

Availability and Adequacy of Infrastructure and Services Narrative

Canyonside Preliminary Plan 1, 2nd Amendment

Canyonside Filing 1, 3rd Amendment

PFP-2026-001

Landowner/Applicant

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Availability and Adequacy of Existing Infrastructure and Other Necessary Services

Sewer and Water: The applicant has an inclusionary agreement with Parker Water and Sanitation District (PWSD) to serve the site with water and sanitary sewer service. Parker Water and Sanitation District has previously indicated existing capacity in the water and sewer system and infrastructure located within The Canyons. Water and sanitary sewer mains within The Canyons have the capacity to accommodate these development sites. Existing PWSD sewer service installed in this area will serve the development. Existing water lines, as well as new extended water loops are proposed to be utilized by the new development sites and are sized to support the proposed subdivision. This Final Plat application includes construction plans for the water and sewer line extensions. An updated will-serve letter has been provided with this application.

Schools: Based on Canyons PD Amendments, City and Douglas County School District requirements, school land dedications have been consolidated to provide a combination Middle and High School site in the South part of the Canyons project, and an elementary school at the south portion of Planning Area 7. Accordingly, no school dedications are proposed with this subdivision.

Police: Law enforcement will continue to 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. Will-serve letters were provided by these entities at the time of zoning. Each service entity is supported by corresponding mill levies on future Canyons development properties.

Fire: 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 requires dedication of a 1.5 acre site suitable for construction of a fire station if additional service capacity is

necessary, which would occur in the future in other parts of NCDC property. The Authority has previously provided “will serve” letters for the development proposed with this Subdivision.

Open Space and Recreation: This final plat will expand upon the already platted open space that falls within Open Space Limited – C, and Open Space Limited – F, as shown in the Canyons PD. The Open Space is expected to be dedicated and maintained by the City of Castle Pines. It will include construction of single-track trail connections for connectivity to surrounding sidewalks, trails, and parks.

Electrical service: CORE Electric Co-Op is the electrical provider for the Canyons. An electrical design is in process concurrently with this Final Plat. Electrical feeder mains are already in place along Cross Canyon Trail, Canyon Forge Drive, and Sweet Creek Lane that surround this project.

Natural Gas Service: Xcel Energy/PSCO is the natural gas provider Planning Areas 1, 2 , and 3 of the Canyons PD. A design for natural gas distribution is in process concurrently with this Final Plat. Natural gas main mains are already in place along Cross Canyon Trail, Canyon Forge Drive, and Sweet Creek Lane that surround this project.

Internet services: Internet infrastructure is generally installed at the same time as the electrical infrastructure is installed, through a joint-trench agreement with the electrical contractor. It is expected for internet service providers to be similar to other development at the Canyons and the City of Castle Pines, which is Lumen and Comcast.

Transportation Network

The applicant has provided a Traffic Conformance Report prepared by Felsburg, Holt, and Ullevig with this application to describe the availability and adequacy of the surrounding transportation network to the new subdivision.

Site Soil and Geological Characteristics

A Site Subsurface Soil Study by CTL Thompson has been provided for review at the time of Preliminary Plan that addresses soil suitability for development, water table, geological characteristics, and potential for radon hazards.

Drainage

A Phase III Drainage Report is required to be prepared and submitted for a Final Plat application. This final plat includes one new detention pond, which are described in the Phase III Drainage Report submitted. As these ponds serve single family residential lots and the corresponding public infrastructure, the ponds are expected to be owned and maintained by the City of Castle Pines, as outlined in the Canyons Annexation and Development Agreement.