

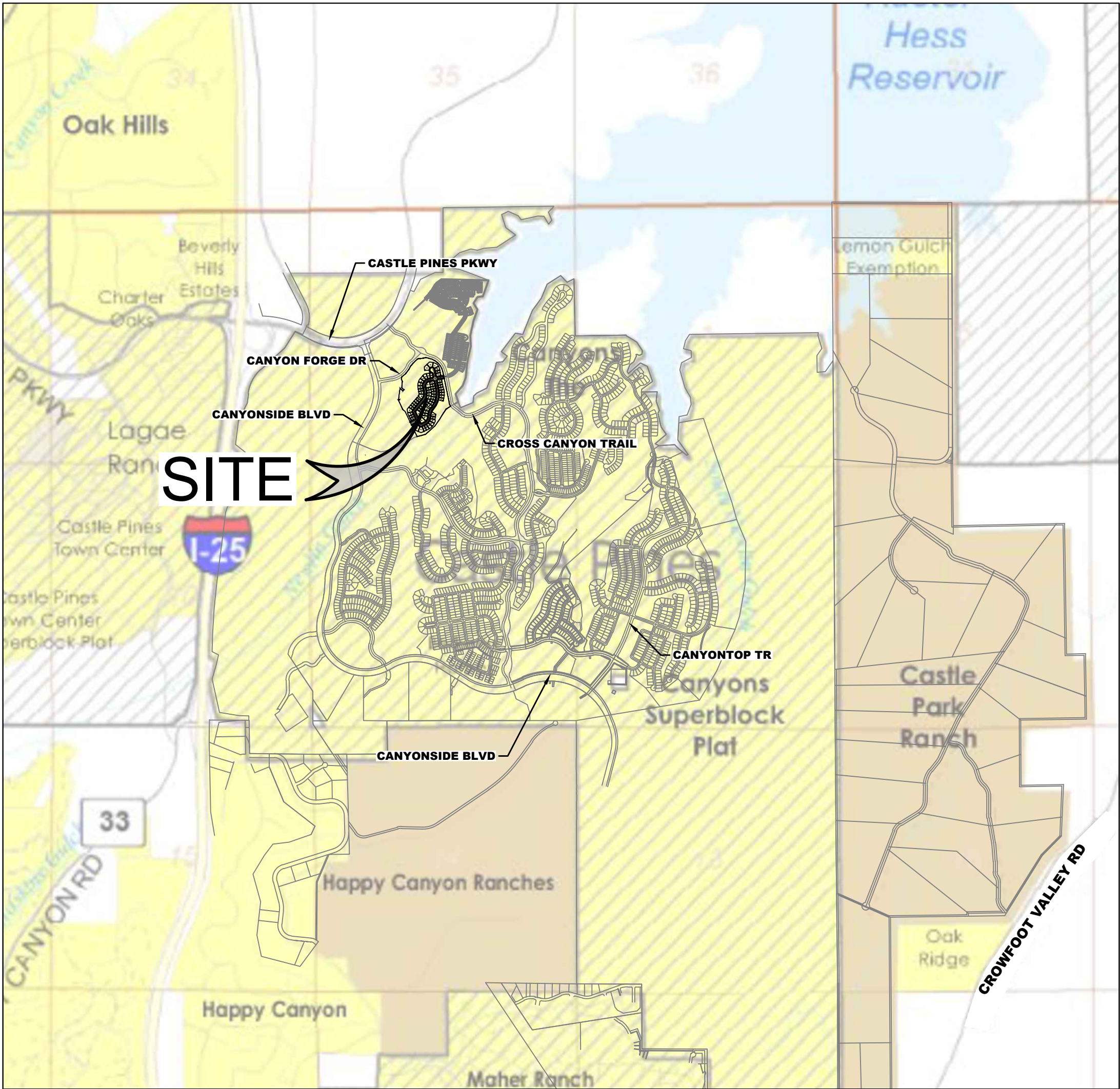
CANYONSIDE - PRELIMINARY PLAN NO. 1 - 2ND AMENDMENT

THE CANYONS PLANNED DEVELOPMENT
A PORTION OF PLANNING AREAS 3, C AND F WITHIN SECTION 2, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
26.033 +/- ACRES, 69 LOTS, AND 7 TRACTS, CASE NO. PFP-2026-001

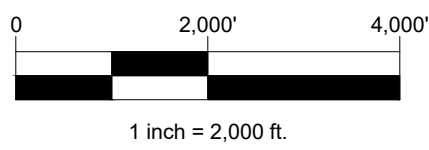
LEGAL DESCRIPTION:

PARCEL 1:
TRACT A, CANYONSIDE SUBDIVISION FILING NO. 1, 2ND AMENDMENT, ACCORDING TO THE PLAT THEREOF
RECORDED FEBRUARY 20, 2026 AT RECEPTION NO. 2026007821, COUNTY OF DOUGLAS, STATE OF COLORADO

PARCEL 2:
LOT 3, CANYONSIDE SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2021
AT RECEPTION NO. 2021054776



VICINITY MAP



NOTE

PURSUANT TO SECTION 4 OF THE ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE CANYONS, DATED OCTOBER 22, 2009; THE DEVELOPERS OF THE CANYONS ARE REQUIRED TO DEDICATE LAND FOR STREETS AND OTHER PUBLIC USES. SUCH LAND IS REQUIRED TO BE DEDICATED UPON THE RECORDATION OF THE FINAL SUBDIVISION PLAT CONTAINING SUCH LAND, OR UPON A REQUEST FROM THE CITY AS MORE PARTICULARLY DESCRIBED IN THE ADA. PURSUANT TO SECTION 4.9 OF THE ADA, THE CITY MAY REQUEST DEDICATION OF PUBLIC LAND WHETHER OR NOT A PRELIMINARY PLAN, FINAL PLAT OR SUPERBLOCK PLAT APPLICATION FOR THE CANYONS IS PENDING.

SHEET INDEX

- | NO | SHEET TITLE |
|----|---|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | PD OVERLAY |
| 4 | EXISTING SITE FEATURES & PRELIMINARY TRAILS |
| 5 | SITE PLAN INDEX |
| 6 | SITE PLAN (1 OF 2) |
| 7 | SITE PLAN (2 OF 2) |

THIS CANYONSIDE PRELIMINARY PLAN NO. 1, 2ND AMENDMENT, WAS REVIEWED BY THE PLANNING COMMISSION ON
FINAL PLAT(S) SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THIS PRELIMINARY PLAN.

DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

THIS CANYONSIDE PRELIMINARY PLAN NO. 1, 2ND AMENDMENT, WAS APPROVED BY THE CITY COUNCIL ON
FINAL PLAT(S) SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THIS PRELIMINARY PLAN.

MAYOR, CITY OF CASTLE PINES

EXPIRATION OF APPROVAL
THE PRELIMINARY PLAN SHALL BE EFFECTIVE FOR A PERIOD OF 1 YEAR FROM THE DATE OF APPROVAL UNLESS STATED OTHERWISE IN SUCH APPROVAL. THE CITY MANAGER MAY GRANT A 1-YEAR EXTENSION OF TIME, UPON WRITTEN REQUEST BY THE APPLICANT. THE CITY MANAGER MAY GRANT ADDITIONAL EXTENSIONS UPON A FINDING THAT THE PLAN IS IN COMPLIANCE WITH THE CITY MASTER PLAN, ZONING ORDINANCE AND SUBDIVISION REGULATION ALL AS AMENDED.

OWNER/DEVELOPER/APP
NORTH CANYONS DEVELOPMENT CO LLC
3033 E. 1ST AVE., STE 725
DENVER, CO 80206
CONTACT: SKYLAR HAGER
(720)-737-5221

ENGINEER
TERRACINA DESIGN
10200 E GIRARD AVE, STE A-314
DENVER, CO 80231
CONTACT: DAVID BACCI
(303)-632-8867

SURVEYOR
AZTEC CONSULTANTS INC.
300 E MINERAL AVE, STE 1
LITTLETON, CO 80112
CONTACT: JIM LYNCH
(303)-713-1898

DATE	BY
06/15/2026	CS
07/17/2026	CS
08/14/2026	CS

#	REVISION DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL

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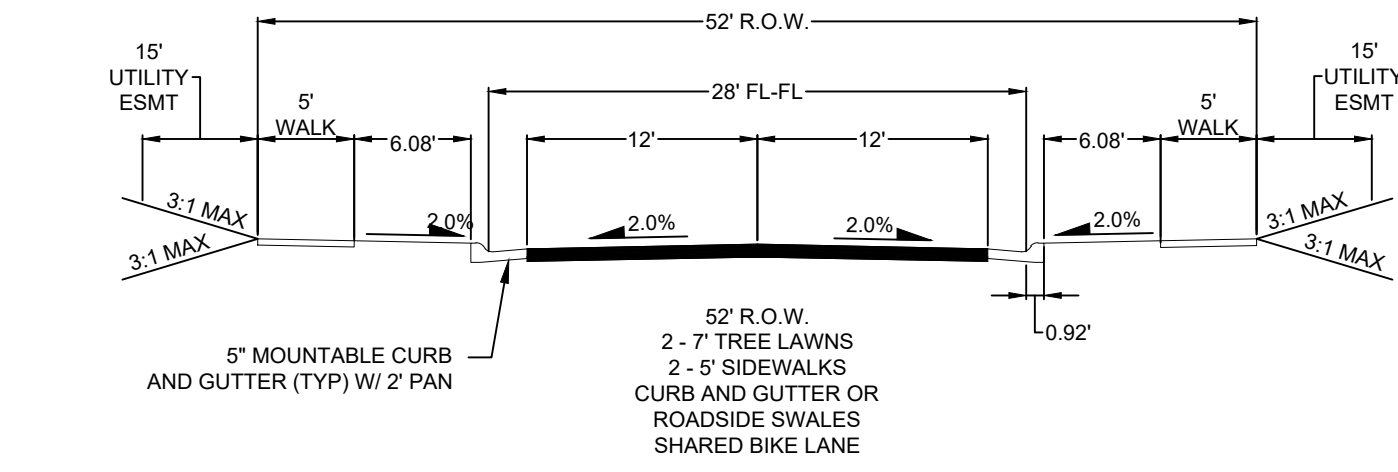
SUMMARY TABLE					
LOTS/TRACTS	ACREAGE	ALLOWED USE	CONSTRUCTION RESPONSIBILITY	FUTURE OWNERSHIP	MAINTENANCE
TRACT A	7.885	OPEN SPACE / UTILITY / DRAINAGE / ACCESS	OWNER OR ASSIGNED	CITY OF CASTLE PINES	CITY OF CASTLE PINES
TRACT B	0.550	RETAINING WALLS / UTILITY / DRAINAGE / ACCESS	OWNER OR ASSIGNED	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS
TRACT C	0.049	RETAINING WALLS / UTILITY / DRAINAGE / ACCESS	OWNER OR ASSIGNED	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS
TRACT D	0.069	OPEN SPACE / UTILITY / DRAINAGE / ACCESS	OWNER OR ASSIGNED	CITY OF CASTLE PINES	CITY OF CASTLE PINES
TRACT E	0.139	OPEN SPACE / UTILITY / DRAINAGE	OWNER OR ASSIGNED	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS
TRACT F	0.277	RETAINING WALLS	OWNER OR ASSIGNED	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS
TRACT G	3.142	OPEN SPACE / UTILITY / DRAINAGE / ACCESS	OWNER OR ASSIGNED	CITY OF CASTLE PINES	CITY OF CASTLE PINES
PUBLIC R.O.W.	3.471		OWNER OR ASSIGNED	CITY OF CASTLE PINES	CITY OF CASTLE PINES
RESIDENTIAL LOTS	10.451	RESIDENTIAL	OWNER OR ASSIGNED	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS	NORTH CANYONS DEVELOPMENT COMPANY / SUCCESSIONS / ASSIGNS
	26.033	TOTAL ONSITE ACREAGE			
1) CITY WILL NOT TAKE MAINTENANCE OBLIGATION UNTIL AFTER WARRANTY PERIOD					
2) CERTAIN OPEN SPACES TRACTS MAY BE LANDSCAPED TO ENHANCE THE AESTHETICS OF THE COMMUNITY, AS DETERMINED BY THE CITY					
3) OPEN SPACES WILL BE DEDICATED AT THE PLATTING STAGE IN ACCORDANCE WITH SECTION 2.01 OF THE CITY OPERATIONS MILL LEVY PLEDGE AGREEMENT AND SECTION 4.9 OF THE ANNEXATION AND DEVELOPMENT AGREEMENT, AS AMENDED. RETAINING WALLS WITHIN OPEN SPACE/UTILITY/DRAINAGE TRACTS TO BE MAINTAINED BY DISTRICT OR HOA, AS CONTEMPLATED IN THE MILL LEVY PLEDGE AGREEMENT.					

THE CANYONS COMMITMENT MATRIX SUMMARY						
USE	REQUIREMENT		PROVIDED			
	MIN. REQUIRED ACREAGE	PLANNING AREA	PREVIOUSLY DEDICATED	FUTURE DEDICATION* BY OTHER PLANS	FUTURE DEDICATION* BY THIS PP	TOTAL ACREAGE
PARK LAND	316.1		74.9	271.4		346.3
PRONGHORN PARK AND DISC GOLF	35.9	B	35.2			35.2
SPRING GULCH PARK**	10.0	E		10.0		10.0
SAGE POINT TRAILHEAD	14.0	F		17.3		17.3
SOARING HAWK PARK	40.0	I	39.7	27.8		67.5
LEMON GULCH PARK**	18.2	M		18.2		18.2
FAR SOUTH PARK**	30.3	N		30.3		30.3
THE PRESERVE**	167.7	O		167.8		167.8
SCHOOL LAND	79.0		15.5	67.8		83.3
ELEMENTARY SCHOOL	79.0	PA9	15.5			15.5
MIDDLE/HIGH SCHOOL		PA13/14		67.8		67.8
CIVIC/COMMUNITY LAND	35.0	G, D, E, PA20/21/22/23		35.0		35.0
TRANSIT	4.0	PA2		4.0		4.0
FIRE STATION	1.5	NOT SPECIFIED		1.5		1.5
TOTAL DEDICATIONS	435.6		90.4	379.7	0.0	470.1
*ALL FUTURE DEDICATION AMOUNTS ARE SUBJECT TO CHANGE BUT SHALL MEET THE MINIMUM REQUIRED ACREAGE AMOUNT.						
**PLACEHOLDER NAME ONLY. THE FINAL PARK NAME IS TO BE DETERMINED.						

LOT SIZE TABLE	
LOT SIZE (SQ. FT.)	# OF SF
5 ACRES AND LARGER	0
2.0 ACRES - 4.99 ACRES	0
1 ACRE - 1.99 ACRES	0
0.5 ACRE - 0.99 ACRE	0
10,000 SQ. FT. - 0.49 ACRE	2
5,000 SQ. FT. - 9,999 SQ. FT.	67
1,500 SQ. FT. - 4,999 SQ. FT.	0
TOTAL	69

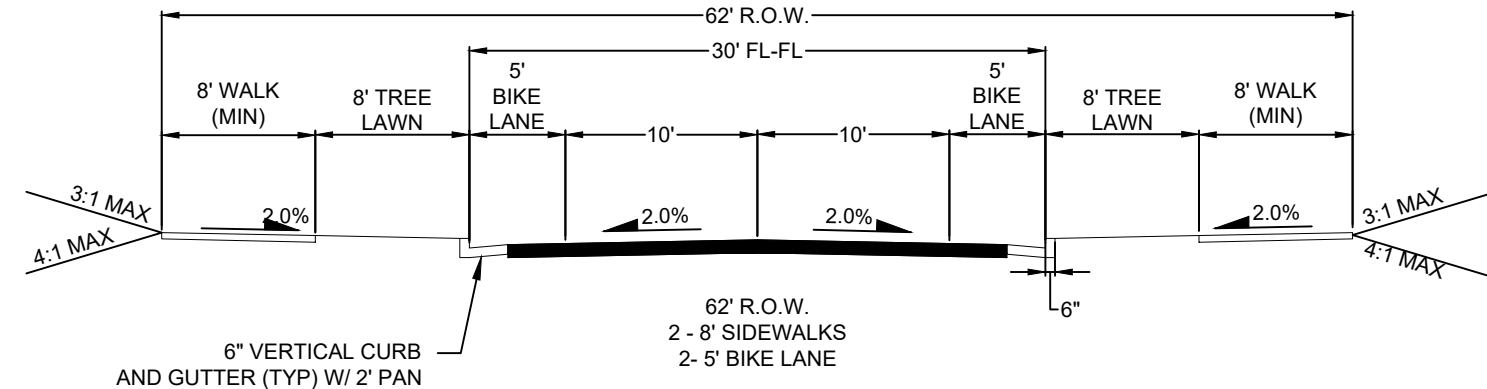
PLANNED AREA TABLE					
PLANNED			PROVIDED		
PLANNING AREA	ZONING	ACREAGE	# OF LOTS	USE	ACREAGE
PA3	MIXED USE	90.700	69	RESIDENTIAL	26.033
1) AS OF THE TIME OF THIS PRELIMINARY PLAN, MORE THAN 75 ACRES REMAIN IN PA1, 2, AND 3 THAT CAN BE USED FOR FUTURE PREDOMINATELY RETAIL SALES TAX GENERATING USES.					

PLANNING AREA TABLE - OPEN SPACE							
PLANNED			PROVIDED				
PLANNING AREA	ZONING	PD ACREAGE	PREVIOUSLY PROVIDED	ACREAGE	WITH THIS PP NO.1, 2ND AMD.	ACREAGE	TOTAL ACREAGE
C	OPEN SPACE LIMITED	31.20	R.O.W. (CANYONS SUPER BLOCK PLAT NO.2), R.O.W. (CANYONSIDE F2), TRACTS B,C (CANYONSIDE F1 AMENDMENT 2), TRACTS A,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X (CANYONSIDE F2 AMENDMENT 3)	25.666	TRACTS A,B,C,D,E	8.692	34.358
F	OPEN SPACE LIMITED	84.10	TRACT A (CANYONS F1), TRACTS A,B (CANYONS F1, AMENDMENT 3), TRACTS B,D,E (CANYONS F2, AMENDMENT 1)	105.581	TRACT F, G	3.419	109.000



RESIDENTIAL STREET
TYPE 'A' DETACHED SIDEWALK

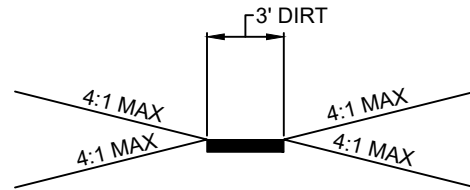
DESIGN SPEED: 25
POSTED SPEED: 20-25



MIXED USE
AVENUE
DETACHED SIDEWALK

DESIGN SPEED: 25
POSTED SPEED: 25

TRAIL SECTIONS



SOFT SINGLE TRACK TRAIL

* THE CANYONS PD 5TH MAJOR AMENDMENT:
TABLE 6.2 ROADWAY DESIGN AND TECHNICAL CRITERIA
FOOTNOTE (12) SIDEWALKS ADJACENT TO OPEN SPACE MAY BE ATTACHED
6.2.4 (A) - SIDEWALKS AND MULTI USE TRAILS LOCATED ALONG ROADWAYS ADJACENT TO MIXED USE AND RESIDENTIAL AND USES MUST BE CONSTRUCTED ON BOTH SIDE OF SAID ROADWAYS, UNLESS ADJACENT TO OPEN SPACE
6.2.4 (B) - SIDEWALKS AND MULTI USE TRAILS LOCATED ALONG ROADWAYS ADJACENT TO OPEN SPACE ACTIVE, OPEN SPACE LIMITED, AND RESIDENTIAL RURAL LAND USES MAY BE CONSTRUCTED ON ONE SIDE OF SAID ROADWAYS.

LEGEND

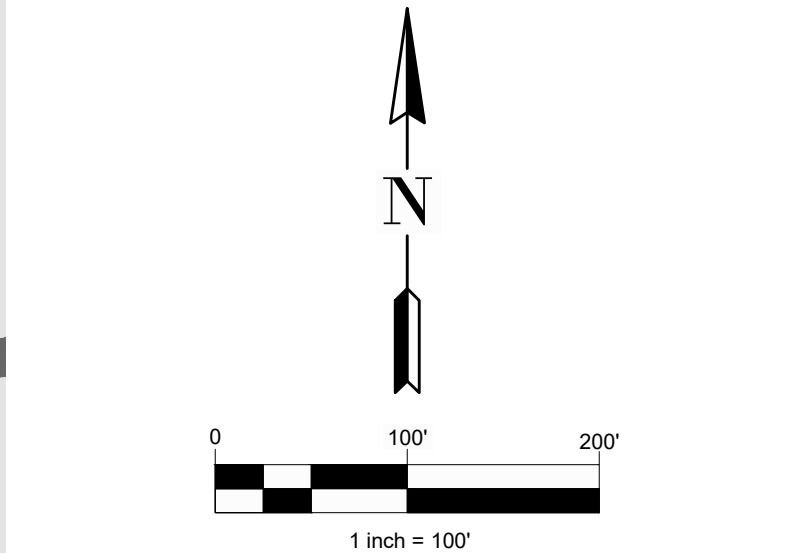
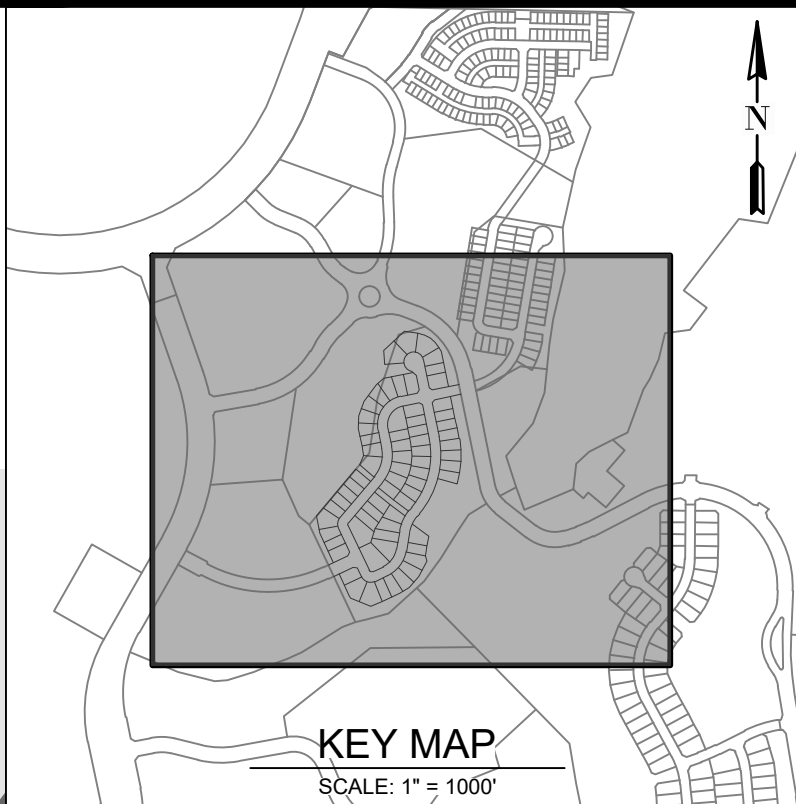
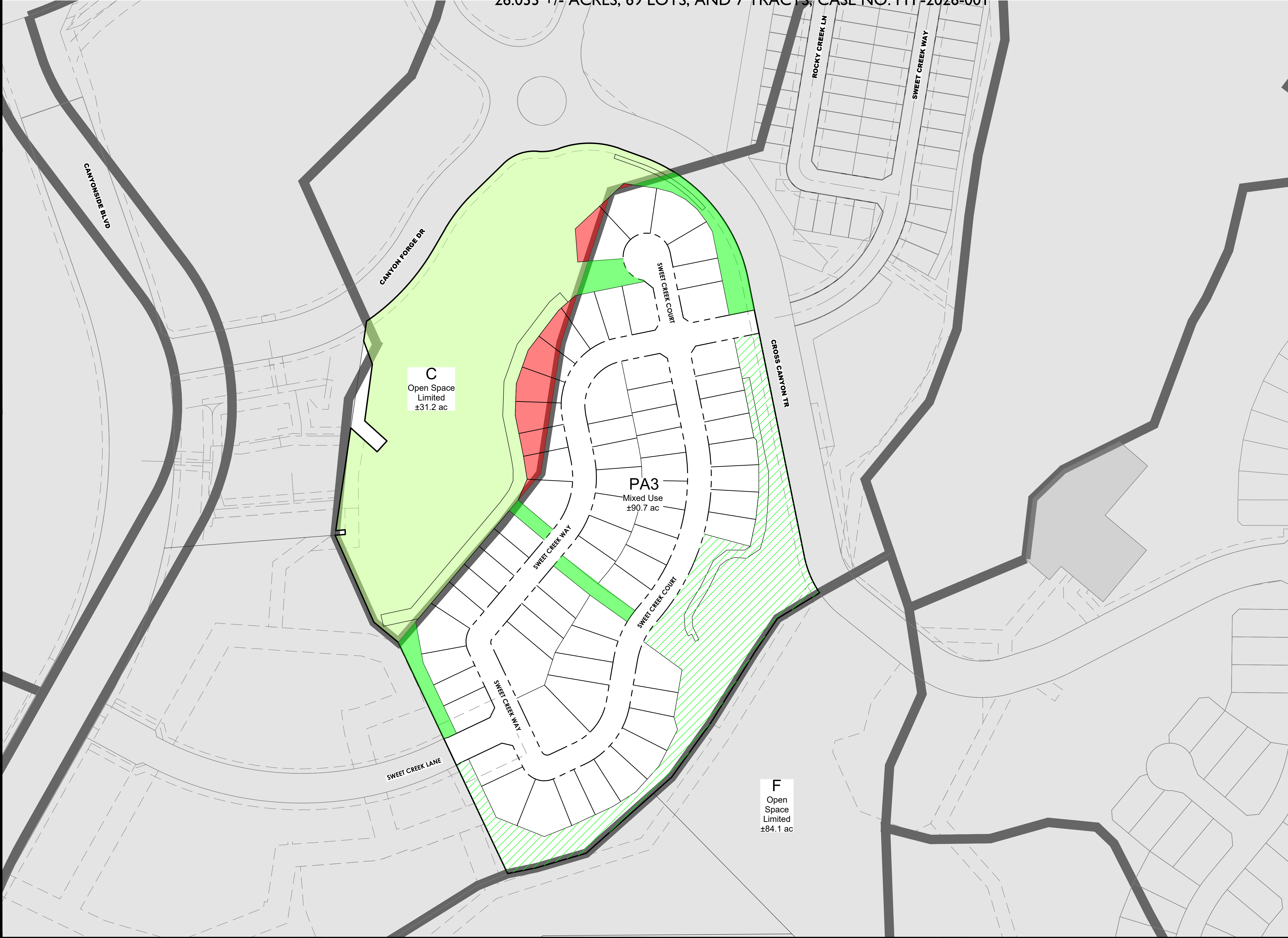


RESIDENTIAL STREET TYPE "A"
DETACHED SIDEWALK
(MIN 52' R.O.W.)
RESIDENTIAL STREET TYPE "A"
ATTACHED SIDEWALK
(MIN 52' R.O.W.)
MIXED USE MAIN AVENUE
DETACHED SIDEWALK
(MIN 52' R.O.W.)
SOFT SINGLE TRACK TRAIL

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	06/15/2026	CS
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LEGEND	
[Light Green Box]	NOT A PART
[Light Green Box]	OPEN SPACE
[Green Box]	LAND INSIDE RESIDENTIAL AREAS TO BE OPEN SPACE (OS-C)
[Hatched Green Box]	LAND INSIDE RESIDENTIAL AREAS TO BE OPEN SPACE (OS-F)
[Red Box]	LAND IN OPEN SPACE AREAS TO BE DEVELOPED
[Thick Black Line]	PROJECT BOUNDARY
[Dashed Black Line]	PLANNING AREA BOUNDARY

	ACREAGE
OPEN SPACE TO REMAIN FROM FILING 1	7.762
OPEN SPACE TO BE ADDED	4.349
TOTAL OPEN SPACE IN PP	12.111
OPEN SPACE TO BE DEVELOPED (LOTS)	0.644

terraccina
design

10000 E. Grand Ave., Ste. A-314
Denver, CO 80231
ph: 303.632.8867

DATE	BY
05/15/2026	CS
07/17/2026	CS
08/14/2026	CS

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CANYONSIDE

CITY OF CASTLE PINES, COLORADO

PRELIMINARY PLAN NO.1 - 2ND AMENDMENT

PD OVERLAY

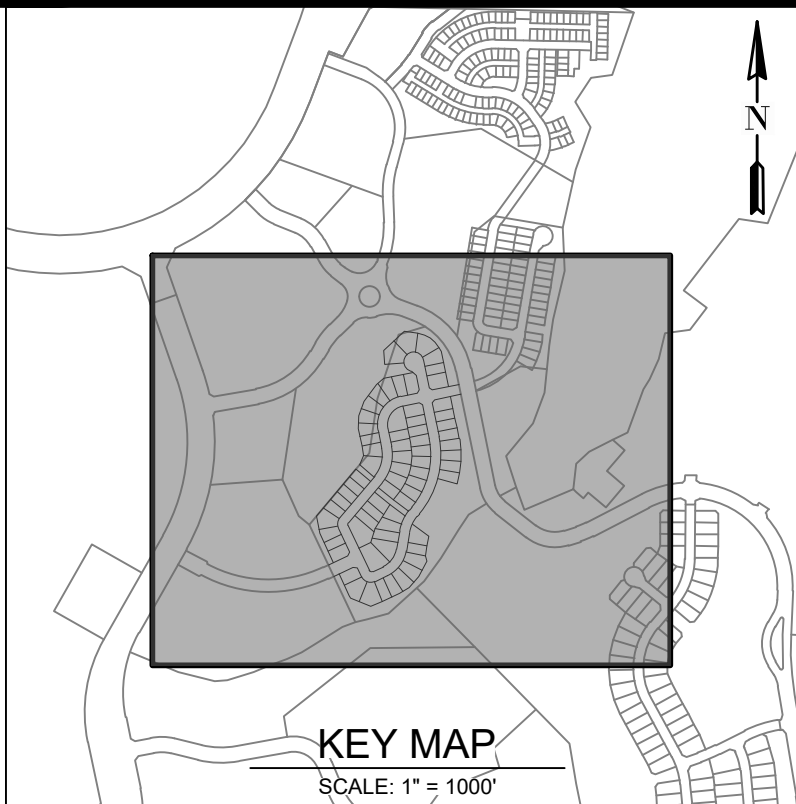
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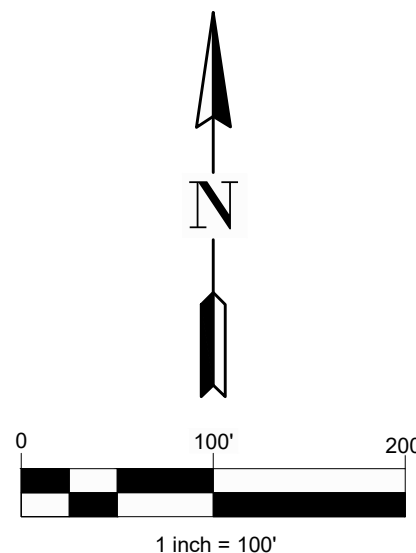
SHEET
3 OF 7

CANYONSIDE - PRELIMINARY PLAN NO. 1 - 2ND AMENDMENT

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KEY MAP
SCALE: 1" = 1000'



LEGEND

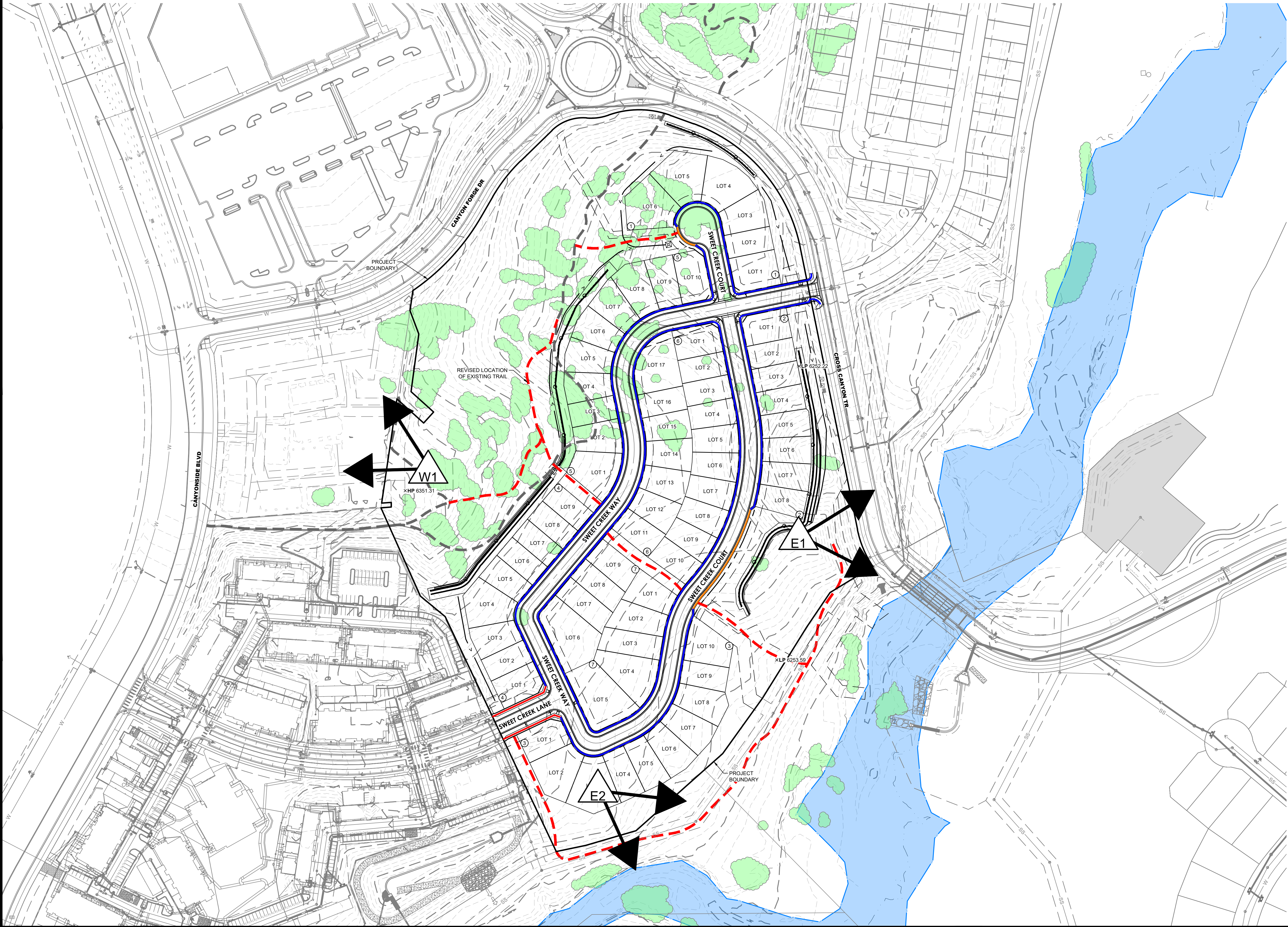
- 6350 --- EXISTING MAJOR CONTOUR (10 FT)
- 6349 --- EXISTING MINOR CONTOUR (2 FT)
- PROJECT BOUNDARY
- EXISTING SINGLE TRACK TRAIL
- PROPOSED SINGLE TRACK TRAIL
- 5' DETACHED SIDEWALK
- 5' ATTACHED SIDEWALK
- 8' DETACHED SIDEWALK
- EXISTING EASEMENT
- PROPOSED EASEMENT
- WETLAND
- 100-YR FLOOD PLAIN
- EXISTING VEGETATION
- VIEW CORRIDOR

NOTES:

1. CONCEPTUAL SINGLE TRACK TRAIL ALIGNMENT BASED ON TOPOGRAPHY & VEGETATION.

VIEWSHEDS:

- E1 - REUTER HESS RESERVOIR
E2 - NEWLIN GULCH
W1- 1-25 CORRIDOR/FRONT RANGE/CASTLE PINES NORTH



8/13/2026 11:53 AM X:\NORTH CANYONS\CD\PLANS\07 - CANYONSIDE F1 3RD AMENDMENT\PRELIMINARY PLAN PFP-2026-001 PRELIMINARY TRAILS.DWG 1

REVISION DESCRIPTION

DATE	BY	REVISION DESCRIPTION
05/15/2026	CS	1 1ST SUBMITTAL
07/17/2026	CS	2 2ND SUBMITTAL
08/14/2026	CS	3 3RD SUBMITTAL

CANYONSIDE

CITY OF CASTLE PINES, COLORADO

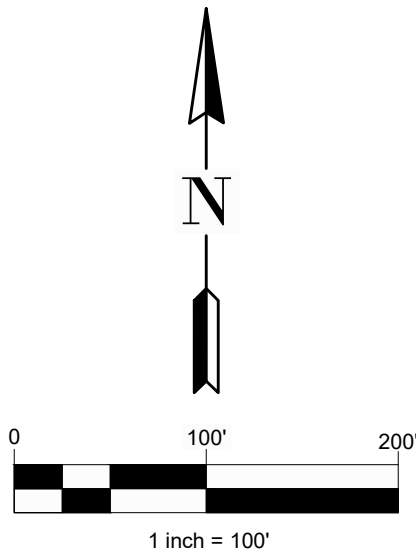
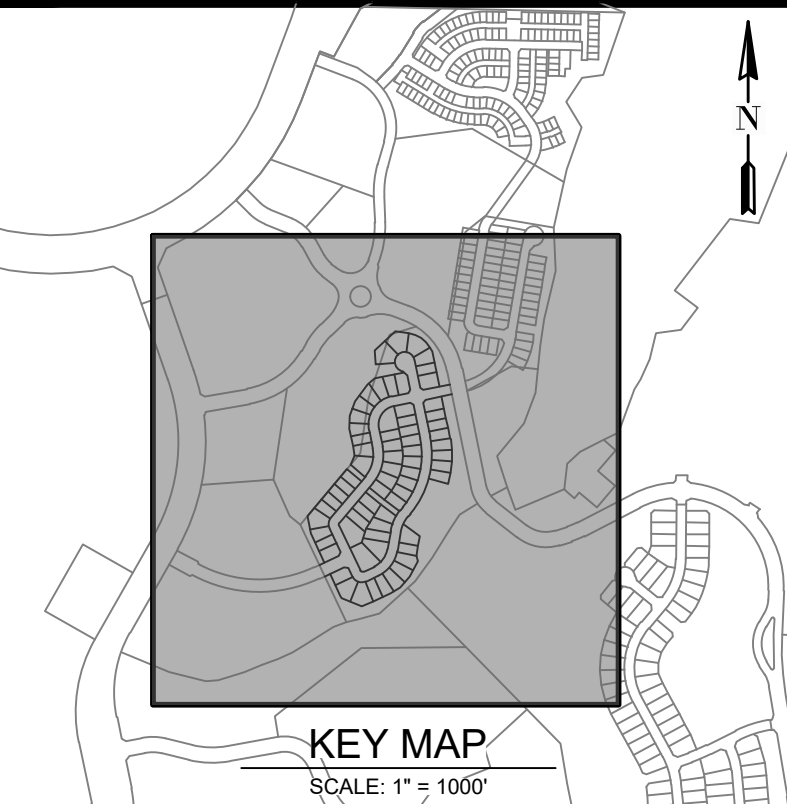
PRELIMINARY PLAN NO 1 - 2ND AMENDMENT
EXISTING SITE FEATURES & PRELIMINARY TRAILS



SHEET
4 OF 7

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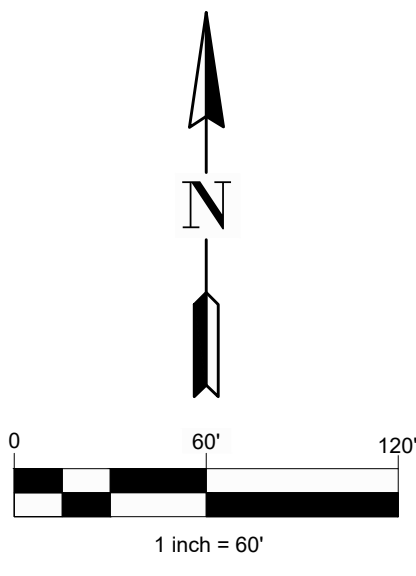
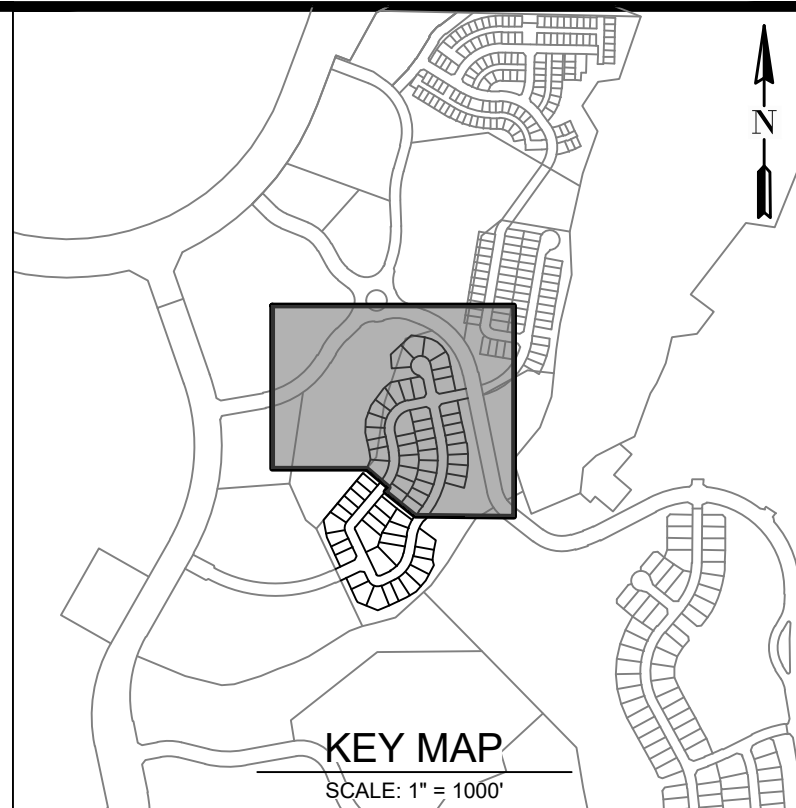
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CANYONSIDE
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 1 - 2ND AMENDMENT
SITE PLAN INDEX



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- LEGEND**
- DETENTION POND
 - SLOPE BETWEEN 15% - 25%
 - SLOPE GREATER THAN 25%
 - PROJECT BOUNDARY
 - RIGHT OF WAY (ROW)
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - CENTERLINE
 - LOT / TRACT / PARCEL BOUNDARY
 - PROPOSED SINGLE TRACK TRAIL
 - RETAINING WALL FENCE
 - RETAINING WALL
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 - MIXED USE MAIN AVENUE DETACHED SIDEWALK (MIN 62' R.O.W.)
 - SOFT SINGLE TRACK TRAIL
 - PROPOSED PWSD UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - DRAINAGE & PWSD UTILITY EASEMENT
 - SIGHT EASEMENT
 - EXISTING PWSD UTILITY EASEMENT

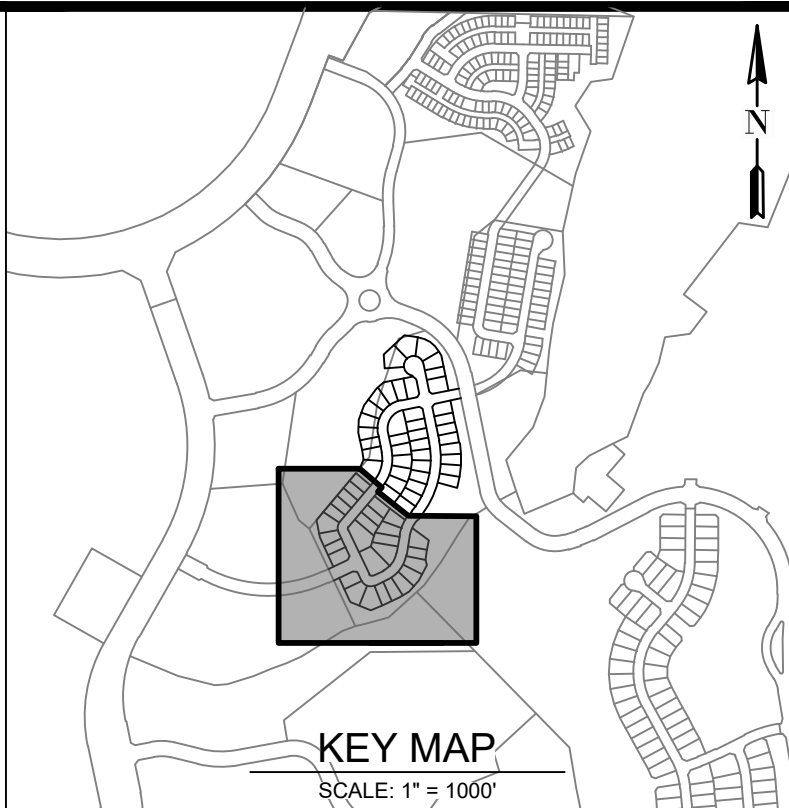
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CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO 1 - 2ND AMENDMENT
SITE PLAN (1 OF 2)

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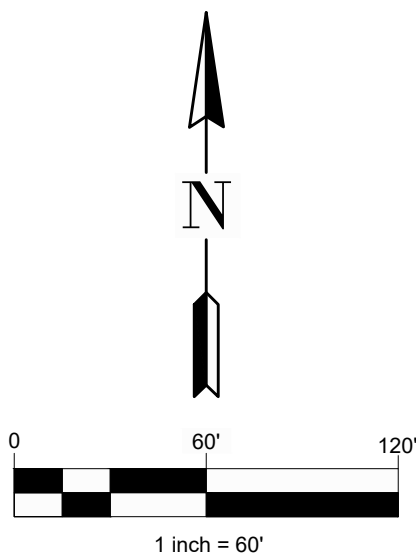
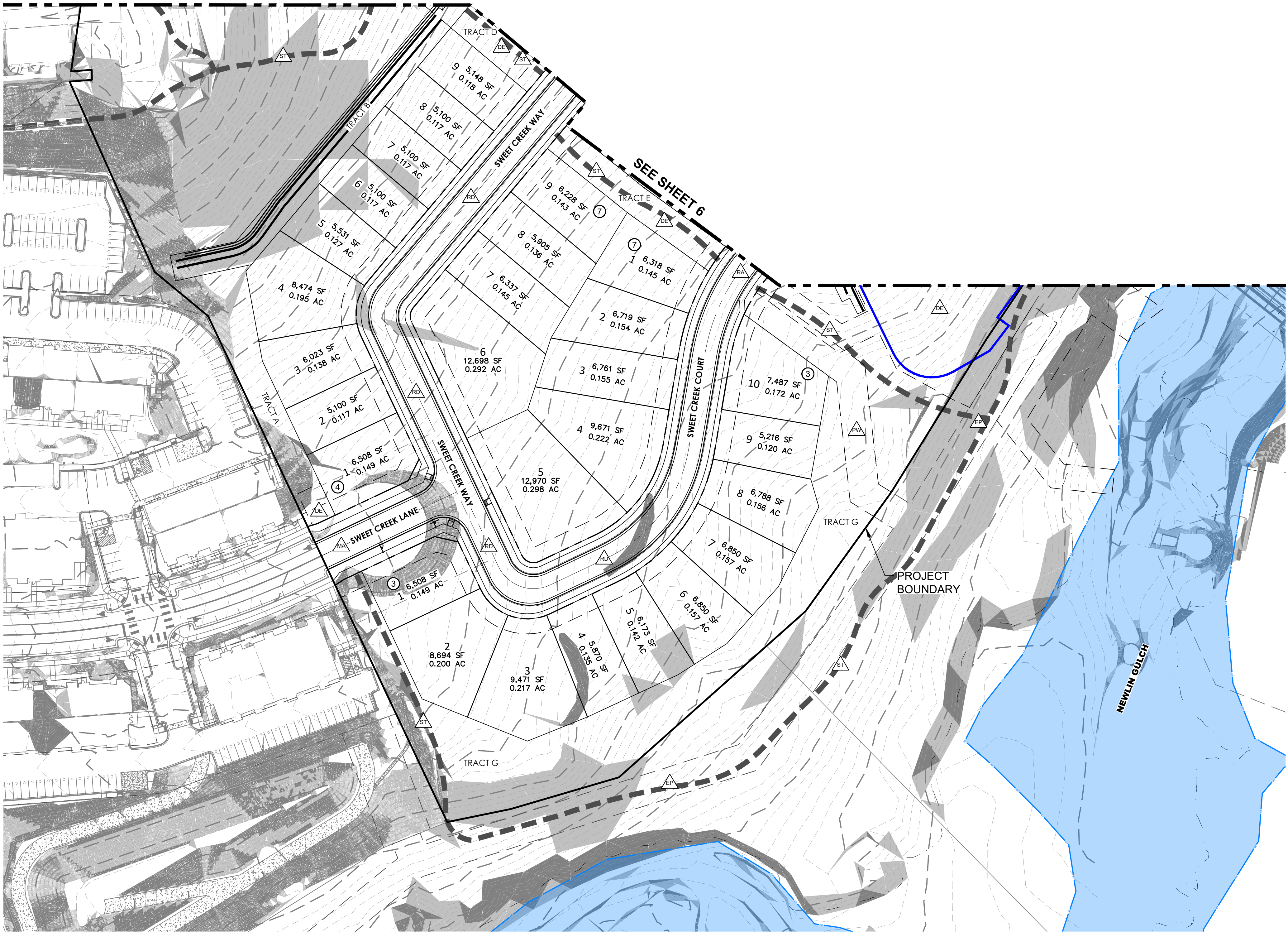
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 - DRAINAGE & PWSD UTILITY EASEMENT
 - SIGHT EASEMENT
 - EXISTING PWSD UTILITY EASEMENT

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CANYONSIDE
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO 1 - 2ND AMENDMENT
SITE PLAN (2 OF 2)

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SHEET
7 OF 7