary or required by the City of Castle Pines. Overflight disclosures will be made to all buyers regarding the Development's proximity to the Centennial Airport.
4. The airport and outer marker cannot be shown legibly on the scale required by the City on the vicinity map.

Thank you for the opportunity to respond to your letter. We look forward to continuing to work with you and the City of Castle Pines through the entitlement process.

Sincerely,

A handwritten signature in black ink, appearing to read "Skyler Hager", written over a light blue horizontal line.

Skyler Hager
Community Development Manager
Shea Homes



February 22, 2019

Steve Ormiston
SCO Consulting, LLC
Douglas County School District
620 Wilcox Street
Castle Rock, CO 80104

RE: Canyons Parcel D Duplexes Site Improvement Plan (SP18-003) Referral Comments

Dear Mr. Ormiston,

We are in receipt of your January 24, 2019 letter containing your initial comments regarding the Canyons Parcel D Duplexes Site Improvement Plan in the City of Castle Pines. We are providing the following responses, in sequential order, to your comments contained in that letter.

1. As referenced in the comment letter, and as referenced in Section 2.1.3 of The Canyons Annexation and Development Agreement, there is a total dedication of 49 acres required per the approved PD. In the Approved Canyons Preliminary Plan No. 1, the school site was shown in a future phase. This area of dedication is approximately 12 acres. Shea Canyons plans to fully dedicate this site once the final plat of this area is processed. DCSD also noted that this school dedication would be necessary at the time of the 270th certificate of occupancy. If the CO were to happen prior to a final plat in the area, Shea Canyons is willing to fully dedicate the site by a separate document to ensure the proper timing for DCSD, as outlined in the Annexation and Development Agreement.

Thank you for the opportunity to respond to your letter. We look forward to continuing to work with you and the City of Castle Pines through the entitlement process.

Sincerely,

Skyler Hager
Community Development Manager
Shea Homes

D. The Canyons Filing 1, 1st Amendment Final Plat & The Canyons Filing 1 Final Plat

THE CANYONS FILING NO. 1
A REPEAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
441.668 ACRES - 186 LOTS - 9 TRACTS - CASE NO. FF18-001



NOTE: 1. THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES... 2. THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

- OWNER: ...
PROJECT: ...
SHEET NO.: ...
DATE: ...

NOTICE: THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

CONSENT BY: ...
DATE: ...
BY: ...

THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

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THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

CONSENT STATEMENT: I, the undersigned, being one of the owners of the land described in the above title, do hereby consent to the filing of the above title...

OWNER: ...
PROJECT: ...
SHEET NO.: ...
DATE: ...

THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

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THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

PROJECT TITLE: ...
PROJECT NO.: ...
DATE: ...

Table with columns: TRACT #, AREA (SQ FT), AREA (AC +/-), PURPOSE, OWNED BY, EMPLOYED BY. Rows include TRACT 1 through TRACT 9.

Table with columns: EASEMENT, AREA (SQ FT), SURFACE AREA (SQ FT), PERCENTAGE OWNED. Rows include RESIDENTIAL (R), COMMERCIAL (C), and PUBLIC (P).

THE SURFACE OF ALL EASEMENTS ON THIS PROPERTY IS SUBJECT TO THE SURFACE OF ALL EASEMENTS ON THIS PROPERTY...

DATE: ...
BY: ...

DATE: ...
BY: ...

DATE: ...
BY: ...

DATE: ...
BY: ...

DATE: ...
BY: ...

DATE: ...
BY: ...

DATE: ...
BY: ...

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BY: ...

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BY: ...

DATE: ...
BY: ...

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BY: ...

DATE: ...
BY: ...

DATE: ...
BY: ...

AZTEC CONSULTANTS, INC. logo and contact information including address, phone, and website.

THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

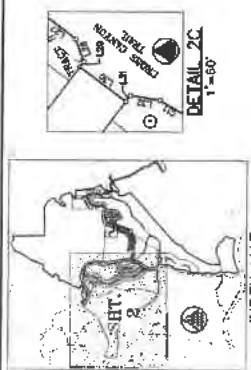
THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

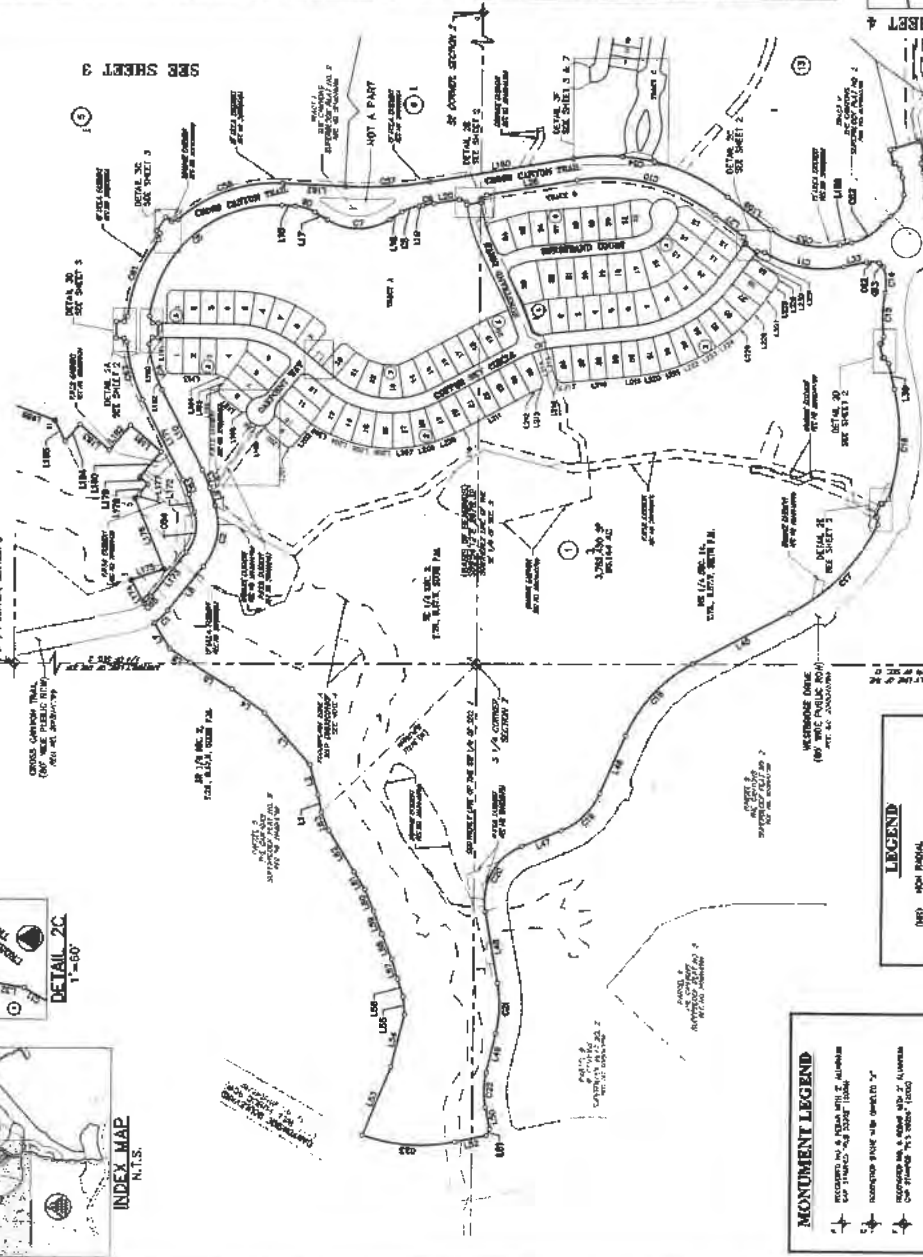
THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

THE CITY OF CASTLE PINES HAS REVIEWED THE SUBMITTED PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF CASTLE PINES...

THE CANYONS FILING NO. 1
 A PART OF PLANNING AREAS 5, 6, AND 8
 A REPLAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
 LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 44.1 ACRES - 186 LOTS - 9 TRACTS - CASE NO. FP18-001



Parcel Table			Parcel Table			Parcel Table			Parcel Table		
LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT	LOT
COUNT	COUNT	COUNT	COUNT	COUNT	COUNT	COUNT	COUNT	COUNT	COUNT	COUNT	COUNT
1	1	1	1	1	1	1	1	1	1	1	1
2	1	2	2	1	2	2	1	2	2	1	2
3	2	3	3	2	3	3	2	3	3	2	3
4	3	4	4	3	4	4	3	4	4	3	4
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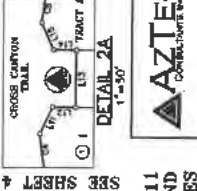
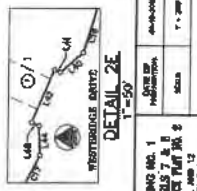


LEGEND

- (DR) NEW DRAINAGE
- (T.C.) TEMPORARY ACCESS EASEMENT
- (D.A.C.) DRAINAGE & UTILITY EASEMENT
- (P.W.D.) PARKWAY, WATER & SANITATION DISTRICT
- (E.O.C.) EIGHTY-FOUR INCH UTILITY EASEMENT
- (M.L.L.) METER LINE
- (B.L.C.) BLOCK NUMBER

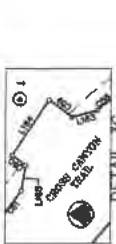
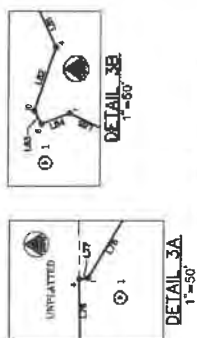
MONUMENT LEGEND

- 1. MONUMENT BY A GRANITE OR METAL PLATE
- 2. MONUMENT BY A BRASS OR ALUMINUM PLATE
- 3. MONUMENT BY A BRASS OR ALUMINUM PLATE WITH A BRASS OR ALUMINUM PIN
- 4. MONUMENT BY A BRASS OR ALUMINUM PLATE WITH A BRASS OR ALUMINUM PIN AND A BRASS OR ALUMINUM RING
- 5. MONUMENT BY A BRASS OR ALUMINUM PLATE WITH A BRASS OR ALUMINUM PIN AND A BRASS OR ALUMINUM RING AND A BRASS OR ALUMINUM RING
- 6. MONUMENT BY A BRASS OR ALUMINUM PLATE WITH A BRASS OR ALUMINUM PIN AND A BRASS OR ALUMINUM RING AND A BRASS OR ALUMINUM RING AND A BRASS OR ALUMINUM RING



THE CANYONS FILING NO. 1
 A REPLAT OF PARCELS 7 & 8
 THE CANYONS SUPERBLOCK PLAT NO. 2
 1:250 SCALE, 2/11/11
 AZTEC CONSULTANTS, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 303.733.8800
 AZTEC CONSULTANTS, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 303.733.8800

THE CANYONS FILING NO. 1
 A REPLAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
 A PART OF PLANNING AREAS 5, 6, AND 8
 LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.
 441.868 ACRES - 186 LOTS - 9 TRACTS - CASE NO. FP18-001

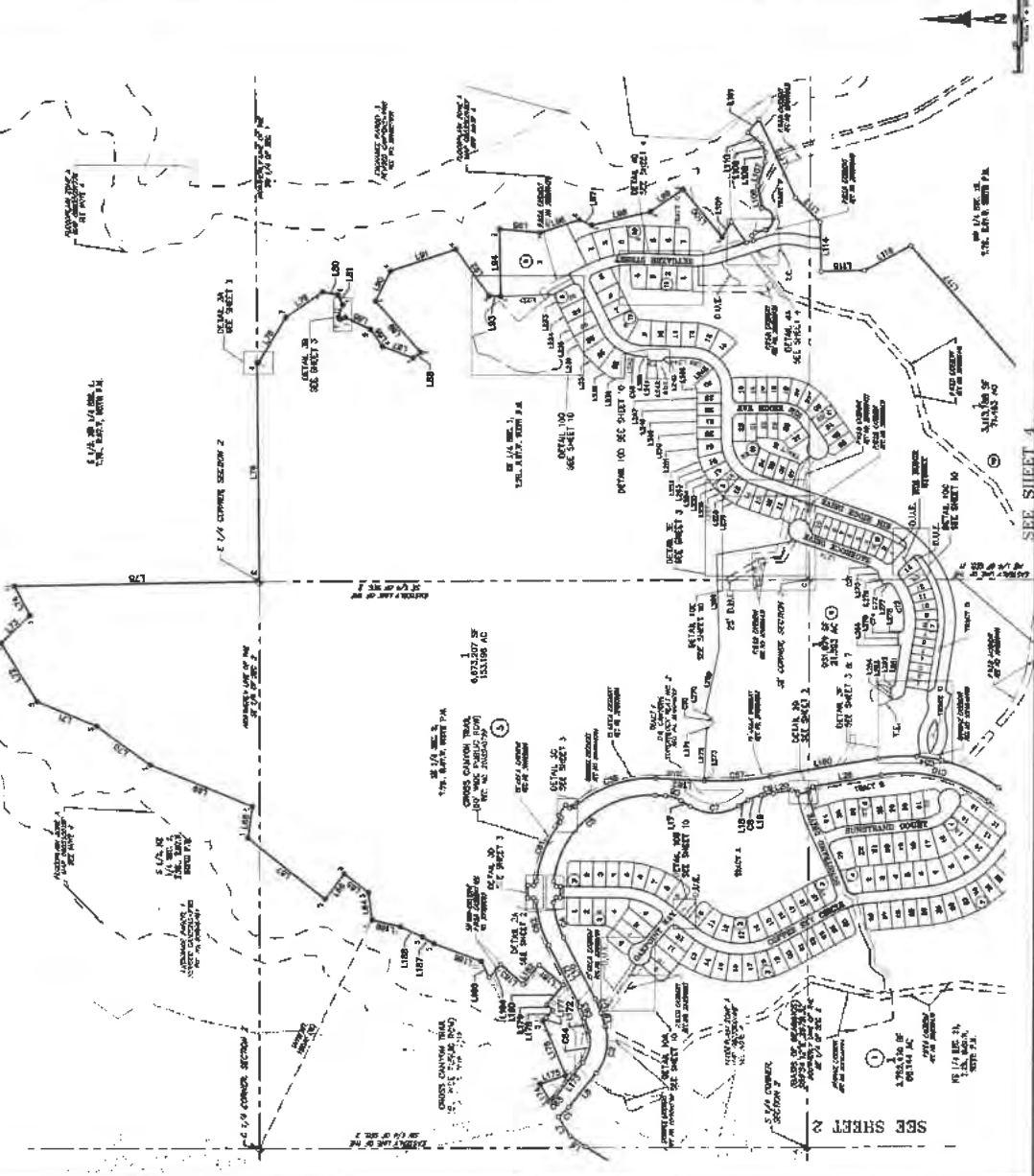


MONUMENT LEGEND

- 1. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 2. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 3. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 4. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 5. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 6. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 7. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 8. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 9. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 10. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 11. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 12. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 13. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 14. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 15. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 16. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 17. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 18. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 19. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8
- 20. RECORDED NO. 2 DEED WITH 1/4" ALUMINUM PLATE TO TRACTS 7 & 8

LEGEND

- (M) NON-NONAL
- (T) TEMPORARY ACCESS EASEMENT
- (D) DRAINAGE & UTILITY EASEMENT
- (P) PAVED PARKING WITH 8 INVERTER ELEVATION
- (U) UTILITY EASEMENT
- (C) BLOCK NUMBER



AZTEC CONSULTANTS, INC.
 1500 14th Street, Suite 100
 Golden, CO 80601
 Phone: 303.440.1111
 Fax: 303.440.1112
 www.aztecconsultants.com

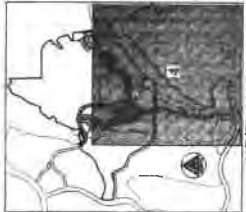
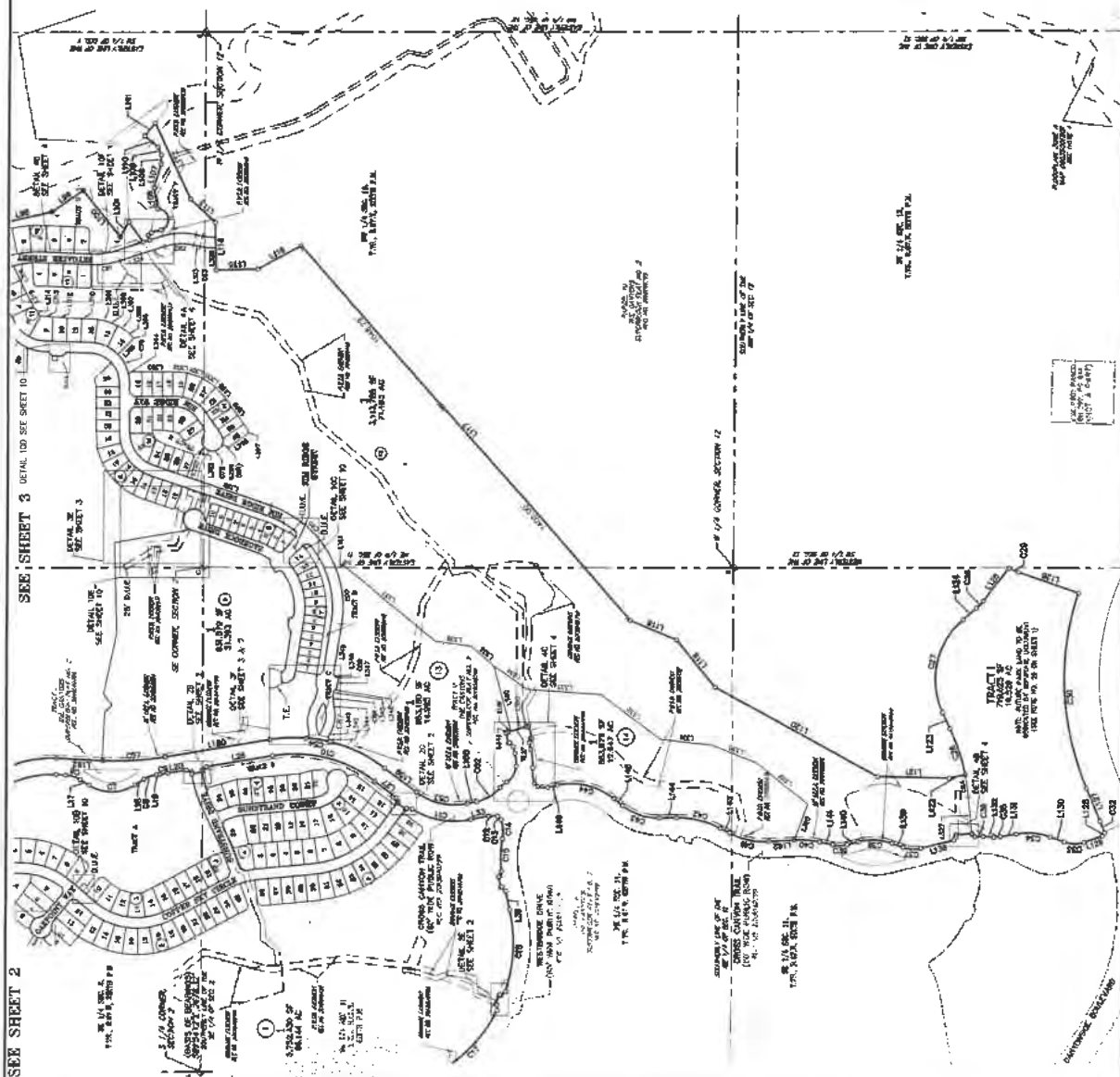
THE CANYONS FILING NO. 1
 A REPLAT OF PARCELS 7 & 8
 OF THE CANYONS SUPERBLOCK PLAT NO. 2
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 11/18/10
 SHEET: 1 OF 1

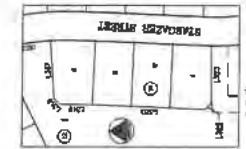
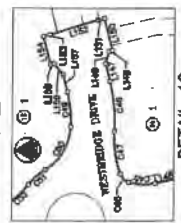
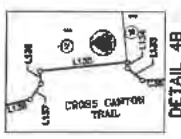
184-2282(11), Rev. 2-11

THE CANYONS FILING NO. 1

A PART OF PLANNING AREAS 5, 6, AND 8
 A REPLAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
 LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 67
 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 441,868 ACRES - 160 LOTS - 8 TRACTS - CASE NO. FF18-001



INDEX MAP
N.T.S.



MONUMENT LEGEND

- ⊕ RECORDED MONUMENT WITH 1/4\"/>
- ⊙ RECORDED MONUMENT WITH 1/4\"/>
- ⊗ MONUMENT TYPE NOT SHOWN
- ⊛ MONUMENT TYPE NOT SHOWN
- ⊚ MONUMENT TYPE NOT SHOWN
- ⊘ MONUMENT TYPE NOT SHOWN
- ⊙ MONUMENT TYPE NOT SHOWN
- ⊗ MONUMENT TYPE NOT SHOWN
- ⊛ MONUMENT TYPE NOT SHOWN
- ⊚ MONUMENT TYPE NOT SHOWN
- ⊘ MONUMENT TYPE NOT SHOWN

LEGEND

- (M) MAIN ROAD
- T.E. TEMPORARY ACCESS EASEMENT
- B.U.L. BUSINESS & UTILITY EASEMENT
- P.W.S.D. PARKWAY WIDENING & SANITATION DISTRICT
- E.L.W. FRONT-OF-WAY
- U.L.E. UTILITY EASEMENT
- ⊙ PLOT NUMBER



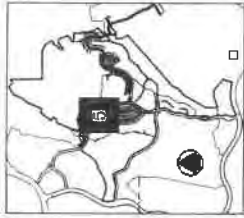
AZTEC CONSULTANTS, INC.
 10000 E. HIGHWAY 100, SUITE 100, DENVER, CO 80231
 TEL: 303.751.1000 FAX: 303.751.1001
 WWW.AZTECCONCONSULTANTS.COM

THE CANYONS FILING NO. 1
 A REPLAT OF PARCELS 7 & 8
 RECORDED IN SECTION 1, 2, 11 & 12
 TOWNSHIP 7 SOUTH, RANGE 67
 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 441,868 ACRES - 160 LOTS - 8 TRACTS - CASE NO. FF18-001

DATE: 4/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: 10000
 SHEET: 4 OF 8

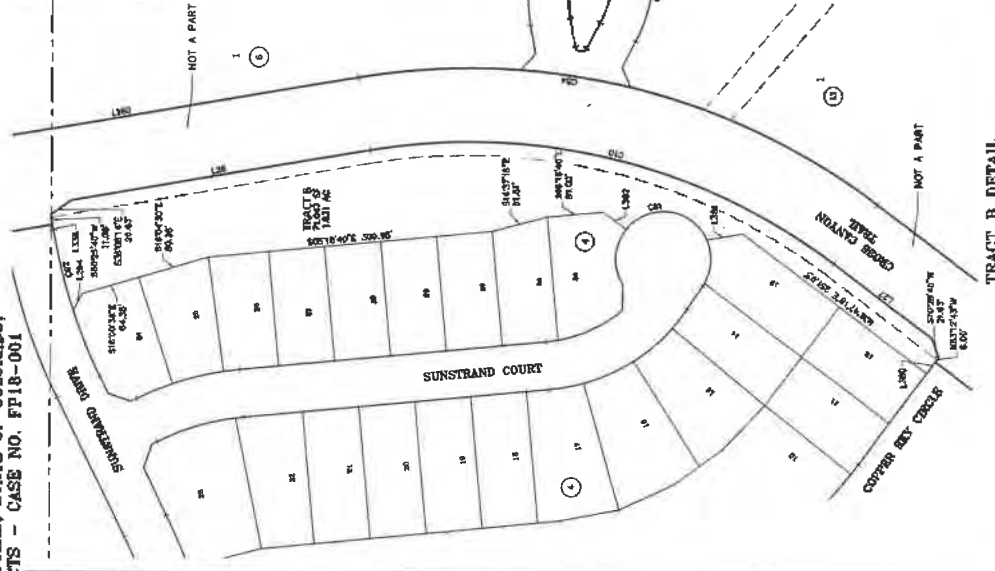
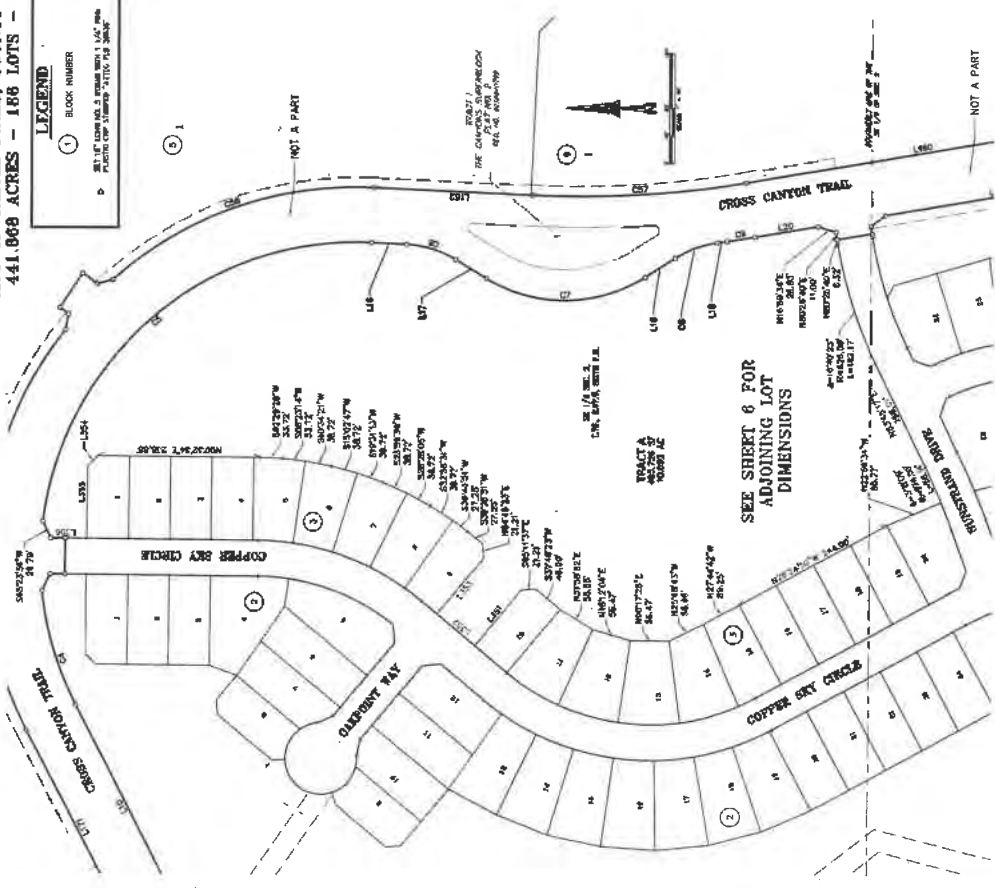
THE CANYONS FILING NO. 1

A PART OF PLANNING AREAS 5, 6, AND 8
 A REPLAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
 LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 441.068 ACRES - 186 LOTS - 9 TRACTS - CASE NO. FP18-001



LEGEND

①	BLOCK NUMBER
D	SEE THE LEGAL DESCRIPTION OF THE CANYONS SUPERBLOCK PLAT NO. 2 FOR THE LOCATION OF THE CANYONS SUPERBLOCK PLAT NO. 2



SEE SHEET 7 FOR
 ADJOINING LOT
 DIMENSIONS

SEE SHEET 6 FOR
 ADJOINING LOT
 DIMENSIONS



NAME OF PROFESSIONAL ENGINEER	DATE OF EXPIRATION
NO. OF LOTS	NO. OF ACRES
FOR AND ON BEHALF OF C&G CONSULTING, INC.	

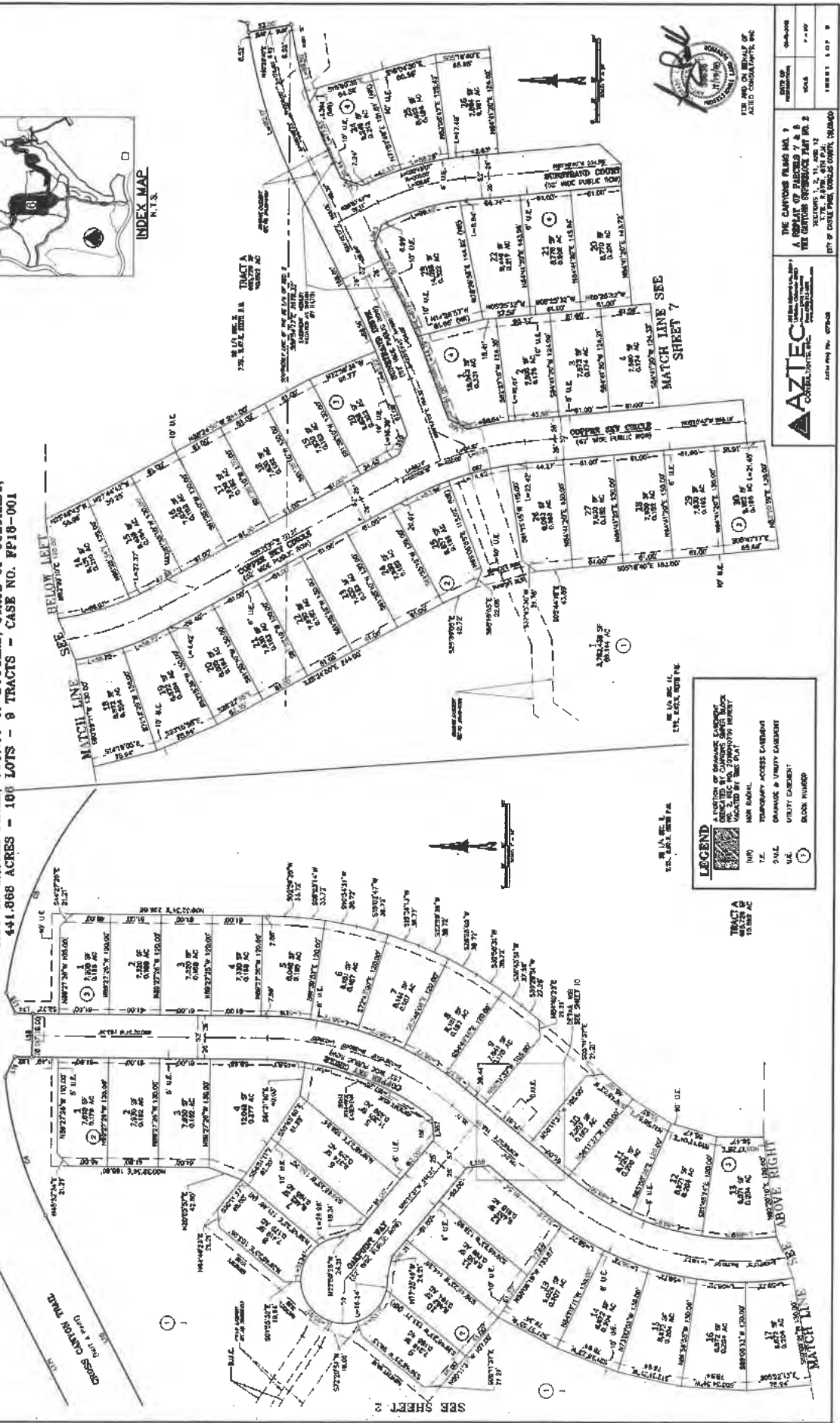
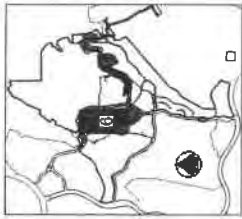
TRACT A & B DETAIL SHEET

TRACT B DETAIL

TRACT A DETAIL

THE CANYONS FILING NO. 1

A REPLAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
 A PART OF PLANNING AREAS 6, 8, AND 9
 LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 441.868 ACRES - 186 LOTS - 9 TRACTS - CASE NO. RP16-001



LEGEND

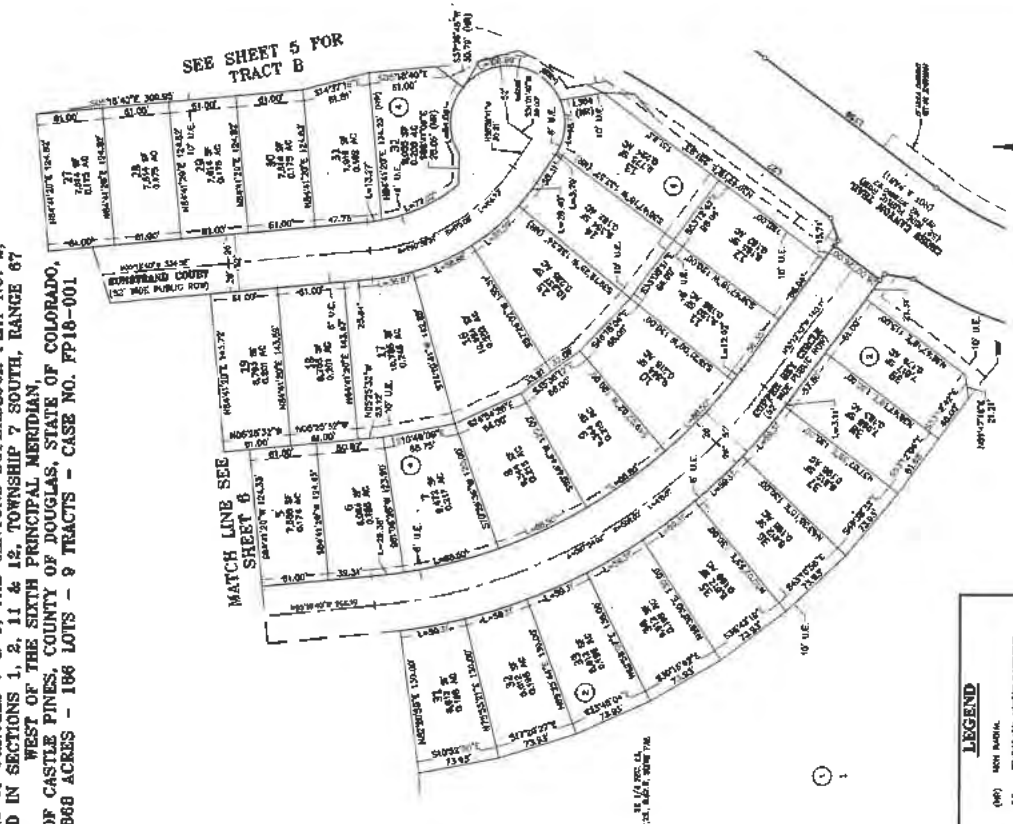
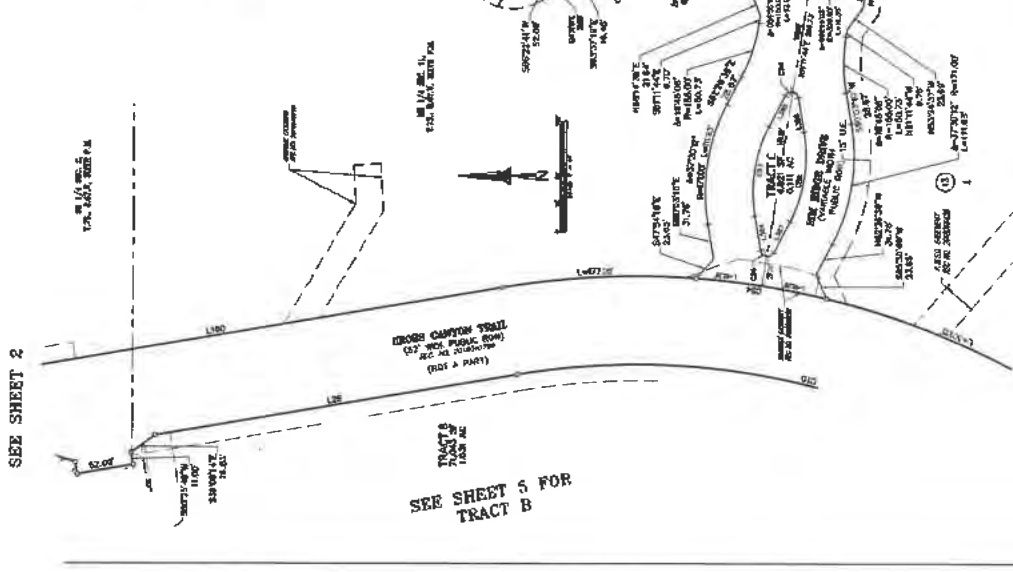
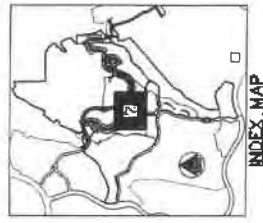
- A PORTION OF DRAINAGE EASEMENT (SEE PLAT NO. 2, SECTION 1, 2, 11, AND 12, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN)
- EASEMENT
- RIGHT-OF-WAY
- TEMPORARY ACCESS EASEMENT
- DRAINAGE & UTILITY EASEMENT
- UTILITY EASEMENT
- BLOCK NUMBER

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10788

THE CANYONS FILING NO. 1
 A REPLAT OF PARCELS 7 & 8,
 THE CANYONS SUPERBLOCK PLAT NO. 2,
 LOCATED IN SECTIONS 1, 2, 11, AND 12,
 TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS,
 STATE OF COLORADO,
 441.868 ACRES - 186 LOTS - 9 TRACTS - CASE NO. RP16-001

AZTEC
 CONSULTANTS, INC.
 10000 E. 10TH AVE., SUITE 100
 DENVER, CO 80231
 PHONE: 303.751.1000
 FAX: 303.751.1001
 WWW.AZTECCONCONS.COM

THE CANYONS FILING NO. 1
 A PART OF PLANNING AREAS 5, 6, AND 8
 A REPEAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
 LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 67
 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 441.068 ACRES - 186 LOTS - 9 TRACTS - CASE NO. FP18-001.



LEGEND

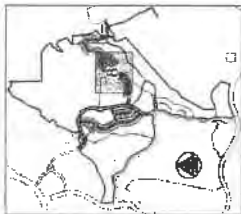
- (PW) NEW ROAD
- TL EMPLOYMENT ACCESS EASEMENT
- OLEL EASEMENT & UTILITY EASEMENT
- P.W.C. PARKWAY WALKER & SHERIDAN DRIVE
- ROW RIGHT-OF-WAY
- ULE UTILITY EASEMENT
- CIRCLE MARKER

AZTEC
 CONSULTANTS, INC.
 4400 E. 10th Ave., Suite 100
 Denver, CO 80231
 Phone: 303.733.1100
 Fax: 303.733.1101
 Website: www.aztecinc.com

THE CANYONS FILING NO. 1
 A REPEAT OF PARCELS 7 & 8
 IN SECTIONS 1, 2, 11 & 12
 TOWNSHIP 7 SOUTH, RANGE 67
 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO

DATE: 7-11-07
 SHEET: 7 OF 8

THE CANYONS FILING NO. 1
A PART OF PLANNING AREAS 5, 6, AND 8
A REPLAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
441.866 ACRES - 186 LOTS - 9 TRACTS - CASE NO. FP18-001



INDEX MAP

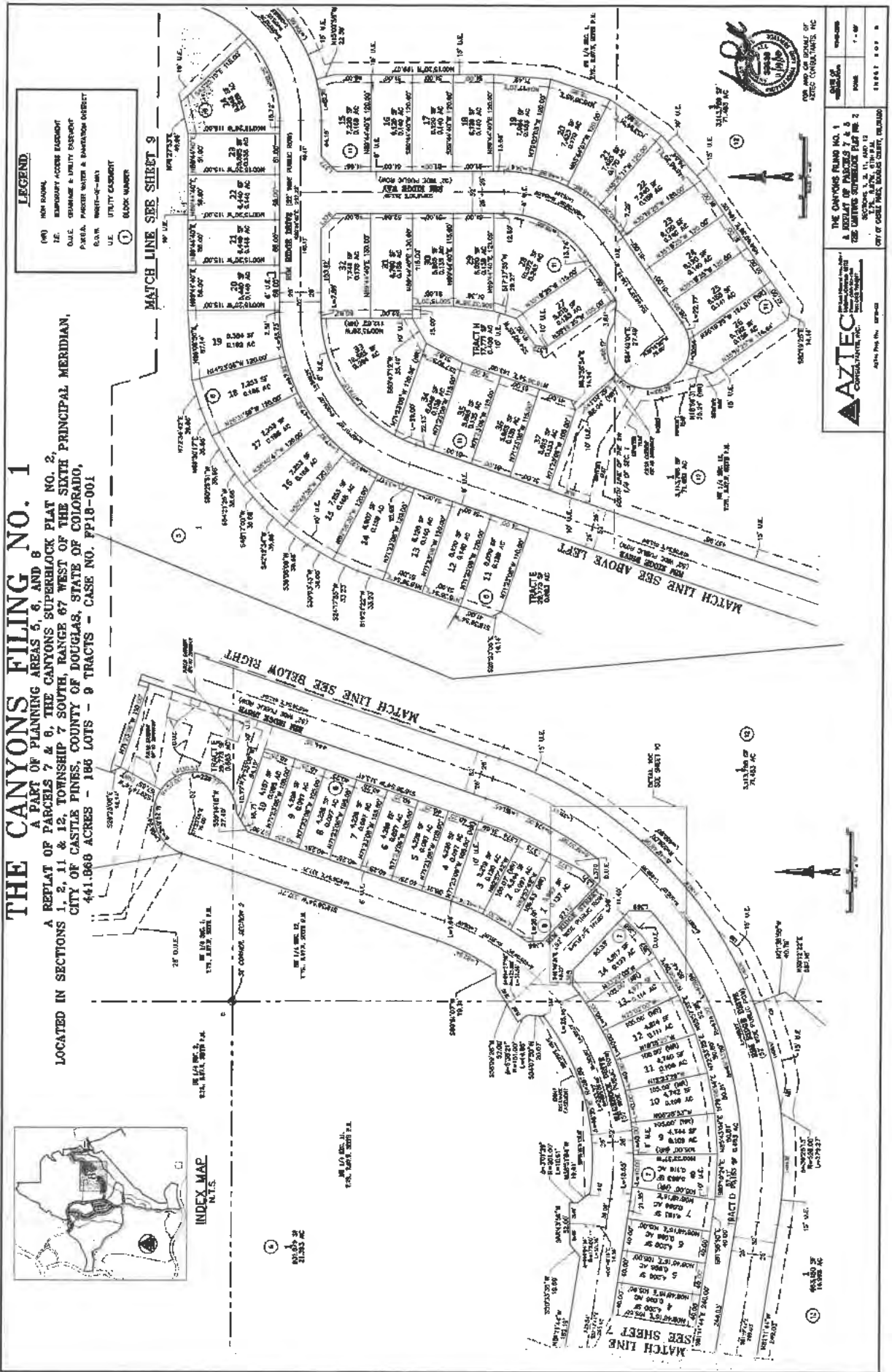
LEGEND

- (NB) NEW ROAD
- (E) EXISTING ACCESS EASEMENT
- (DUE) DRAINAGE & UTILITY EASEMENT
- (P&S) PAVED WATER & SEWERAGE EASEMENT
- (S&N) SERVICE - GAS
- (U) UTILITY EASEMENT
- (G) GROUND WATER

MATCH LINE SEE SHEET 9

MATCH LINE SEE BELOW RIGHT

MATCH LINE SEE ABOVE LEFT



FOR INFO OR BOOKING OF
AZTEC CONSULTANTS, INC.

THE CANYONS FILING NO. 1
A REPLAT OF PARCELS 7 & 8
LOCATED IN SECTIONS 1, 2,
11 & 12, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS,
STATE OF COLORADO

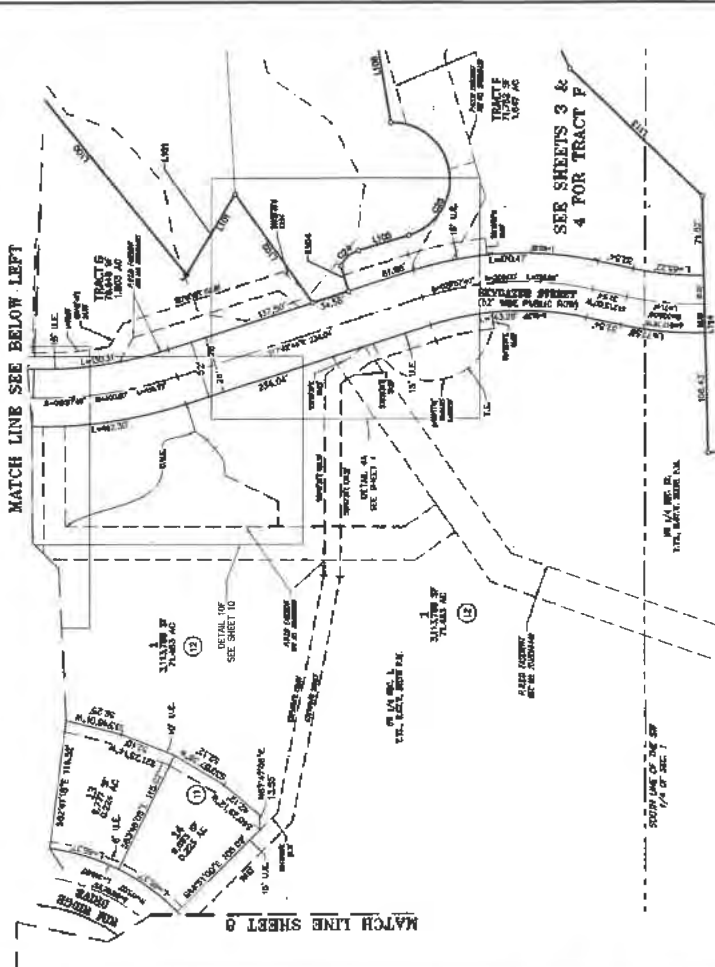
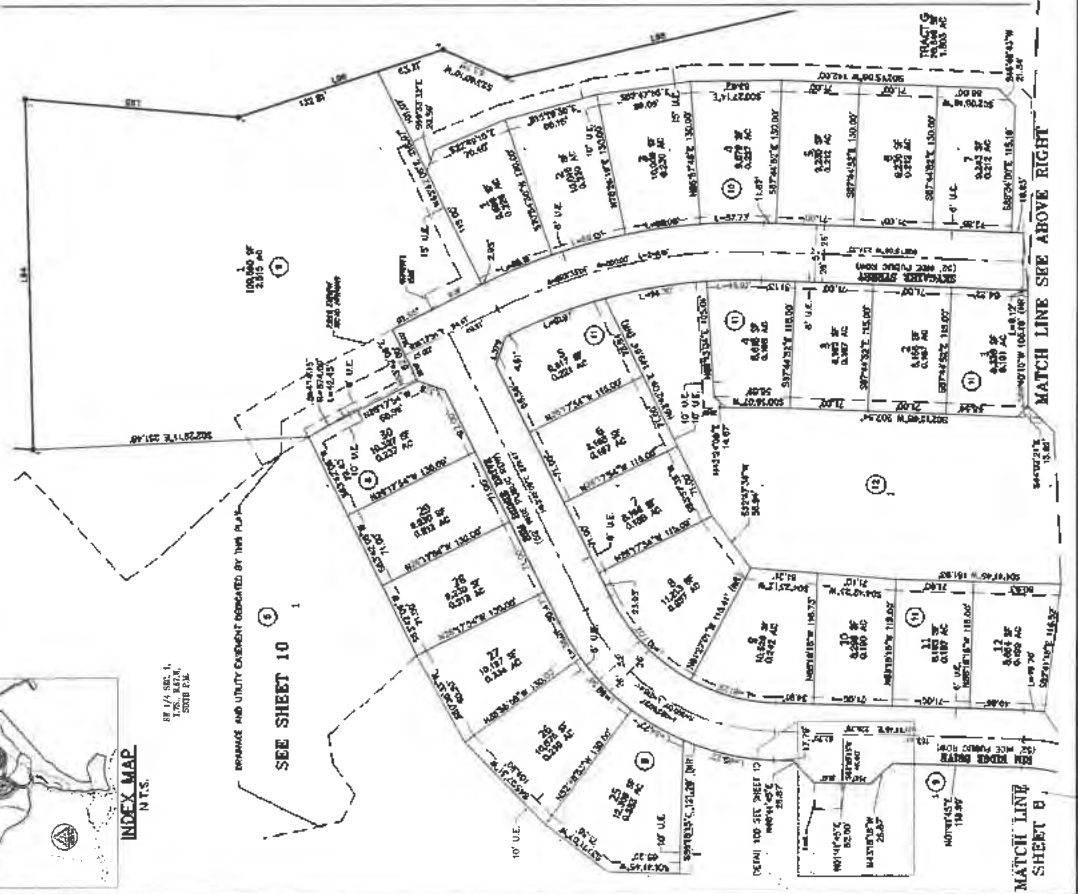


THE CANYONS FILING NO. 1
 A PART OF PLANNING AREAS 5, 6, AND 8
 A REPLAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
 LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7, SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 441,868 ACRES - 188 LOTS - 9 TRACTS - CASE NO. FP18-001



LEGEND

- (94) HIGHWAY
- TC SUBSTANT ACCESS EASEMENT
- D.U.E. DRIVEWAY & UTILITY EASEMENT
- P.A.E. PARKWAY WATER & SANITATION EASEMENT
- P.A.W. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- () BLOCK NUMBER



SEE SHEETS 3 & 4 FOR TRACT P

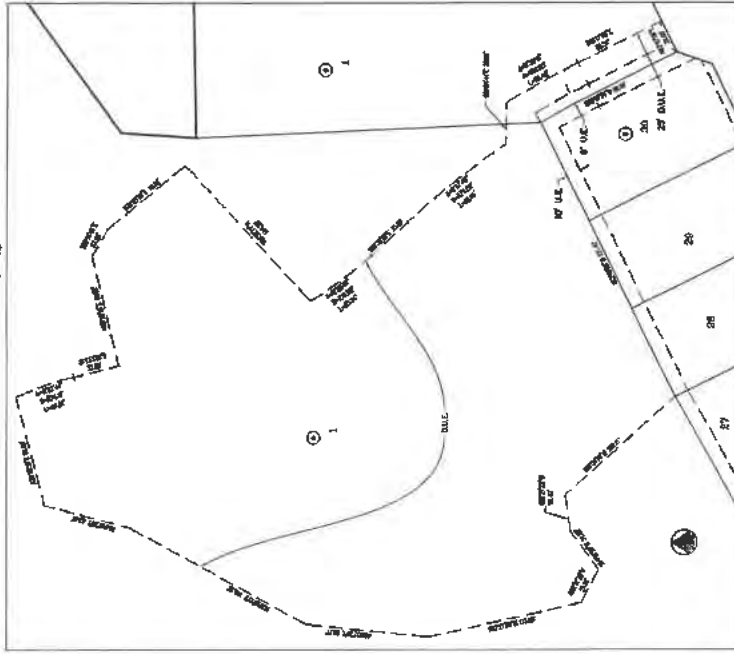
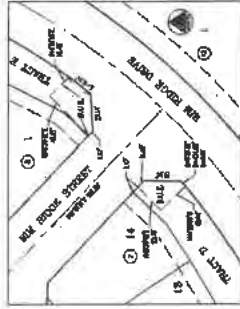
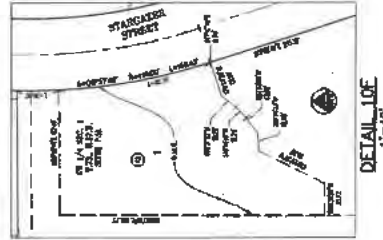
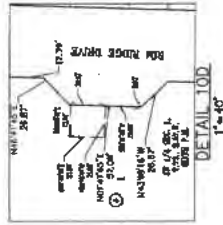
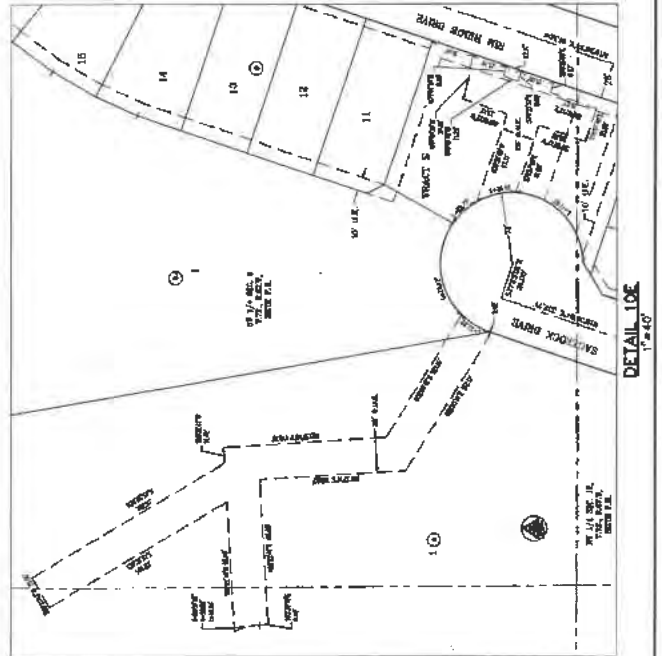
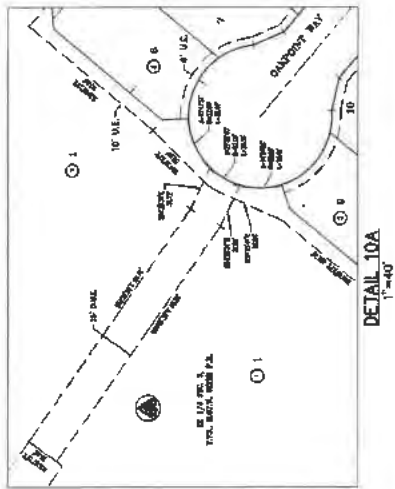
SEE SHEET 4

THE CANYONS FILING NO. 1 A REPLAT OF PARCELS 7 & 8 THE CANYONS SUPERBLOCK PLAT NO. 2 SECTIONS 1, 2, 11, AND 12 TOWNSHIP 7, SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO		DATE OF REVISION	BY
NO. 1	NO. 1	NO. 1	NO. 1
NO. 2	NO. 2	NO. 2	NO. 2
NO. 3	NO. 3	NO. 3	NO. 3

AZTEC
CONSULTING, INC.
3801 West 10th Ave. Suite 100
Boulder, CO 80504

THE CANYONS FILING NO. 1

A PART OF PLANNING AREAS 5, 6, AND 8
 A REPEAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2
 LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
 441.868 ACRES - 186 LOTS - 9 TRACTS - CASE NO. FP18-001



LEGEND

- (M) HIGH WALK
- TE. SUPERBLOCK ADDRESS DESIGNATION
- DALE. GARAGE & UTILITY EXHIBITION
- P.C.S.D. PARKING, WATER & SANITATION EXHIBITION
- R.O.W. RIGHT-OF-WAY
- U.E. UTILITY EXHIBITION
- ① BLOCK NUMBER



THE CANYONS FILING NO. 1 A REPEAT OF PARCELS 7 & 8 THE CANYONS SUPERBLOCK PLAT NO. 2 SECTIONS 1, 2, 11, 12, TOWNSHIP 7 S. RANGE 87 W. COUNTY OF DOUGLAS, STATE OF COLORADO		DATE OF REVISION	DESCRIPTION
TOTAL	1-1-11	1-1-11	1-1-11
AZTEC CONSULTANTS, INC. 1000 14TH AVENUE, SUITE 100 DENVER, COLORADO 80202 PHONE: 303.733.1111 FAX: 303.733.1112 WWW.AZTECCON.COM		SHEET NO. 11 OF 11	

THE CANYONS FILING NO. 1
A REPLAT OF PARCELS 7 & 8, THE CANYONS SUPERBLOCK PLAT NO. 2,
LOCATED IN SECTIONS 1, 2, 11 & 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO,
441.868 ACRES - 186 LOTS - 9 TRACTS - CASE NO. FP18-001.

Table with 12 columns: LINC BEARING, LENGTH, LINC BEARING, LENGTH, LINC BEARING, LENGTH, LINC BEARING, LENGTH, LINC BEARING, LENGTH, LINC BEARING, LENGTH. Rows 1-186.

Table with 3 columns: CURVE DATA, CURVE TABLE, CURVE TABLE. Rows 187-300.

Table with 3 columns: CURVE DATA, CURVE TABLE, CURVE TABLE. Rows 301-414.



FOR JOB AND BEARING OF
AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC.
COURTESY, COLORADO
REGISTERED PROFESSIONAL SURVEYORS

THE CANYONS FILING NO. 1
A REPLAT OF PARCELS 7 & 8
THE CANYONS SUPERBLOCK PLAT NO. 2
SECTION 1, 2, 11, AND 12
TOWNSHIP 7 SOUTH, RANGE 67 WEST
CITY OF CASTLE PINES, COUNTY OF DOUGLAS

DATE: 11/11/11
BY: [Signature]

186 LOTS - 9 TRACTS - CASE NO. FP18-001

186 LOTS - 9 TRACTS - CASE NO. FP18-001

186 LOTS - 9 TRACTS - CASE NO. FP18-001

THE CANYONS FILING NO. 1, 1ST AMENDMENT

PLANNING AREA 8
 A REPLAT OF LOT 1, BLOCK 6, THE CANYONS PLANNED DEVELOPMENT,
 LOCATED IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO, 21.393 ACRES - 98 LOTS - 4 TRACTS - CASE NO. FP18-002

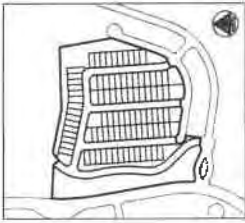
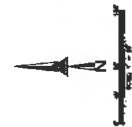
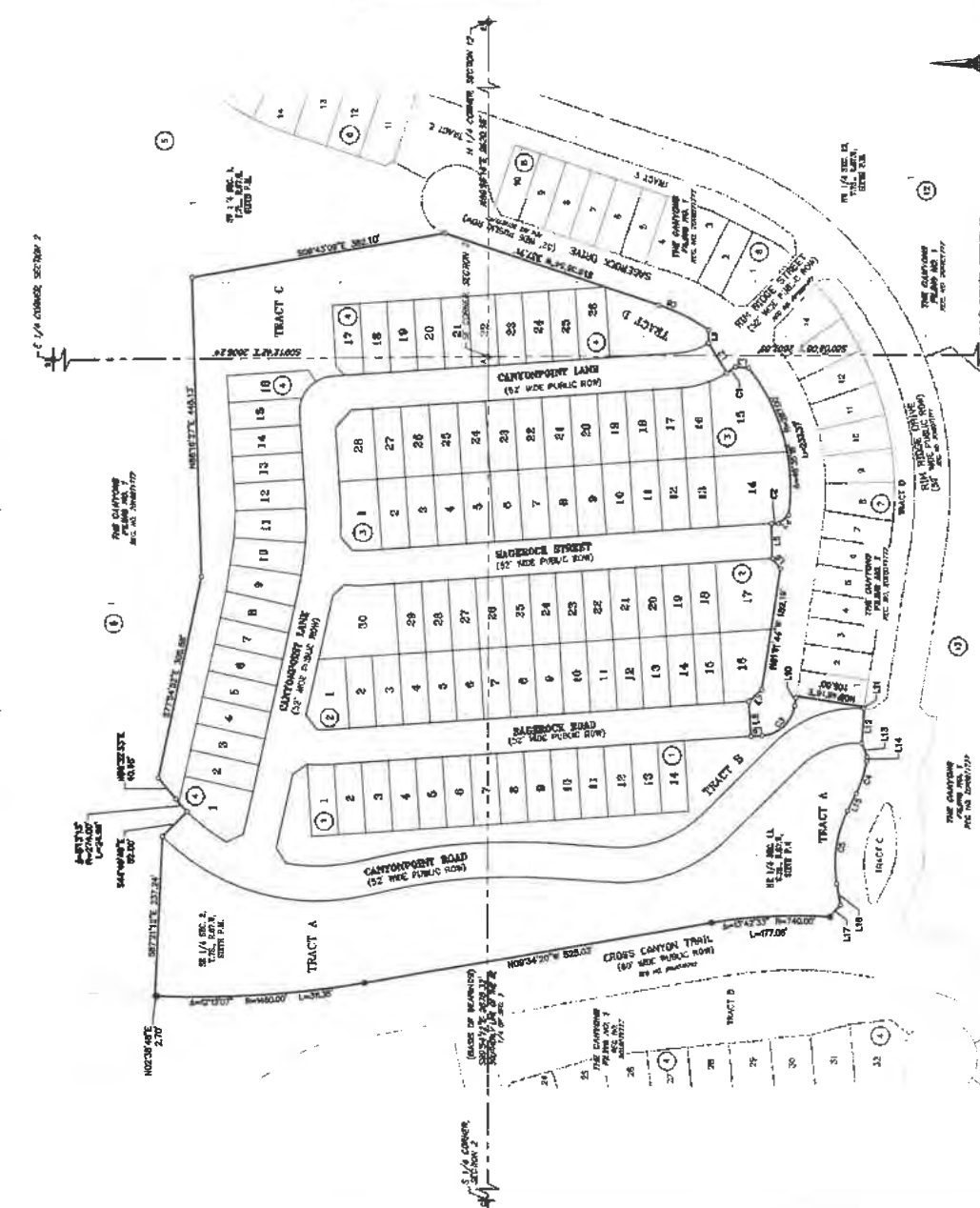


EXHIBIT B - LEGEND

- 1. - EXISTING LOT
- 2. - EXISTING BLOCK
- 3. - EXISTING TRACT
- 4. - EXISTING SUBDIVISION
- 5. - EXISTING EASEMENT
- 6. - EXISTING RIGHT-OF-WAY
- 7. - EXISTING CURVE
- 8. - EXISTING CORNER
- 9. - EXISTING MONUMENT
- 10. - EXISTING SURVEY
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- 90. - EXISTING RECORD

CURVE	DELTA	RADIUS	LENGTH
C1	89°51'07.76"	151.31	16.80
C2	89°51'07.76"	151.31	16.80
C3	89°51'07.76"	151.31	16.80
C4	89°51'07.76"	151.31	16.80
C5	89°51'07.76"	151.31	16.80
C6	89°51'07.76"	151.31	16.80
C7	89°51'07.76"	151.31	16.80
C8	89°51'07.76"	151.31	16.80

LINE	BEARING	LENGTH
L1	89°51'07.76"	151.31
L2	89°51'07.76"	151.31
L3	89°51'07.76"	151.31
L4	89°51'07.76"	151.31
L5	89°51'07.76"	151.31
L6	89°51'07.76"	151.31
L7	89°51'07.76"	151.31
L8	89°51'07.76"	151.31
L9	89°51'07.76"	151.31
L10	89°51'07.76"	151.31
L11	89°51'07.76"	151.31
L12	89°51'07.76"	151.31
L13	89°51'07.76"	151.31
L14	89°51'07.76"	151.31
L15	89°51'07.76"	151.31
L16	89°51'07.76"	151.31
L17	89°51'07.76"	151.31
L18	89°51'07.76"	151.31
L19	89°51'07.76"	151.31
L20	89°51'07.76"	151.31
L21	89°51'07.76"	151.31
L22	89°51'07.76"	151.31
L23	89°51'07.76"	151.31
L24	89°51'07.76"	151.31
L25	89°51'07.76"	151.31
L26	89°51'07.76"	151.31
L27	89°51'07.76"	151.31
L28	89°51'07.76"	151.31
L29	89°51'07.76"	151.31
L30	89°51'07.76"	151.31
L31	89°51'07.76"	151.31
L32	89°51'07.76"	151.31
L33	89°51'07.76"	151.31
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L38	89°51'07.76"	151.31
L39	89°51'07.76"	151.31
L40	89°51'07.76"	151.31
L41	89°51'07.76"	151.31
L42	89°51'07.76"	151.31
L43	89°51'07.76"	151.31
L44	89°51'07.76"	151.31
L45	89°51'07.76"	151.31
L46	89°51'07.76"	151.31
L47	89°51'07.76"	151.31
L48	89°51'07.76"	151.31
L49	89°51'07.76"	151.31
L50	89°51'07.76"	151.31
L51	89°51'07.76"	151.31
L52	89°51'07.76"	151.31
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L63	89°51'07.76"	151.31
L64	89°51'07.76"	151.31
L65	89°51'07.76"	151.31
L66	89°51'07.76"	151.31
L67	89°51'07.76"	151.31
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L72	89°51'07.76"	151.31
L73	89°51'07.76"	151.31
L74	89°51'07.76"	151.31
L75	89°51'07.76"	151.31
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L82	89°51'07.76"	151.31
L83	89°51'07.76"	151.31
L84	89°51'07.76"	151.31
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L87	89°51'07.76"	151.31
L88	89°51'07.76"	151.31
L89	89°51'07.76"	151.31
L90	89°51'07.76"	151.31



AZTEC
 CONSULTANTS, P.C.
 10000 E. WILLOW AVE., SUITE 100
 DENVER, CO 80231
 TEL: 303.755.1000
 FAX: 303.755.1001
 WWW.AZTECCON.COM

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, PC

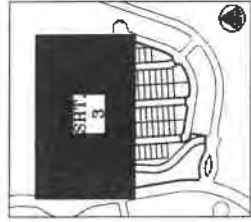
THE CANYONS FILING NO. 1, 1ST AMENDMENT
 A REPLAT OF LOT 1, BLOCK 6
 THE CANYONS PLANNED DEVELOPMENT
 SECTIONS 1, 2, 11, AND 12
 TOWNSHIP 7 SOUTH, RANGE 87 WEST
 CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO

Scale: 1" = 40'

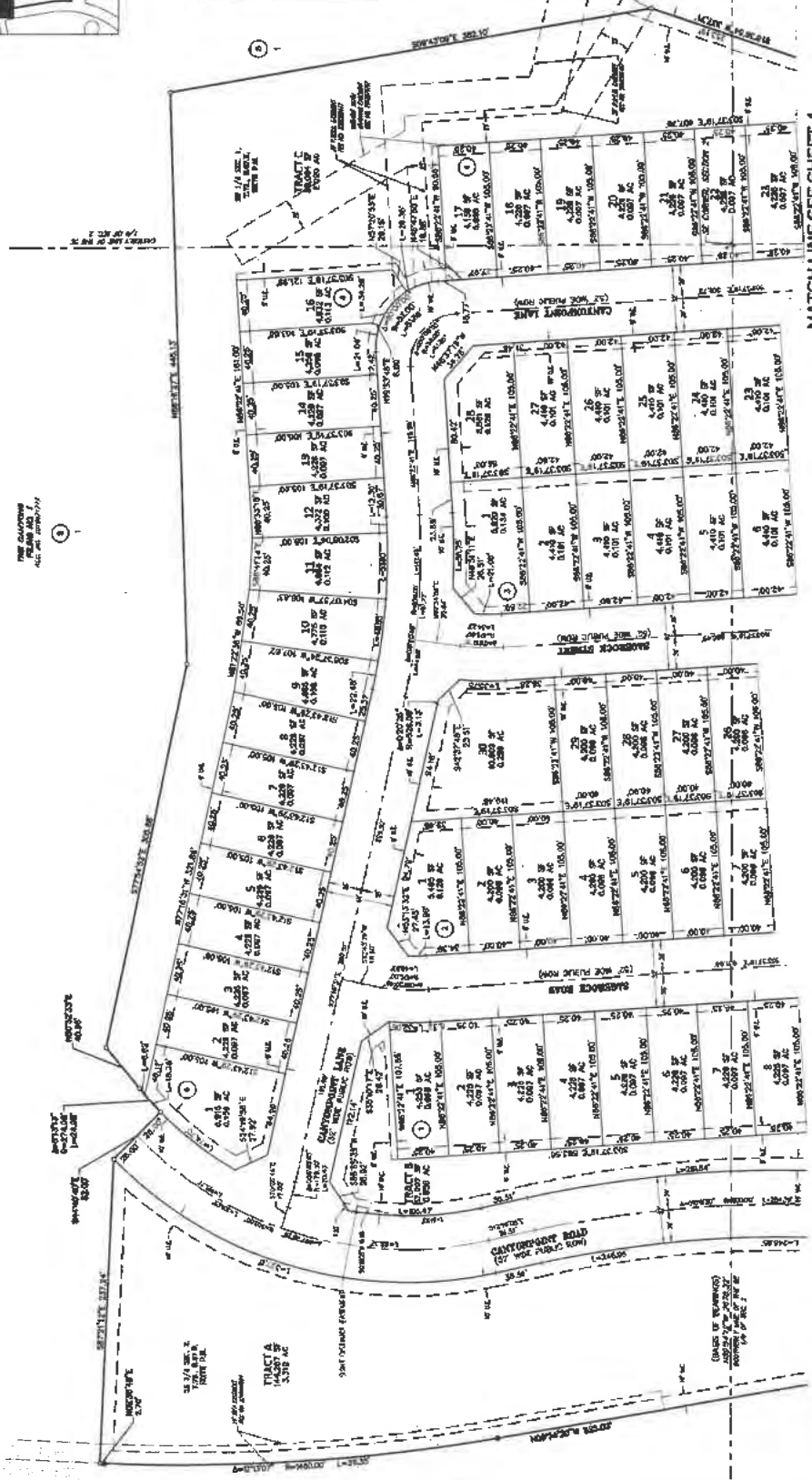
Sheet 3 of 4

THE CANYONS FILING NO. 1, 1ST AMENDMENT

PLANNING AREA B
 A REPLAT OF LOT 1, BLOCK 6, THE CANYONS FILING NO. 1, THE CANYONS PLANNED DEVELOPMENT,
 LOCATED IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO, 21.393 ACRES - 96 LOTS - 4 TRACTS - CASE NO. FP18-002



- MONUMENT SYMBOL LEGEND**
- 1. MONUMENTS SHOWN WITH THIS SYMBOL ARE
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- LEGEND**
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AZTEC
 CONSULTANTS, INC.

ALINE PROJECT NUMBER: _____ DRAWN BY: _____

THE CANYONS FILING NO. 1, 1ST AMENDMENT
 A REPLAT OF LOT 1, BLOCK 6
 THE CANYONS PLANNED DEVELOPMENT
 SECTIONS 1, 2, 11, AND 12
 TOWNSHIP 7 SOUTH, RANGE 67 WEST
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS

DATE: _____ SHEET 4 OF 4



COMMUNITY DEVELOPMENT DEPARTMENT—STAFF REPORT

PROJECT NAME/CASE NO.: The Canyons Duplexes, Site Improvement Plan – Case No. SP18-003

PROJECT LOCATION: The subject property is all of the Canyons Filing No. 1, 1st amendment and a portion of the Canyons Filing No. 1 and is generally located south of Hess Rd., east of future Cross Canyon Trail and north of future Rim Ridge Dr. and consists of 26.745 acres more or less.

OWNER: KB Home Colorado Inc.
7807 E Peakview Ave., Suite 300
Centennial, CO 80111

APPLICANT: Shea Homes, LLC
9380 Station Street, Suite 600
Lone Tree, CO 80124

PROJECT DESCRIPTION: The Applicant requests approval of a Site Improvement Plan to develop 66 duplex units for a total of 122 single family attached dwelling units on 122 lots. The subject property is 26.745 acres and is located in Planning Area 8-Residential of the Canyons Planned Development.

STAFF RECOMMENDATION: Site Improvement Plan – Approval with Conditions

REPORT DATE: March 22, 2019

PLANNING COMMISSION MEETING DATE: March 28, 2019