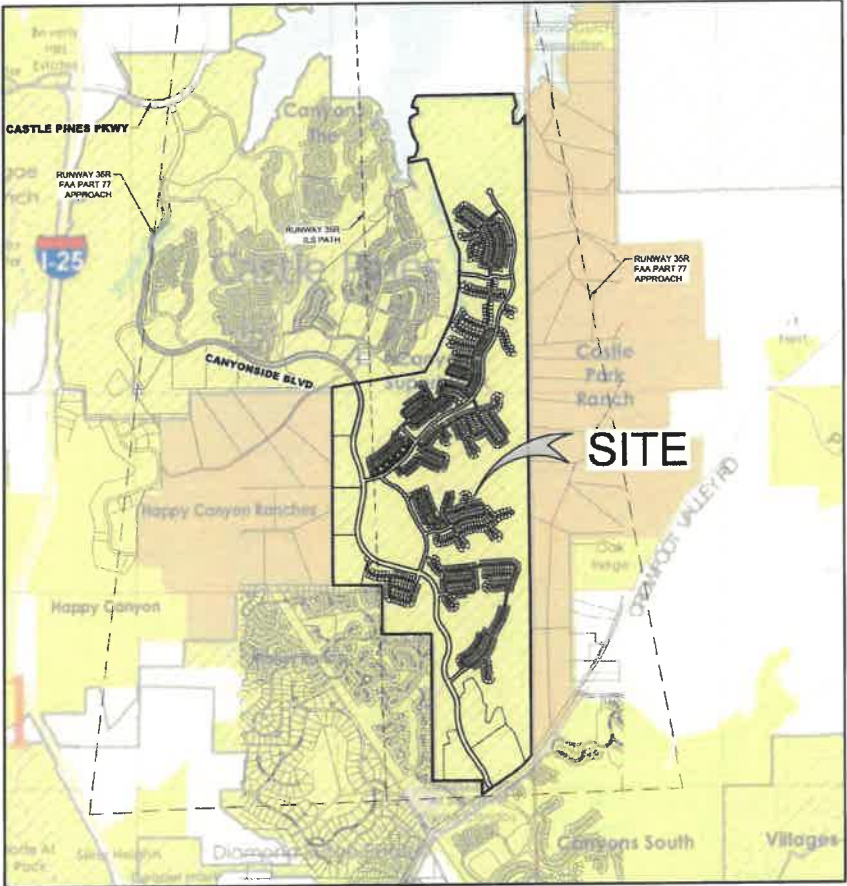


CANYONS - PRELIMINARY PLAN NO. 3
PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
WITHIN SECTIONS 1, 12, 13, 24 AND 15, T7S, R67W, 6TH P.M., CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
1,440.932 +/- ACRES, 1,564 LOTS, AND 33 TRACTS, CASE NO. PP-2023-001

LEGAL DESCRIPTION:
PARCEL 3 CANYONS SUPERBLOCK PLAT #1

OWNER/DEVELOPER
NORTH CANYONS LLP
3032 E 1ST AVE, SUITE 725
DENVER, CO 80206
CONTACT: SKYLER HAGER
(720) 624-1699

ENGINEER
TERRACINA DESIGN
10200 E GINKHARD AVE, STE A-314
DENVER, CO 80231
CONTACT: DAVID BACCI
(303) 632-8967



VICINITY MAP

SHEET INDEX

NO	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL MAP
4	PO OVERLAY (1 OF 2)
5	PD OVERLAY (2 OF 2)
6	EXISTING SITE FEATURES (1 OF 2)
7	EXISTING SITE FEATURES (2 OF 2)
8	PRELIMINARY TRAIL SYSTEM (1 OF 2)
9	PRELIMINARY TRAIL SYSTEM (2 OF 2)
10	SITE PLAN INDEX
11	SITE PLAN
12	SITE PLAN
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23	SITE PLAN
24	SITE PLAN
25	SITE PLAN
26	SITE PLAN

THIS PRELIMINARY PLAN NO. 3 FOR THE CANYONS, WAS REVIEWED BY THE PLANNING COMMISSION ON January 23, 2025.
FINAL PLAT(S) SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THIS PRELIMINARY PLAN.

Anna Ferguson
DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

THIS PRELIMINARY PLAN NO. 3 FOR THE CANYONS, WAS REVIEWED BY THE CITY COUNCIL ON February 11, 2025.
FINAL PLAT(S) SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THIS PRELIMINARY PLAN.

David Bacci
MAYOR, CITY OF CASTLE PINES



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	06/06/2023	JRF
2	2ND SUBMITTAL	11/10/2023	BAG
3	3RD SUBMITTAL	03/22/2024	BAG
4	4TH SUBMITTAL	06/06/2024	BAG
5	5TH SUBMITTAL	10/10/2024	BAG

CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
COVER SHEET



CANYONS - PRELIMINARY PLAN NO. 3

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
WITHIN SECTIONS 1, 12, 13, 24 AND 15, T7S, R67W, 6TH P.M., CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
1,440.932 +/- ACRES, 1,564 LOTS, AND 33 TRACTS, CASE NO. PP-2023-001

NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS					
LOTS/TRACTS	ACREAGE	ALLOWED USE	CONSTRUCTION RESPONSIBILITY	OWNERSHIP	MAINTENANCE
TRACT A	53.375	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT B	0.641	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT C	5.669	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT D	5.967	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT E	3.095	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT F	19.196	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT G	2.219	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT H	362.467	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT I	3.962	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT J	2.181	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT K	67.801	SCHOOL SITE	CITY OF CASTLE PINES	CITY OF CASTLE PINES	CITY OF CASTLE PINES
TRACT L	5.470	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT M	3.448	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT N	15.441	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT O	2.197	ACCESS / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT P	24.893	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT Q	29.850	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT R	30.310	OPEN SPACE / UTILITY / DRAINAGE / PARK	CITY OF CASTLE PINES	CITY OF CASTLE PINES	CITY OF CASTLE PINES
TRACT S	167.803	OPEN SPACE / UTILITY / DRAINAGE / PARK	CITY OF CASTLE PINES	CITY OF CASTLE PINES	CITY OF CASTLE PINES
TRACT T	2.125	ACCESS / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT U	27.886	OPEN SPACE / UTILITY / DRAINAGE / PARK	CITY OF CASTLE PINES	CITY OF CASTLE PINES	CITY OF CASTLE PINES
TRACT V	18.200	OPEN SPACE / UTILITY / DRAINAGE / PARK	CITY OF CASTLE PINES	CITY OF CASTLE PINES	CITY OF CASTLE PINES
TRACT W	2.435	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT X	4.748	AMENITY CENTER	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT Y	1.782	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT Z	0.881	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT AA	0.553	ACCESS / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT BB	2.177	ACCESS / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT CC	2.748	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT DD	0.275	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT EE	0.252	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT FF	0.284	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
TRACT GG	0.369	OPEN SPACE / UTILITY / DRAINAGE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
PUBLIC R.O.W.	143.185	OPEN SPACE / LANDSCAPE MEDIAN	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
BLOCK 68 LOT 1	20.276	RESIDENTIAL RURAL	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
BLOCK 68 LOT 2	20.144	RESIDENTIAL RURAL	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
BLOCK 68 LOT 3	20.294	RESIDENTIAL RURAL	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
BLOCK 68 LOT 4	24.959	RESIDENTIAL RURAL	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
BLOCK 69 LOT 1	2.991	NEIGHBORHOOD COMMERCIAL	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
BLOCK 70 LOT 1	28.789	MIXED USE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
BLOCK 71 LOT 1	31.313	MIXED USE	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
BLOCK 72 LOT 1	22.201	RESIDENTIAL	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
RESIDENTIAL LOTS	256.081	RESIDENTIAL	DEVELOPER OR ASSIGNED	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS	NORTH CANYONS LLLP / SUCCESSORS / ASSIGNS
	1,440.933	TOTAL ONSITE ACREAGE			

THE CANYONS COMMITMENT MATRIX SUMMARY					
USE	REQUIREMENT		PROVIDED		
	MIN. REQUIRED ACREAGE	PLANNING AREA	PREVIOUSLY DEDICATED	FUTURE DEDICATION* BY OTHER PLANS	TOTAL ACREAGE
PARK LAND	316.1		74.9	27.3	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		67.5
LEMON GULCH PARK**	18.2	M		18.2 (TRACT V)	18.2
FAR SOUTH PARK**	30.3	N		30.3 (TRACT R)	30.3
THE PRESERVE**	167.7	O		167.8 (TRACT S)	167.8
SCHOOL LAND	79.0		15.5	67.8	83.3
ELEMENTARY SCHOOL		PA9	15.5		15.5
MIDDLE/HIGH SCHOOL	79.0	PA13/14		67.8 (TRACT K)	67.8
CIVIC/COMMUNITY LAND	35.0	G, D, E, PA20/21/22/23			35.0
TRANSIT	4.0	PA2			4.0
FIRE STATION	1.5	NOT SPECIFIED			1.5
TOTAL DEDICATIONS	435.6		90.4	311.9	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.					

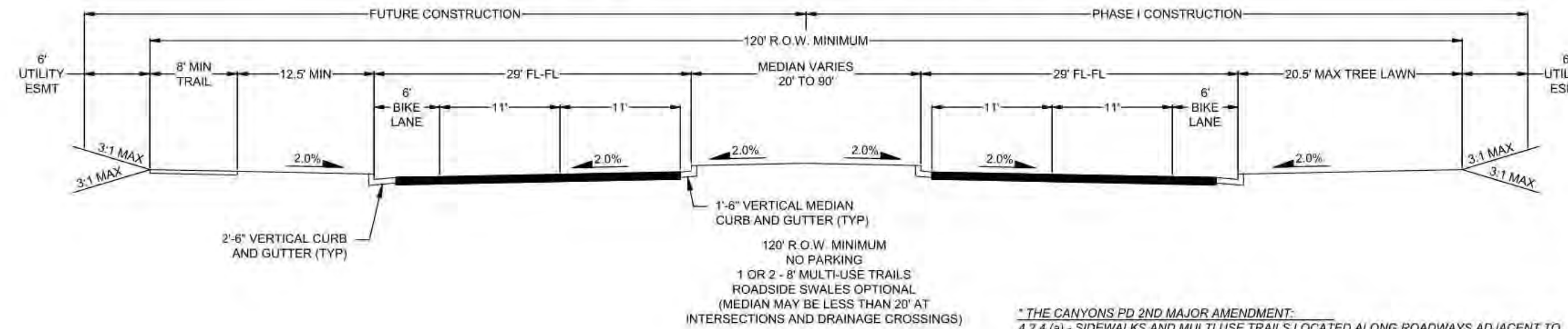
LOT SIZE TABLE	
LOT SIZE (SQ. FT.)	RESIDENTIAL
5 ACRES AND LARGER	7
2.0 ACRES - 4.99 ACRES	1
1 ACRE - 1.99 ACRES	0
0.5 ACRE - 0.99 ACRE	0
10,000 SQ. FT. - 0.49 ACRE	160
5,000 SQ. FT. - 9,999 SQ. FT.	1209
1,500 SQ. FT. - 4,999 SQ. FT.	142
1,000 SQ. FT. - 1,499 SQ. FT.	45
TOTAL	1564

NOTES:

- CERTAIN OPEN SPACE TRACTS MAY BE LANDSCAPED TO ENHANCE VISUAL CONTINUITY THROUGHOUT THE COMMUNITY.
- PWSD WELL SITE WILL BE ESTABLISHED THROUGHOUT THE COMMUNITY DURING FURTHER SUBDIVISION. WELL SITES SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE.
- THE PRELIMINARY PLAN PROCESS SHALL BE FOLLOWED TO FURTHER SUBDIVIDE LARGE LOTS WITHIN PLANNING AREAS 17, 18, AND 19.

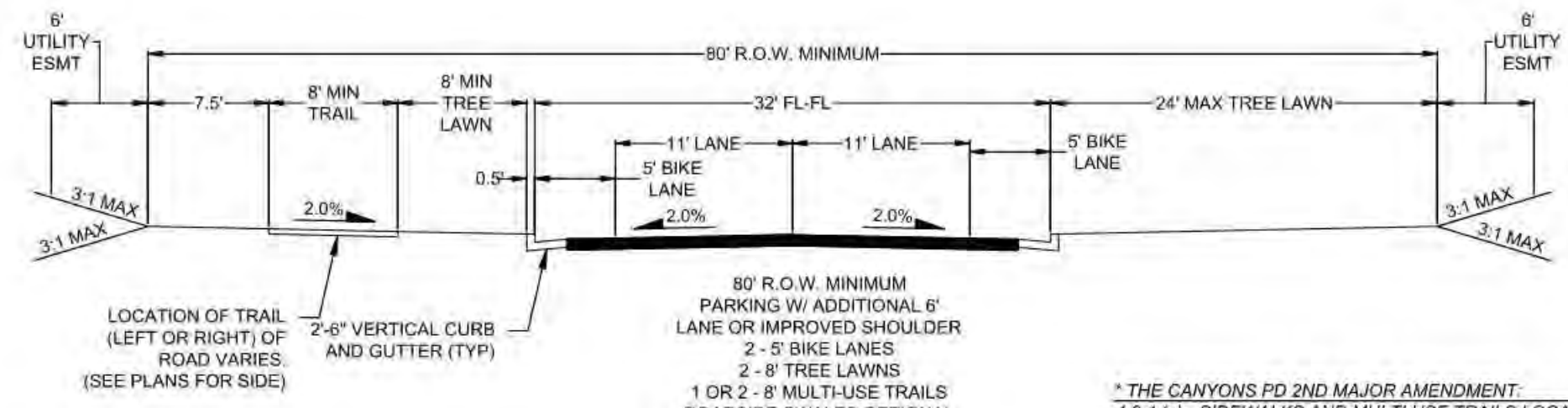
PLANNING AREA TABLE - OPEN SPACE					
PLANNING AREA	ZONING	ACREAGE*	PROVIDED		
			PREVIOUSLY PROVIDED	WITH THIS PP NO. 3	TOTAL ACREAGE
I	OPEN SPACE - ACTIVE	74.1	TRACT I, F1; TRACT C, ROW, F3; TRACT A, F3, 1ST AMD	TRACT U	74.1
L	OPEN SPACE - LIMITED	452.1	TRACTS D, F, G, H, F3, 1ST AMD	TRACTS A, F, H, K, L, P	554.0
M	OPEN SPACE - ACTIVE	18.2		TRACT V	18.2
N	OPEN SPACE - LIMITED	69.4		TRACT N, R, Q	75.5
O	OPEN SPACE - LIMITED	167.7		TRACT S	167.8
TOTAL		781.5			889.6

APPROVED PD ROAD SECTIONS (ALL STREETS ARE PUBLIC)



*THE CANYONS PD 2ND MAJOR AMENDMENT:
4.2.4 (b) - SIDEWALKS AND MULTI-USE TRAILS LOCATED ALONG ROADWAYS ADJACENT TO MIXED USE AND RESIDENTIAL AND USES MUST BE CONSTRUCTED ON BOTH SIDES OF SAID ROADWAYS, UNLESS ADJACENT TO OPEN SPACE.

4.2.4 (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.

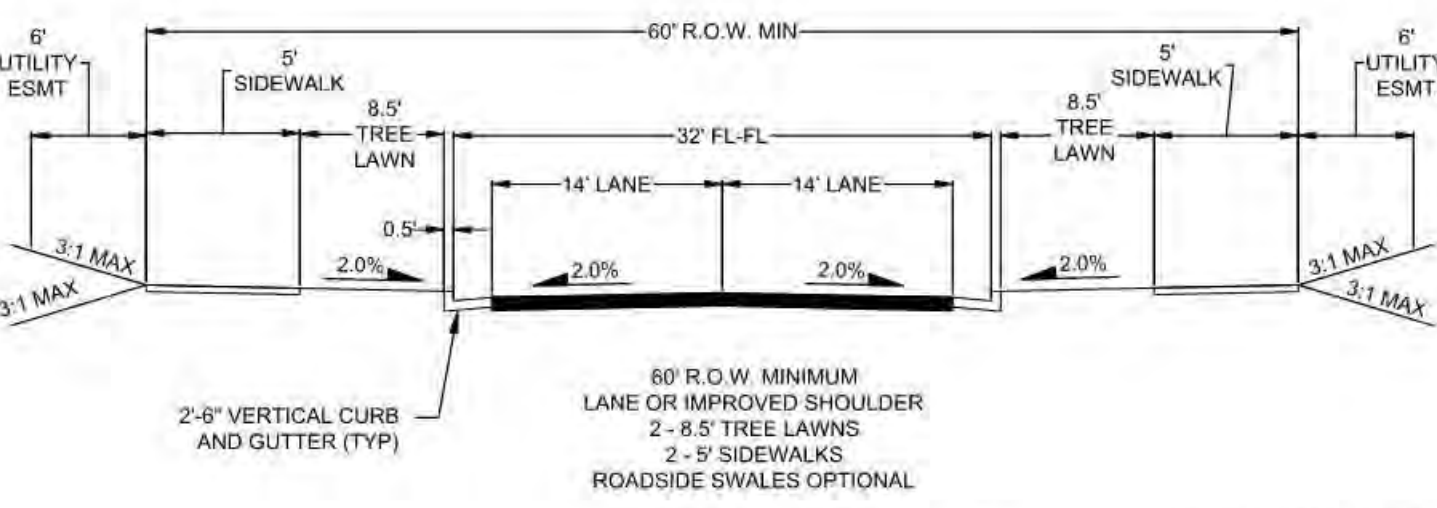


*THE CANYONS PD 2ND MAJOR AMENDMENT:
4.2.4 (b) - SIDEWALKS AND MULTI-USE TRAILS LOCATED ALONG ROADWAYS ADJACENT TO MIXED USE AND RESIDENTIAL AND USES MUST BE CONSTRUCTED ON BOTH SIDES OF SAID ROADWAYS, UNLESS ADJACENT TO OPEN SPACE.

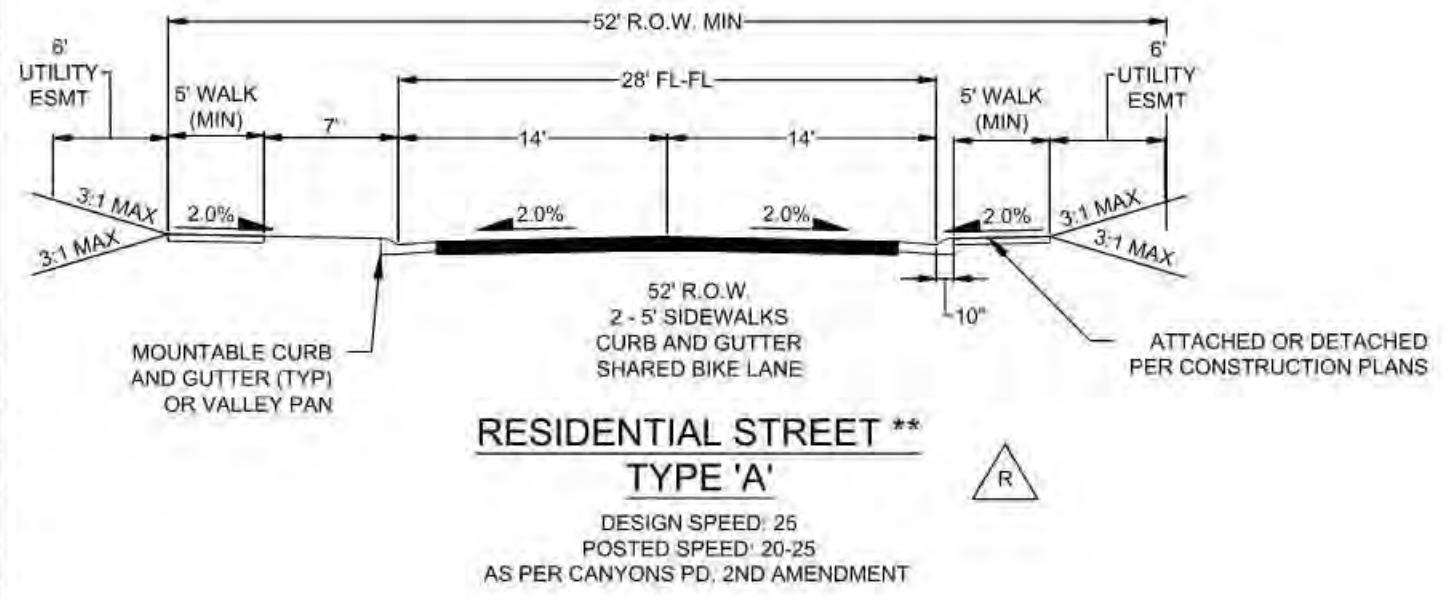
4.2.4 (b) - SIDEWALKS AND MULTI-USE TRAILS LOCATED ALONG ROADWAYS ADJACENT TO OPEN SPACE ACTIVE, OPEN SPACE LIMITED, AND RESIDENTIAL RURAL LAND USES MAY BE CONSTRUCTED ON ONE SIDE OF SAID ROADWAYS.

LEGEND

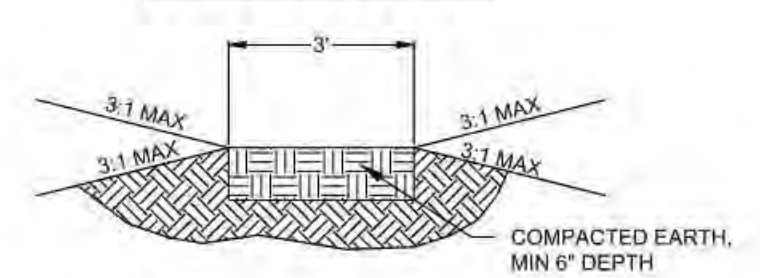
- BOULEVARD (MIN 120' R.O.W.)
- COLLECTOR (MIN 80' R.O.W.)
- ENTRY STREET (MIN 60' R.O.W.)
- RESIDENTIAL STREET TYPE "A" (MIN 52' R.O.W.)
- SINGLE TRACK TRAIL



*THE CANYONS PD 2ND MAJOR AMENDMENT:
TABLE 4.2 ROADWAY DESIGN AND TECHNICAL CRITERIA
FOOTNOTE 12) SIDEWALKS ADJACENT TO OPEN SPACE MAY BE ATTACHED



TRAIL SECTION

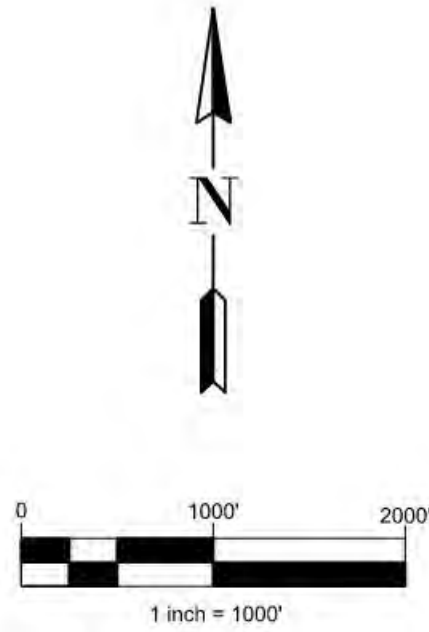
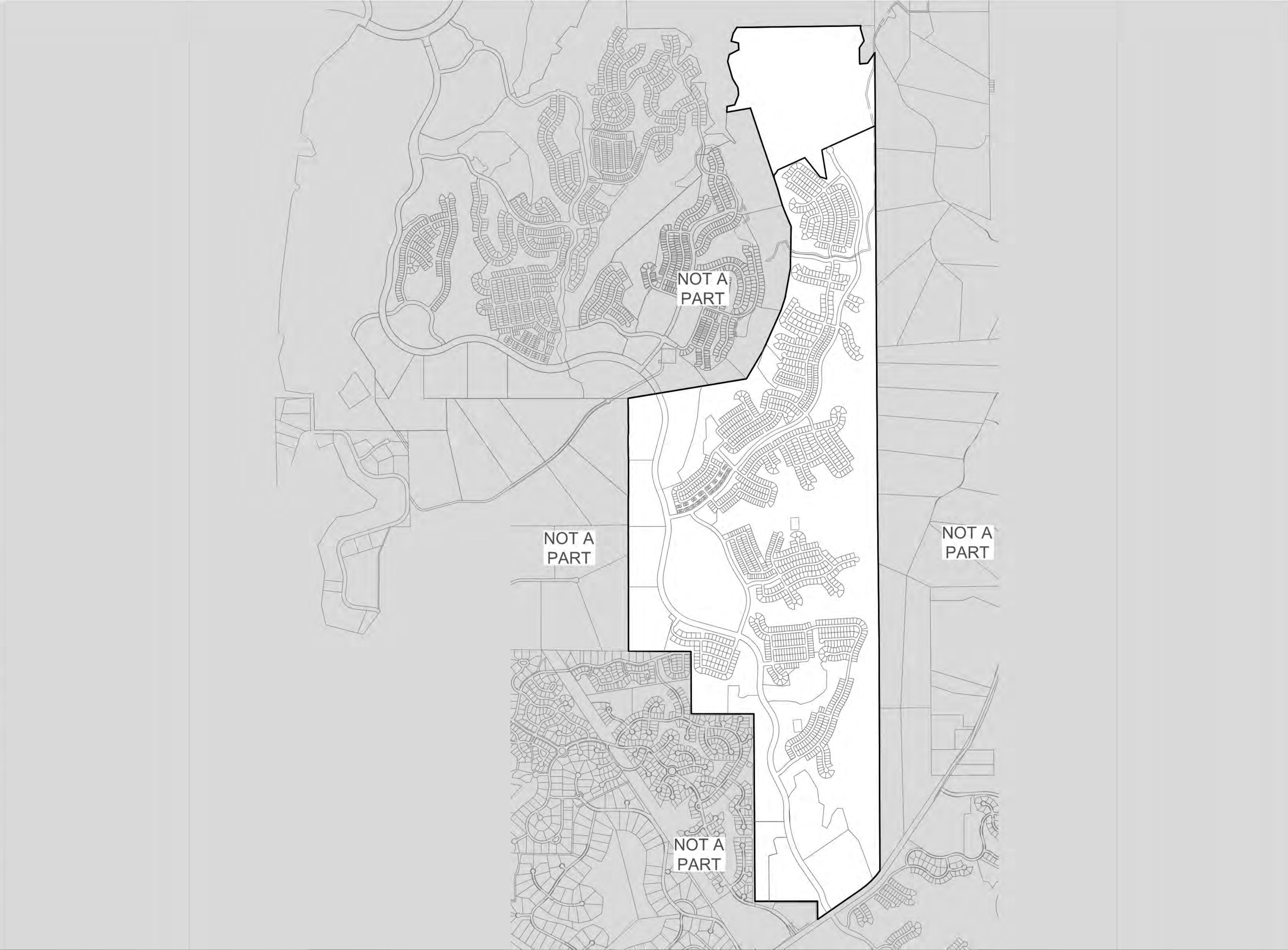


SINGLE TRACK TRAIL

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05/04/2023	JRF
2	2ND SUBMITTAL	11/16/2023	BAB
3	3RD SUBMITTAL	03/22/2024	BAB
4	4TH SUBMITTAL	08/20/2024	BAB
5	5TH SUBMITTAL	12/13/2024	BAB

CANYONS - PRELIMINARY PLAN NO. 3

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
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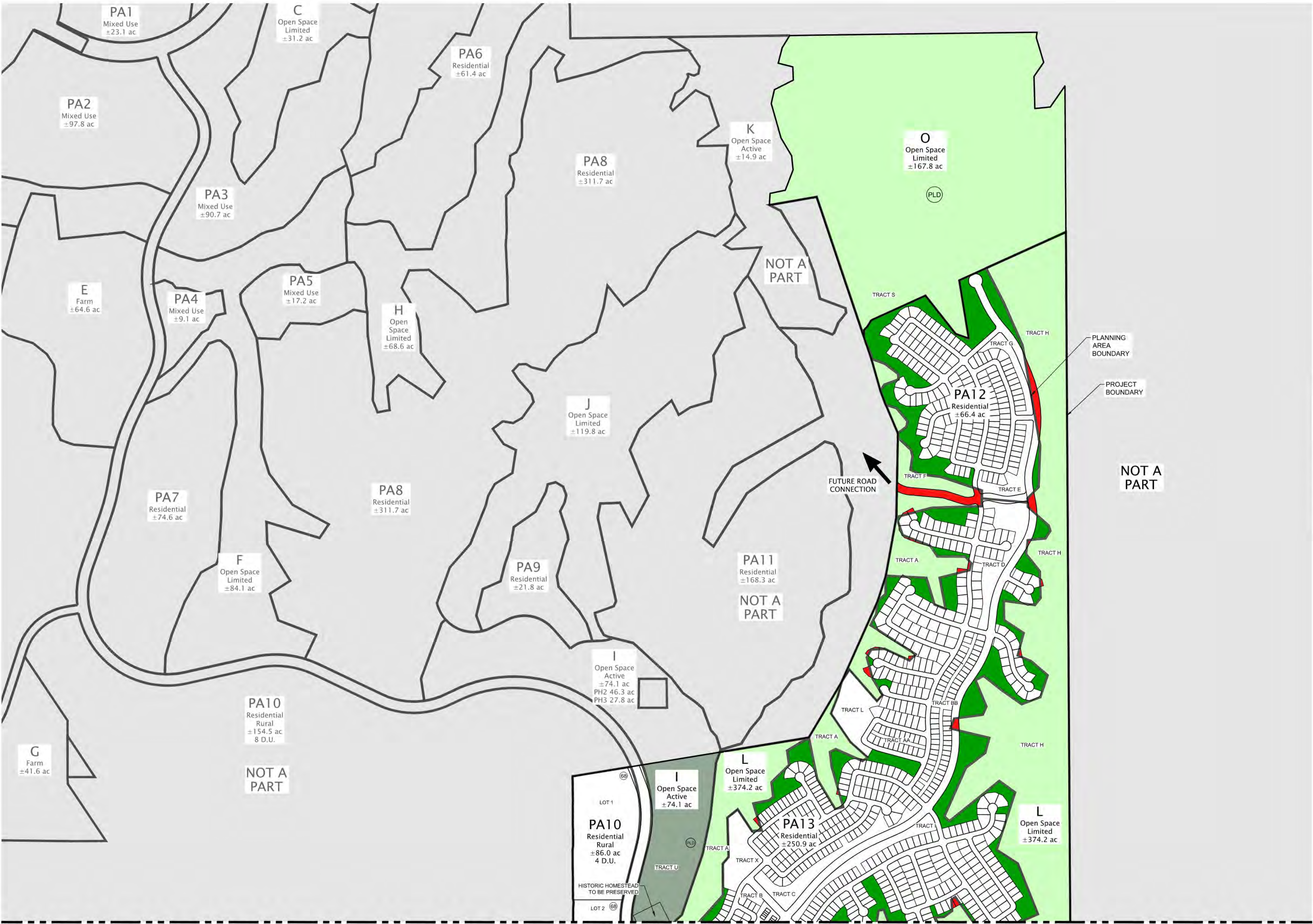
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05/04/2023	JRF
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3	3RD SUBMITTAL	03/22/2024	BAB
4	4TH SUBMITTAL	09/20/2024	BAB
5	5TH SUBMITTAL	12/13/2024	BAB

CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
OVERALL MAP



CANYONS - PRELIMINARY PLAN NO. 3

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
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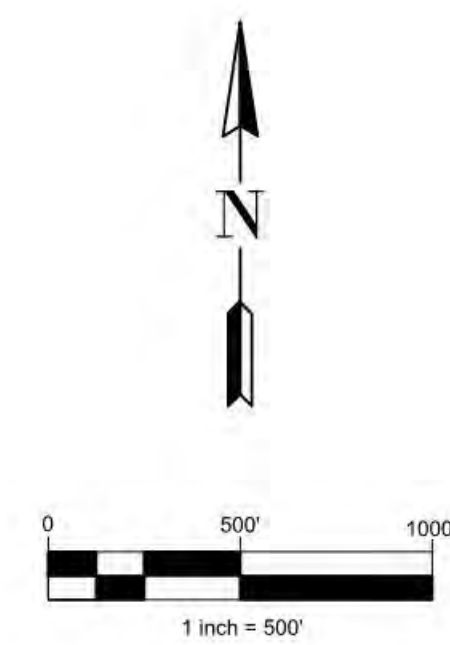


KEY MAP
SCALE: 1" = 4000'

LEGEND

- NOT A PART
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- CIVICCOMMUNITY LAND DEDICATION
- SCHOOL LAND DEDICATION
- PARK LAND DEDICATION
- BLOCK NUMBER

OPEN SPACE	
COLOR	USE
	PARK LAND DEDICATION
	OPEN SPACE
	LAND IN RESIDENTIAL AREAS TO BE OPEN SPACE
	LAND IN OPEN SPACE AREAS TO BE DEVELOPED



4/12/2025 10:33 AM X:\21-180 SHEA CANYONS PHASE 3\CD\PLANS\01 - PRELIMINARY PLAN - PD OVERLAY.DWG 1

MATCH LINE SHEET 5

terraccina
design
10200 E. Grand Ave, A-314
Denver, CO 80231
PH: 303.632.8867

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05/04/2023	JRF
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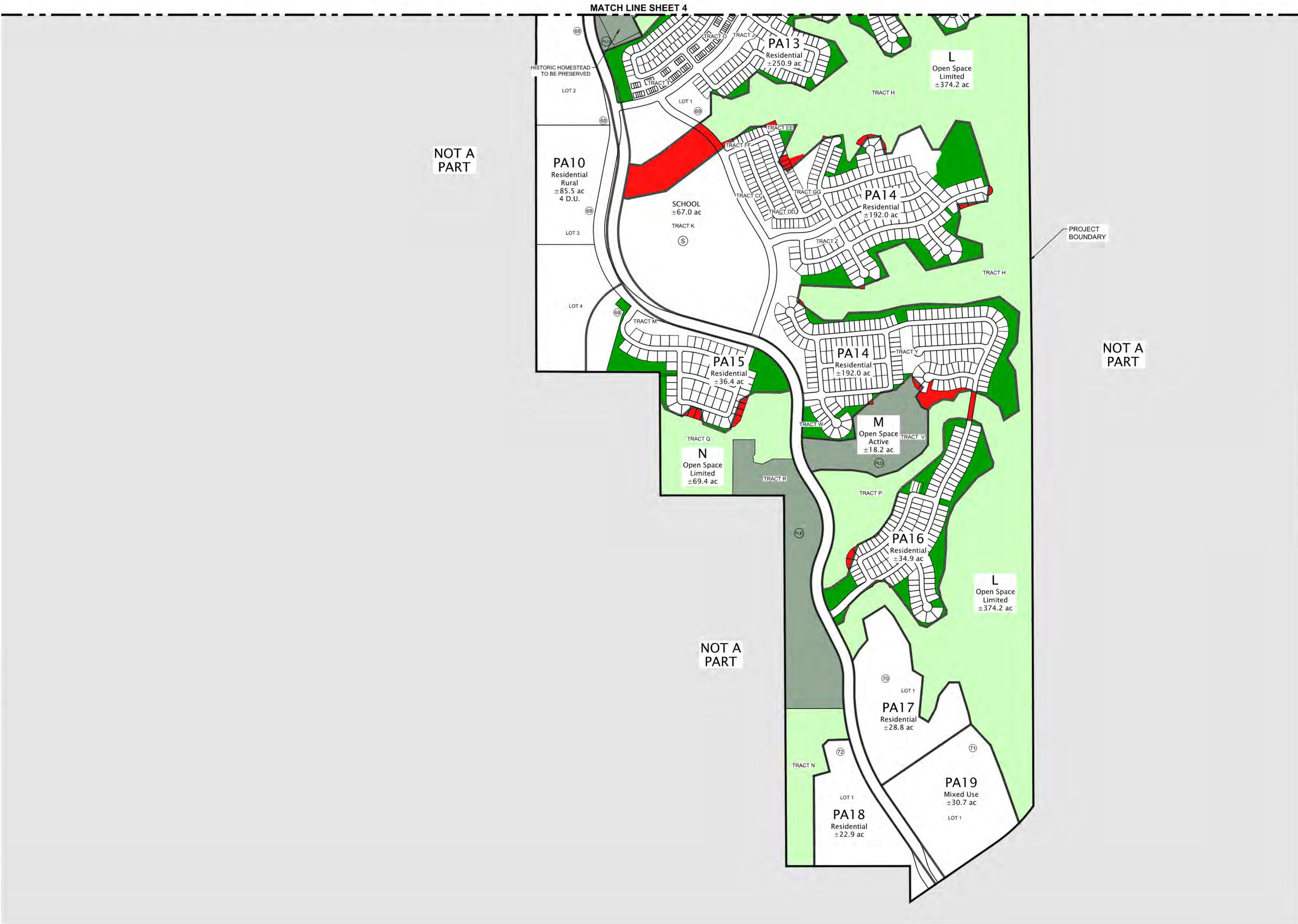
CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
PD OVERLAY (1 OF 2)

Know what's below.
Call before you dig.
811

SHEET
4 OF 26

CANYONS - PRELIMINARY PLAN NO. 3

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
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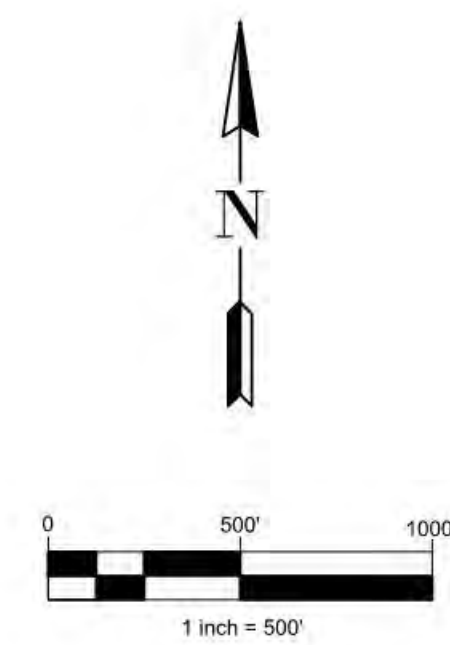


KEY MAP
SCALE: 1" = 400'

LEGEND

- NOT A PART
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- CIVICCOMMUNITY LAND DEDICATION
- SCHOOL LAND DEDICATION
- PARK LAND DEDICATION
- BLOCK NUMBER

OPEN SPACE	
COLOR	USE
	PARK LAND DEDICATION
	OPEN SPACE
	LAND IN RESIDENTIAL AREAS TO BE OPEN SPACE
	LAND IN OPEN SPACE AREAS TO BE DEVELOPED



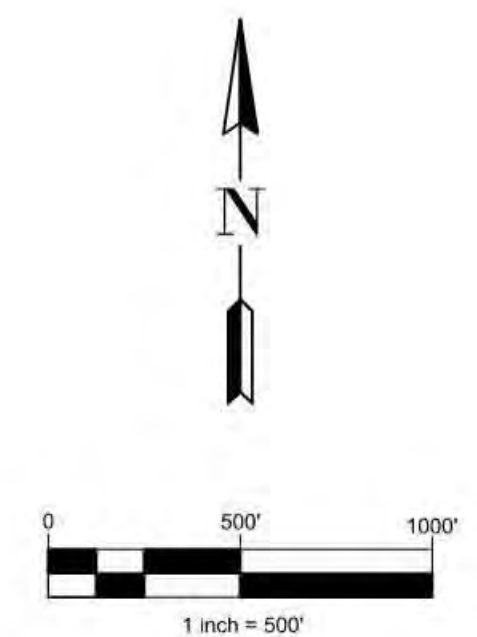
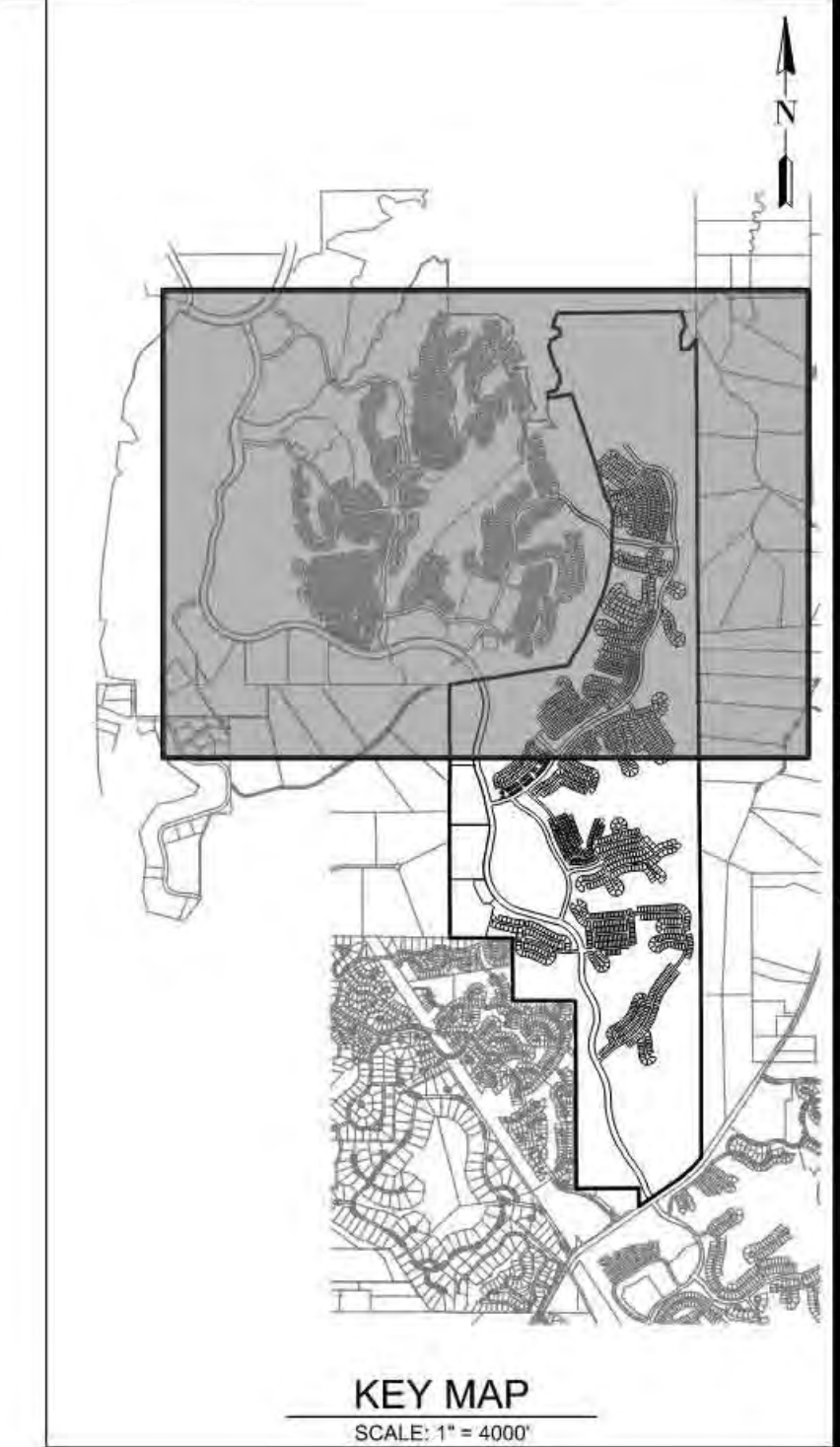
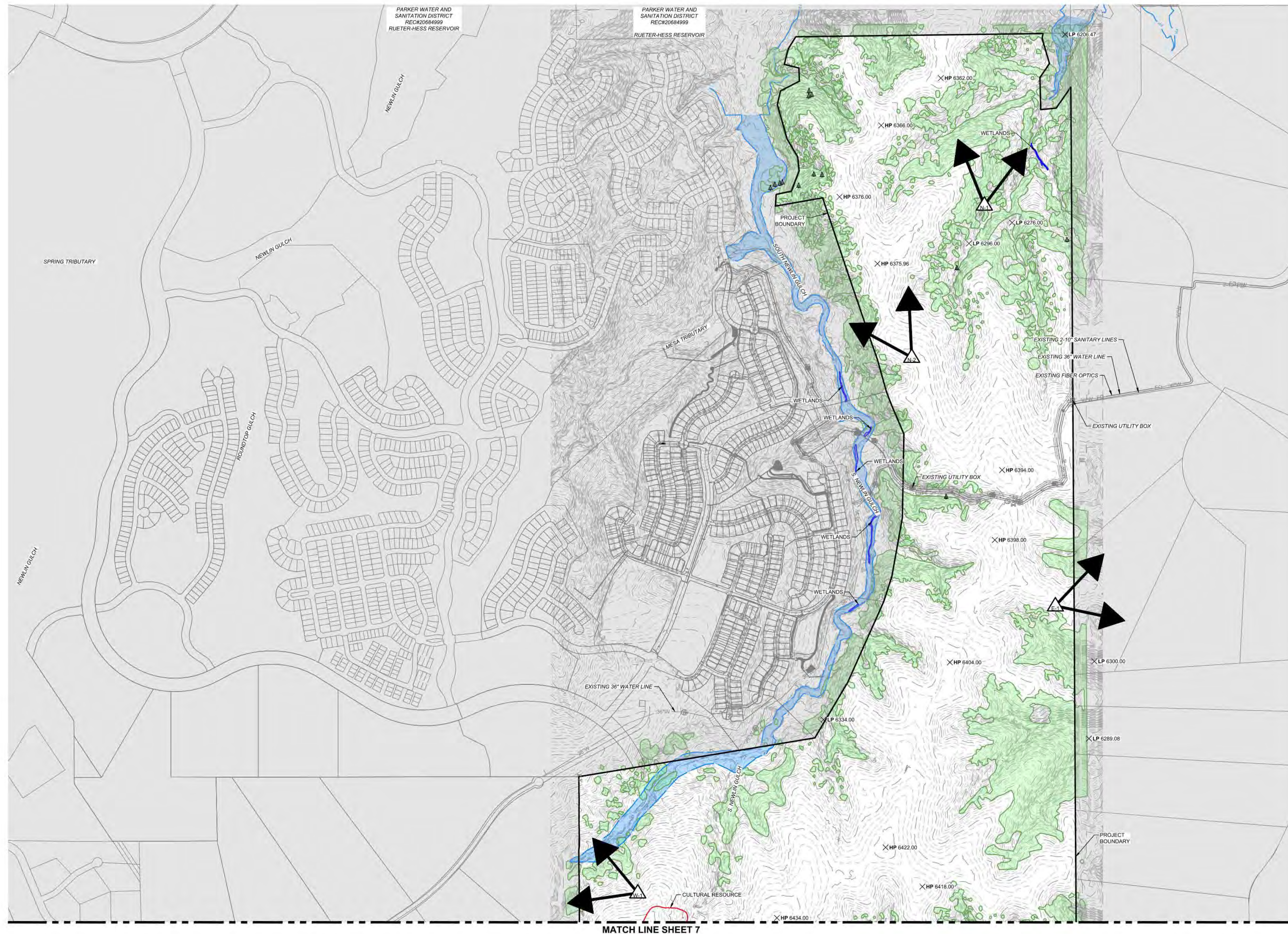
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5	5TH SUBMITTAL	12/13/2024	BAB

CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
PD OVERLAY (2 OF 2)



4/1/2025 10:33 AM X:\21-1901 SHEA CANYONS PHASE 3\CD\PLANS\01 - PRELIMINARY PLAN PD OVERLAY.DWG 2

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
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5150 HP/LP	HIGH POINT/LOW POINT
6350	EXISTING MAJOR CONTOUR (10 FT)
6349	EXISTING MINOR CONTOUR (2 FT)
	CULTURAL RESOURCE
	WETLAND
63	FLOOD PLAIN
	PINE TREE
	EXISTING VEGETATION
	VIEW CORRIDOR

N1 - REUTER HESS RESERVOIR
N2 - 1-25 CORRIDOR / FRONT RANGE
W1 - CHEROKEE MOUNTAIN
W2 - NEWLIN GULCH
E1 - LEMON GULCH
E2 - HIDDEN MESA OPEN SPACE
S1 - GATEWAY MESA
S2 - SCOTT GULCH

REVISION DESCRIPTION				DATE	
#	REVISION DESCRIPTION	DATE	BY	DATE	BY
1	1ST SUBMITTAL	06/04/2023	JRF		
2	2ND SUBMITTAL	11/16/2023	BA8		
3	3RD SUBMITTAL	03/22/2024	BA8		
4	4TH SUBMITTAL	05/20/2024	BA8		
5	5TH SUBMITTAL	12/13/2024	BA8		

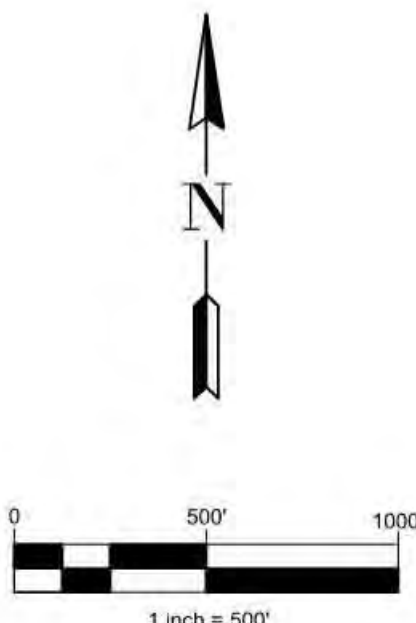
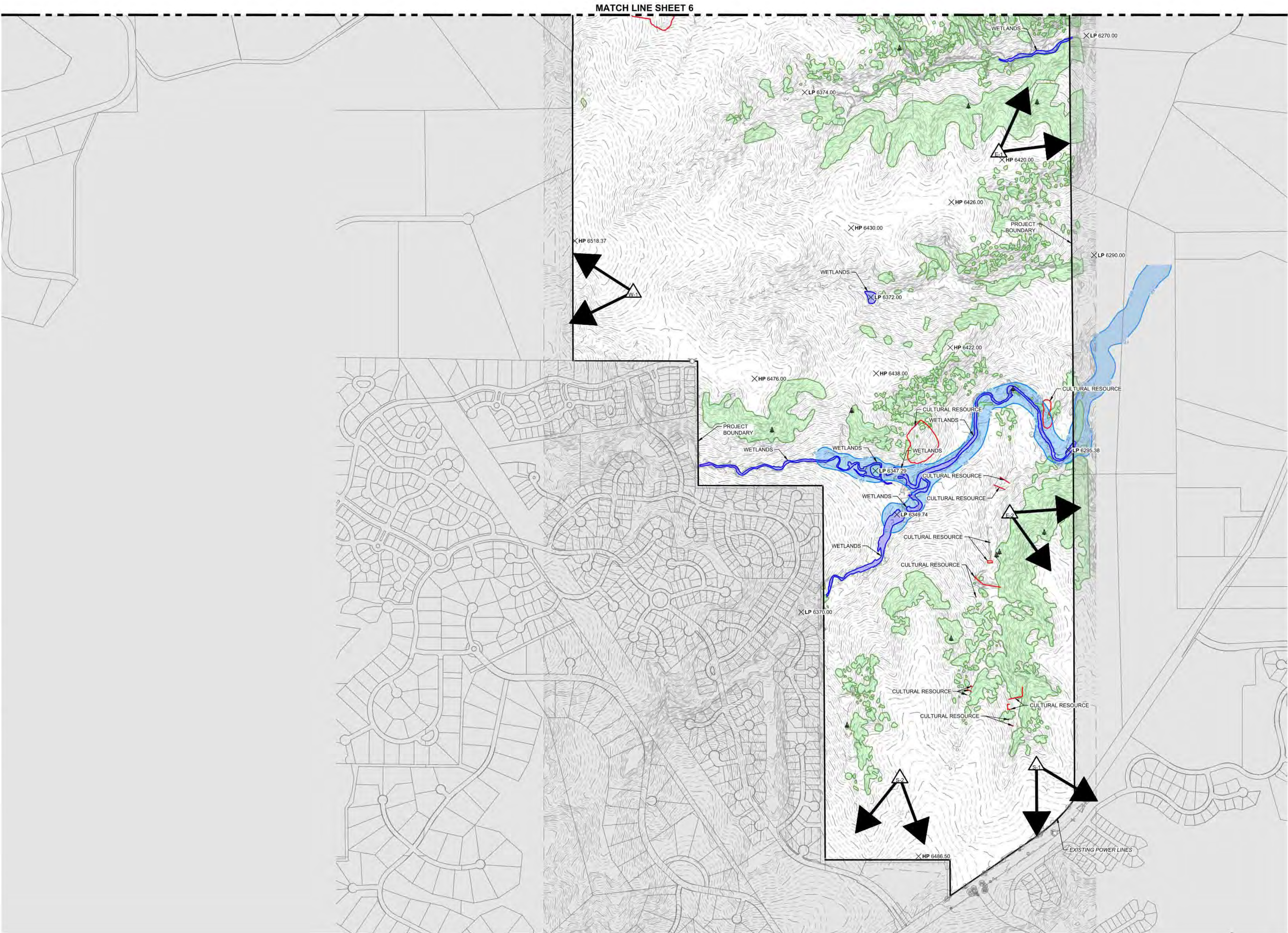
CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
EXISTING SITE FEATURES (1 OF 2)



SHEET
6 OF 26

CANYONS - PRELIMINARY PLAN NO. 3

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
WITHIN SECTIONS 1, 12, 13, 24 AND 15, T7S, R67W, 6TH P.M., CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
1,440.932 +/- ACRES, 1,564 LOTS, AND 33 TRACTS, CASE NO. PP-2023-001



- LEGEND**
- 5150 HP/LP
 - 6350
 - 6349
 - HP
 - VIEW CORRIDOR
 - HIGH POINT/LOW POINT
 - EXISTING MAJOR CONTOUR (10 FT)
 - EXISTING MINOR CONTOUR (2 FT)
 - CULTURAL RESOURCE
 - WETLAND
 - FLOOD PLAIN
 - PINE TREE
 - EXISTING VEGETATION
 - VIEW CORRIDOR

- VIEWSHEDS:**
- N1 - REUTER HESS RESERVOIR
 - N2 - 1-25 CORRIDOR / FRONT RANGE
 - W1 - CHEROKEE MOUNTAIN
 - W2 - NEWLIN GULCH
 - E1 - LEMON GULCH
 - E2 - HIDDEN MESA OPEN SPACE
 - S1 - GATEWAY MESA
 - S2 - SCOTT GULCH

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design

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Denver, CO 80231
PH: 303.632.8867

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05/04/2023	JRF
2	2ND SUBMITTAL	11/16/2023	BAB
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5	5TH SUBMITTAL	12/13/2024	BAB

CANYONS

CITY OF CASTLE PINES, COLORADO

PRELIMINARY PLAN NO. 3

EXISTING SITE FEATURES (2 OF 2)

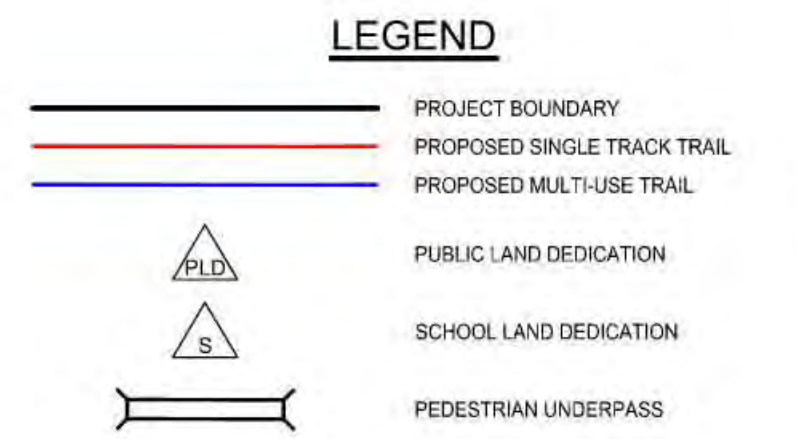
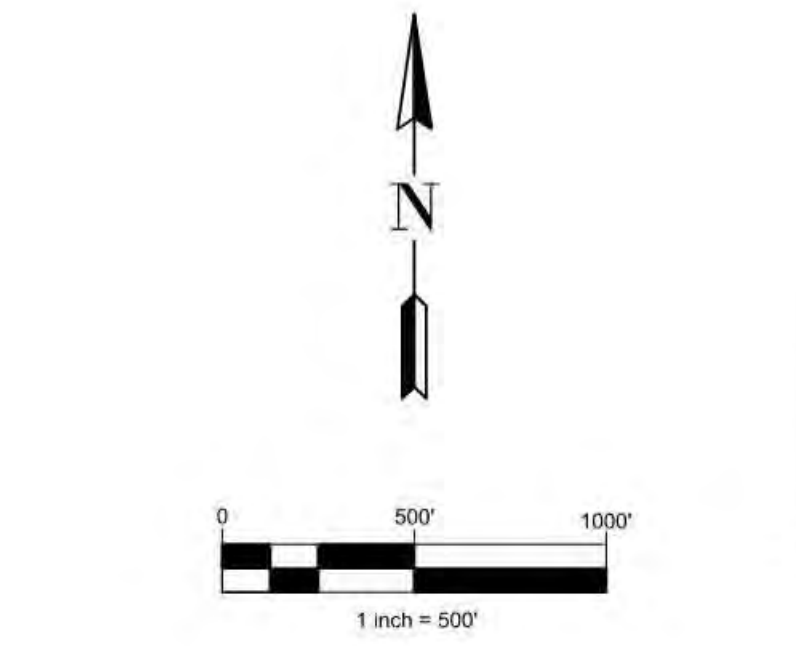
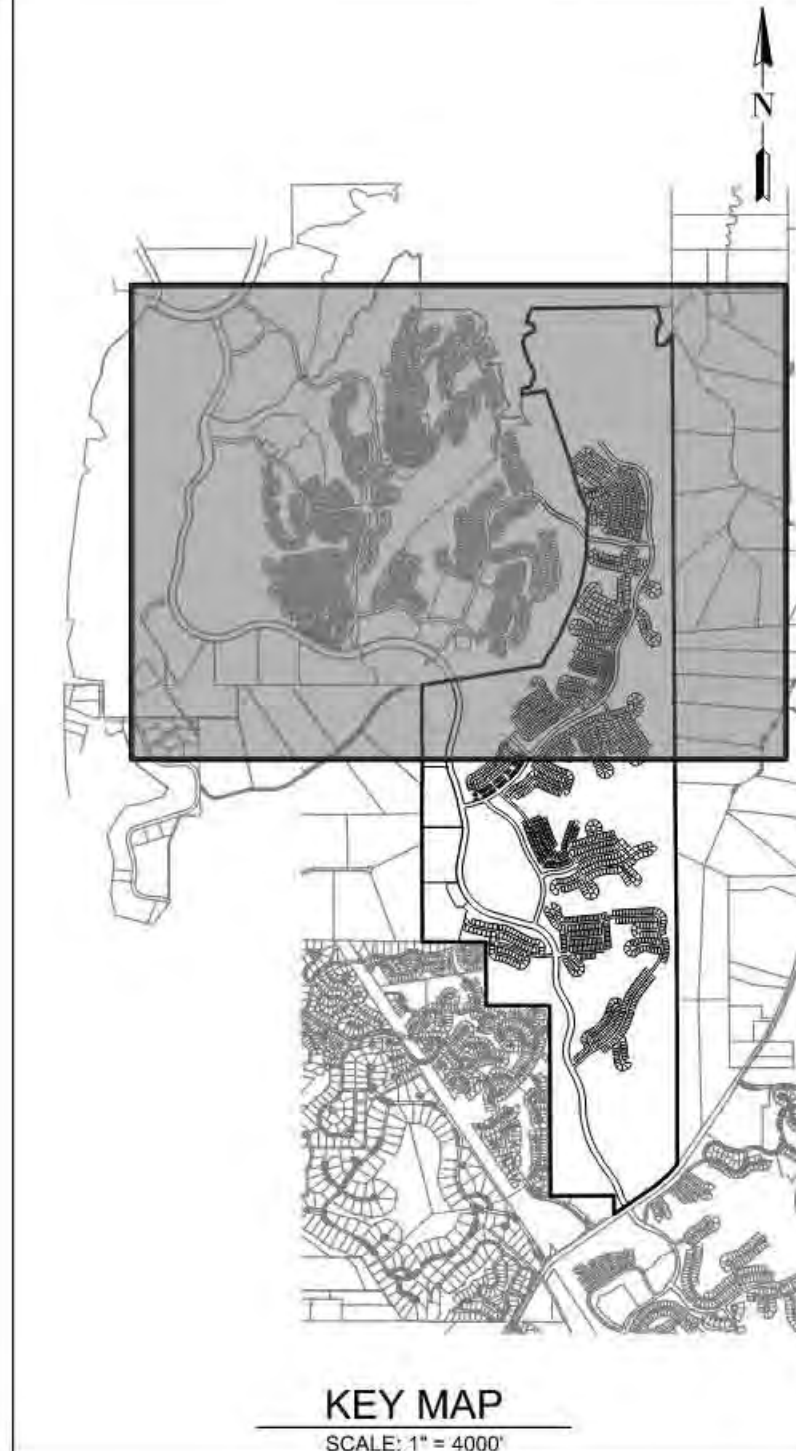
Know what's below.
Call before you dig.

811

SHEET
7 OF 26

CANYONS - PRELIMINARY PLAN NO. 3

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NOTES:
1. SINGLE TRACK AND MULTI-USE TRAILS, AS DEPICTED, ARE LOCATED CONCEPTUALLY. ACTUAL LOCATIONS WILL BE DEFINED IN THE CONSTRUCTION PROCESS IN ORDER TO LIMIT IMPACTS TO THE EXISTING TOPOGRAPHY AND NATURAL ENVIRONMENT.
2. TRAIL DESIGN CONFIGURATION IN PLANNING AREA O TO BE PREPARED BY A CONSULTANT FOR THE CITY OF CASTLE PINES.

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design

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CANYONS

CITY OF CASTLE PINES, COLORADO

PRELIMINARY PLAN NO. 3

PRELIMINARY TRAIL SYSTEM (1 OF 2)

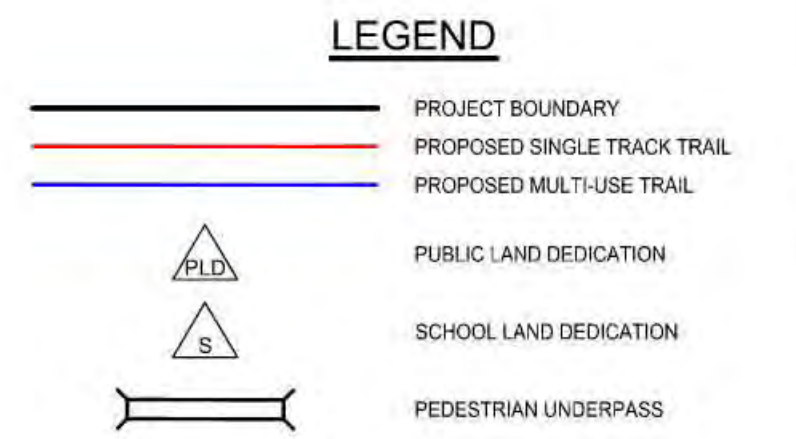
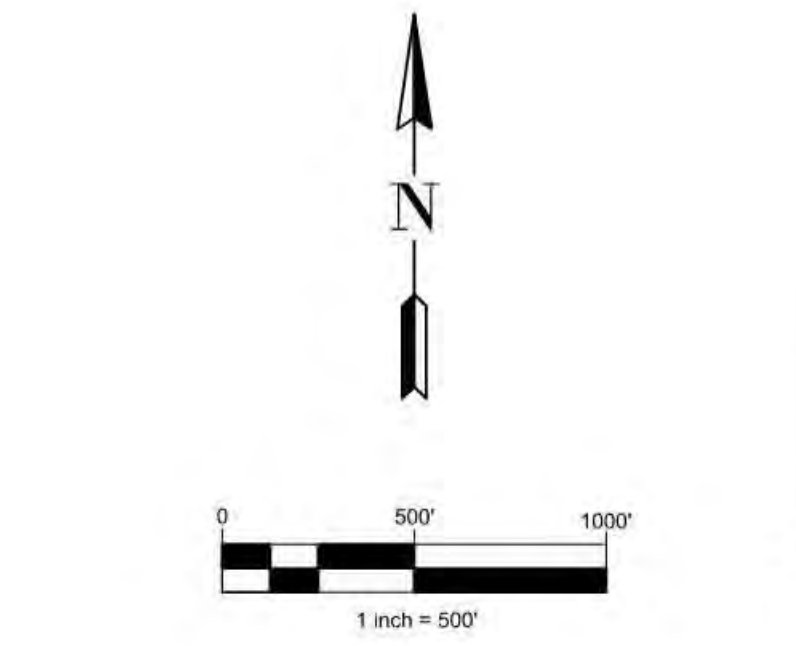
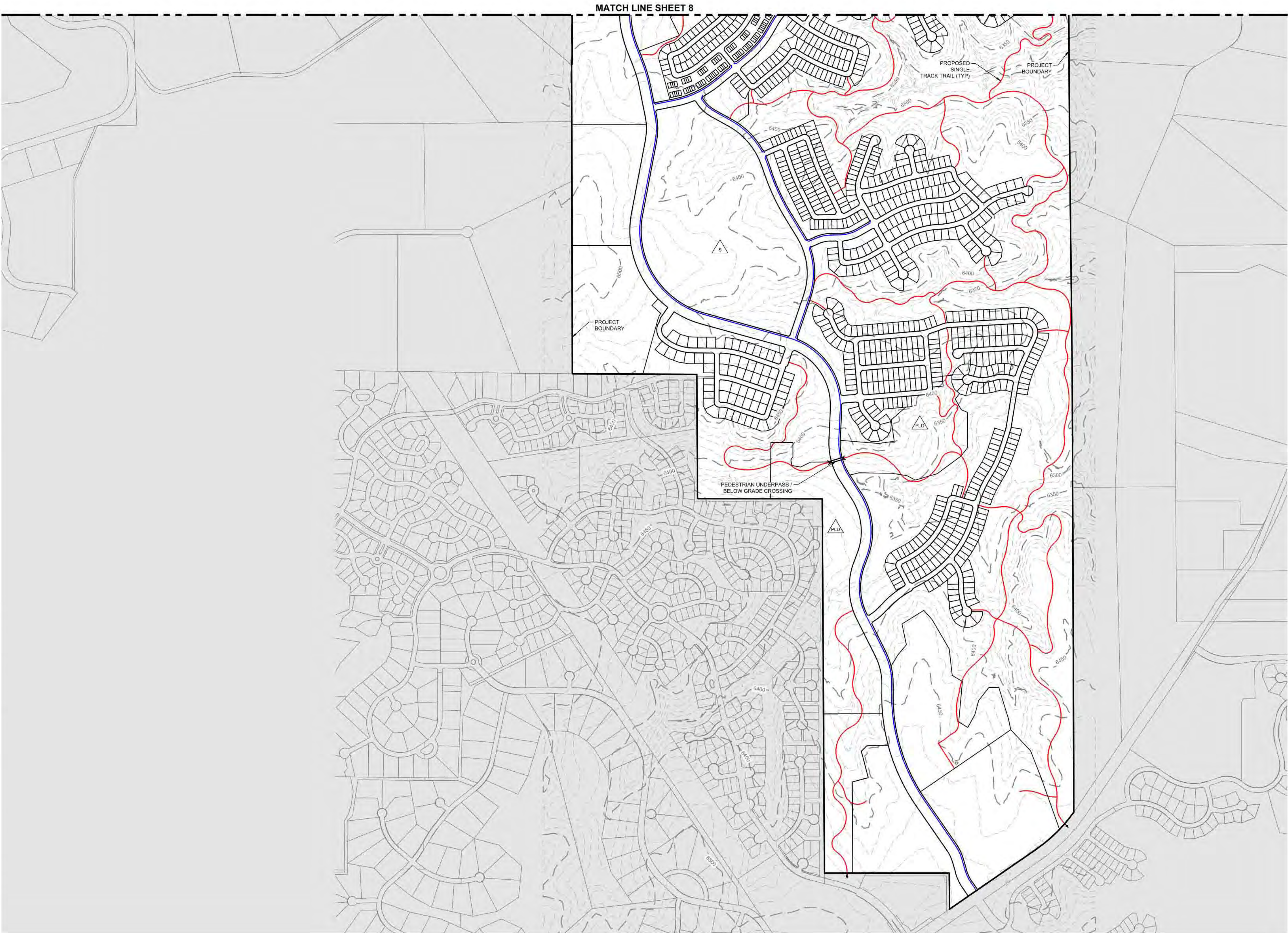
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SHEET
8 OF 26

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CANYONS

CITY OF CASTLE PINES, COLORADO

PRELIMINARY PLAN NO. 3

PRELIMINARY TRAIL SYSTEM (2 OF 2)

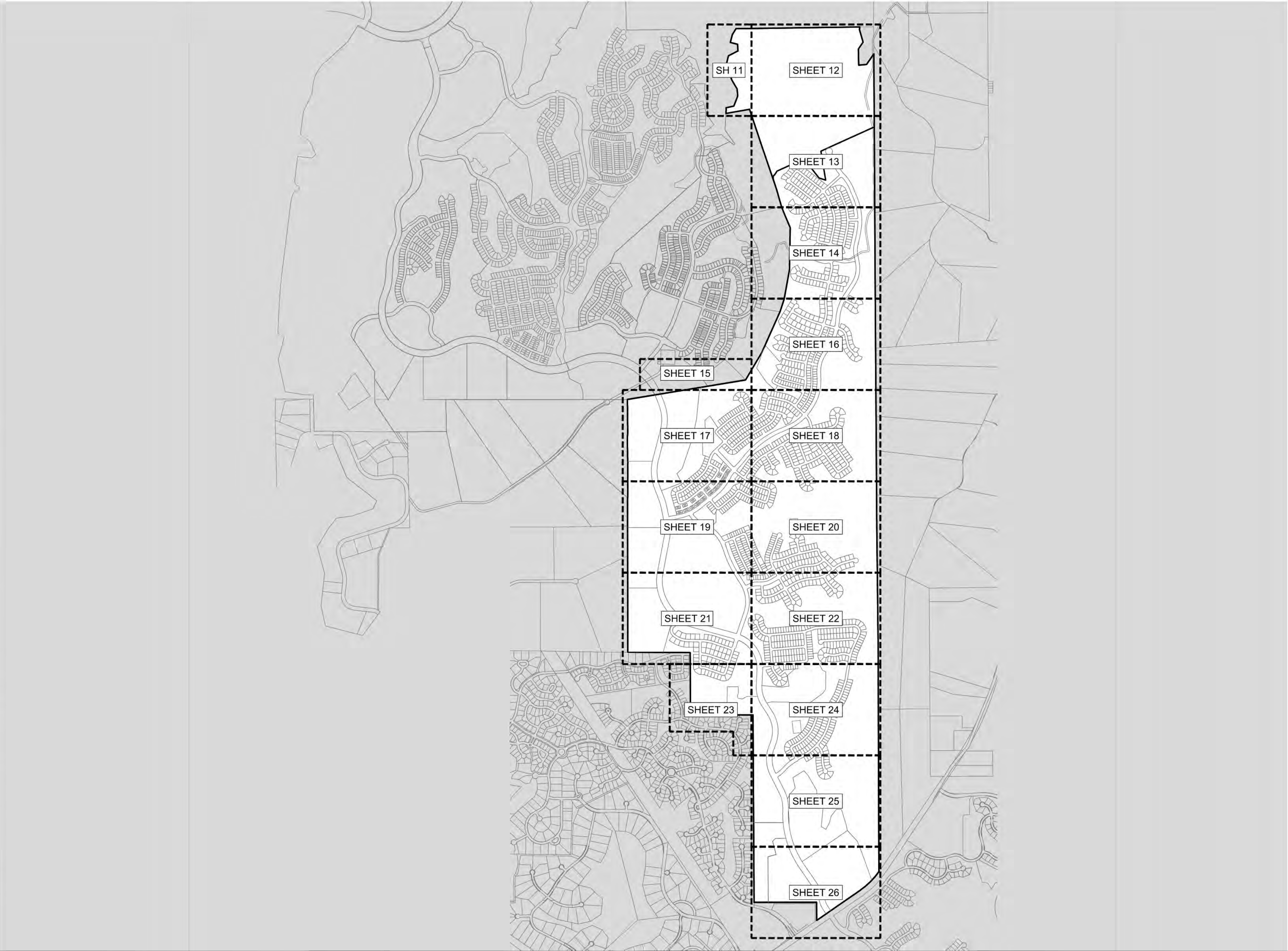
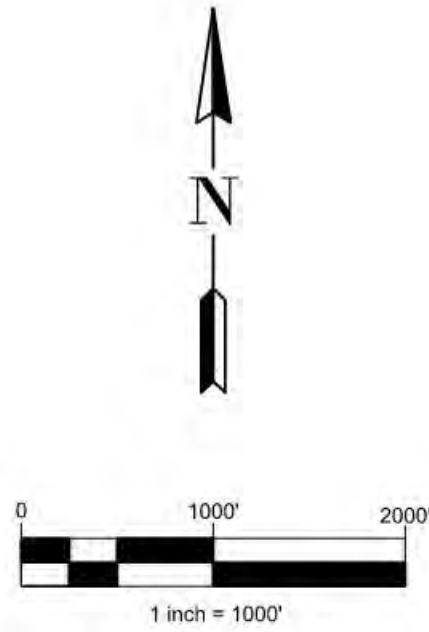
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SHEET
9 OF 26

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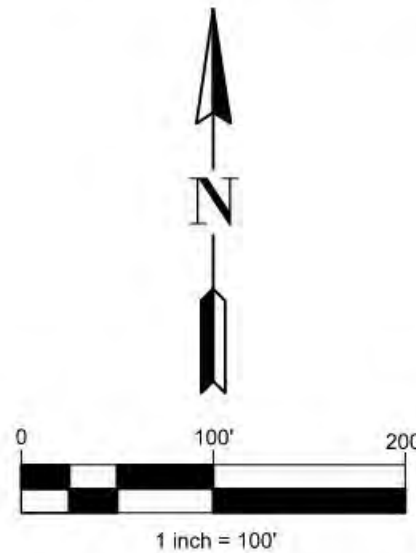
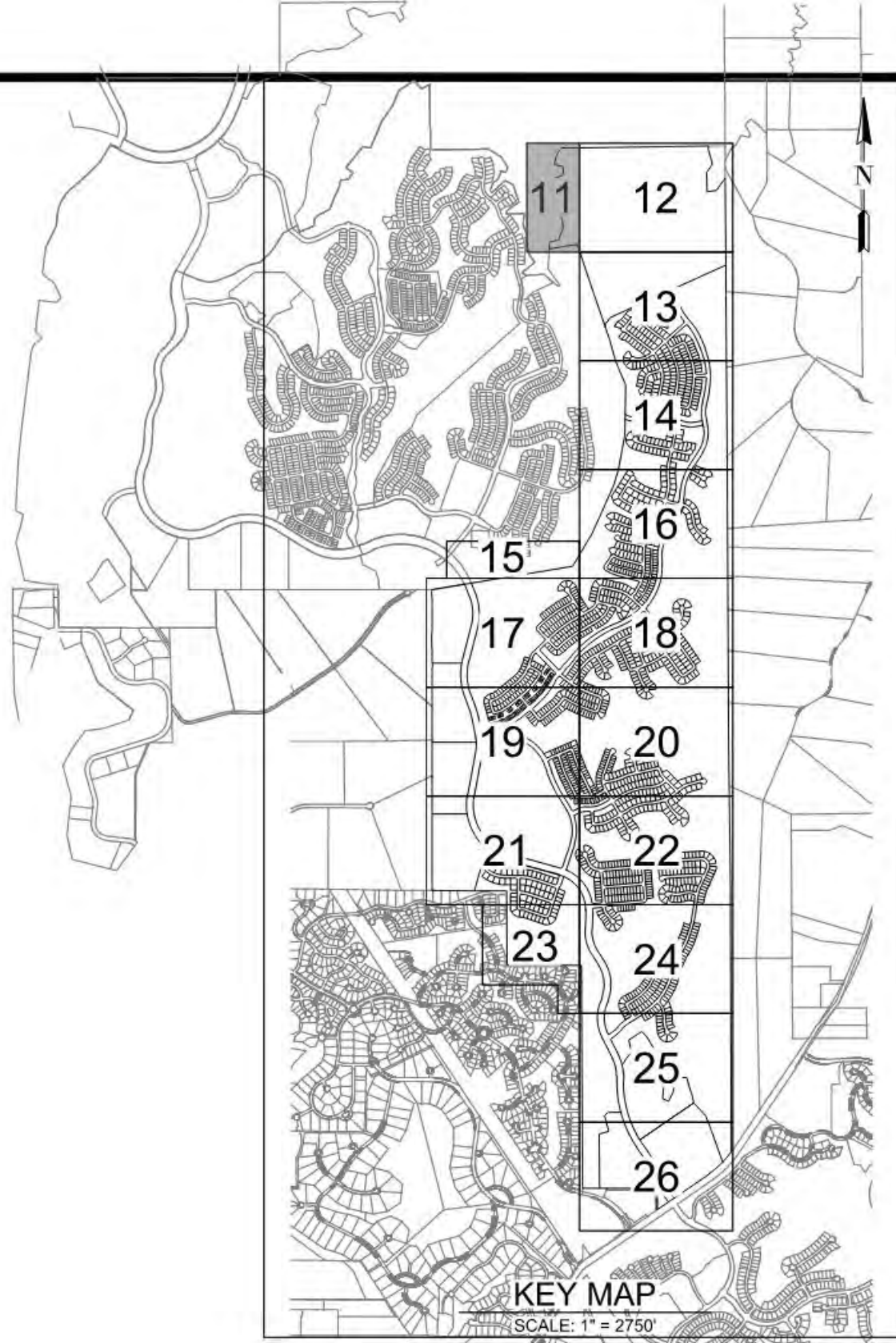
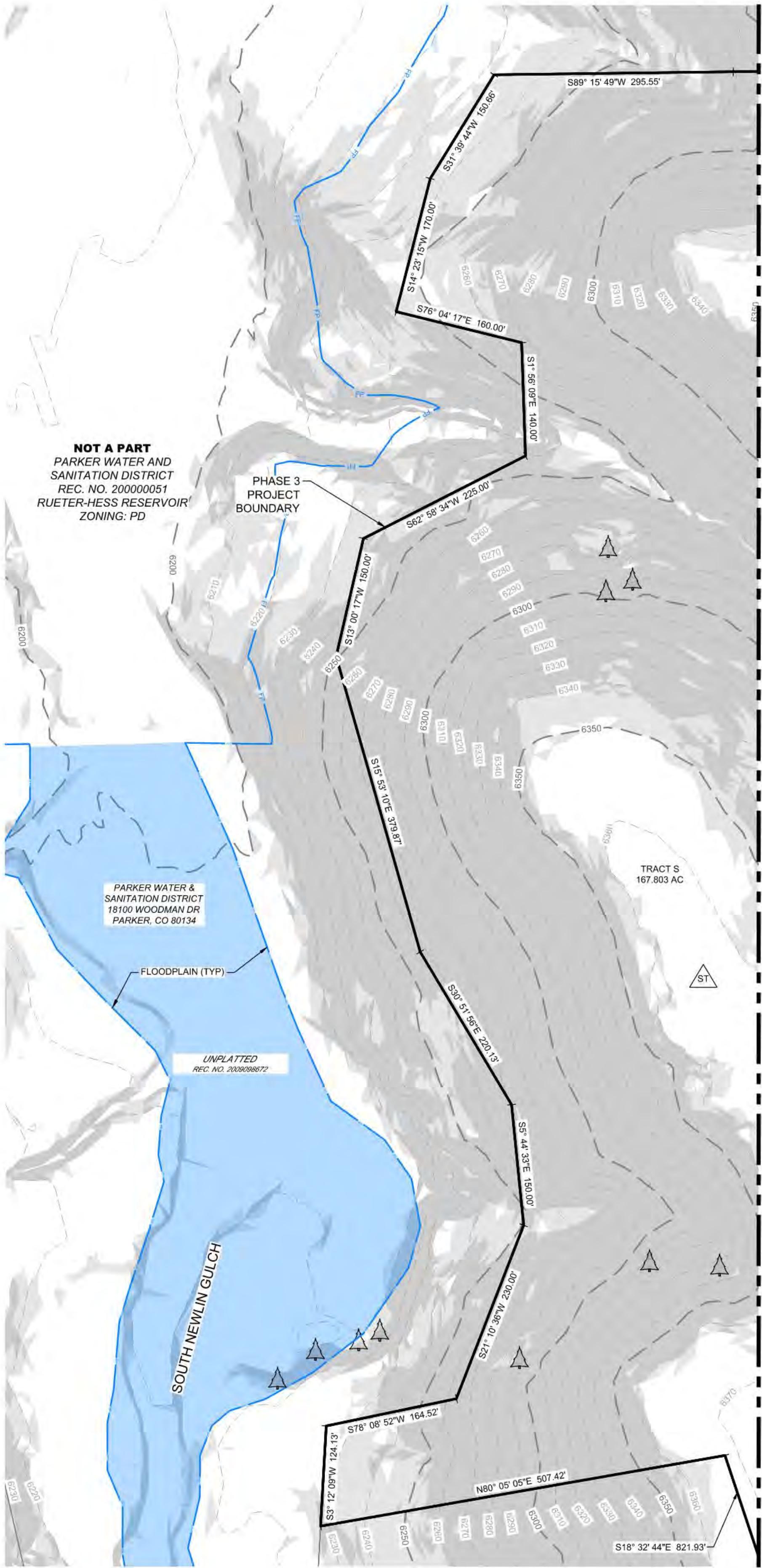
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CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
SITE PLAN INDEX



CANYONS - PRELIMINARY PLAN NO. 3

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- LEGEND
- DETENTION POND
 - SLOPE BETWEEN 15% - 25%
 - SLOPE GREATER THAN 25%
 - PROJECT BOUNDARY
 - RIGHT OF WAY (ROW)
 - EASEMENT
 - CENTERLINE
 - LOT / TRACT / PARCEL BOUNDARY
 - SINGLE TRACK TRAIL
 - WETLANDS
 - FLOOD PLAIN
 - BLOCK NUMBER
 - LOT NUMBER
 - PINE TREE
 - RESIDENTIAL STREET TYPE "A"
(MIN 52' R.O.W.) SEE SHEET 2
 - COLLECTOR
(MIN 80' R.O.W.) SEE SHEET 2
 - ENTRY STREET
(MIN 60' R.O.W.) SEE SHEET 2
 - BOULEVARD
(MIN 120' R.O.W.) SEE SHEET 2
 - SINGLE FAMILY ATTACHED
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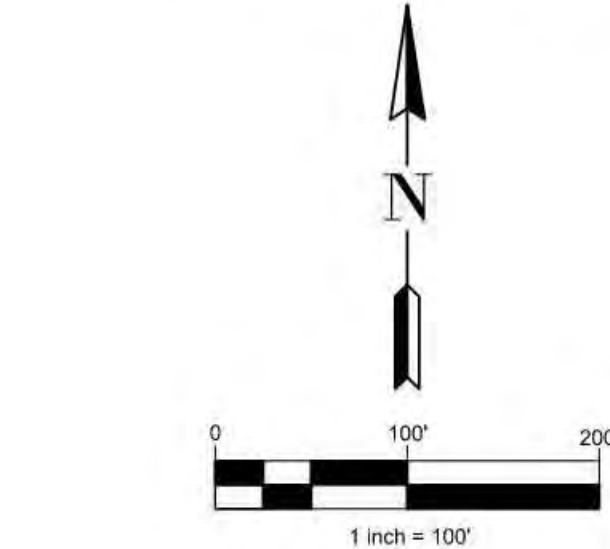
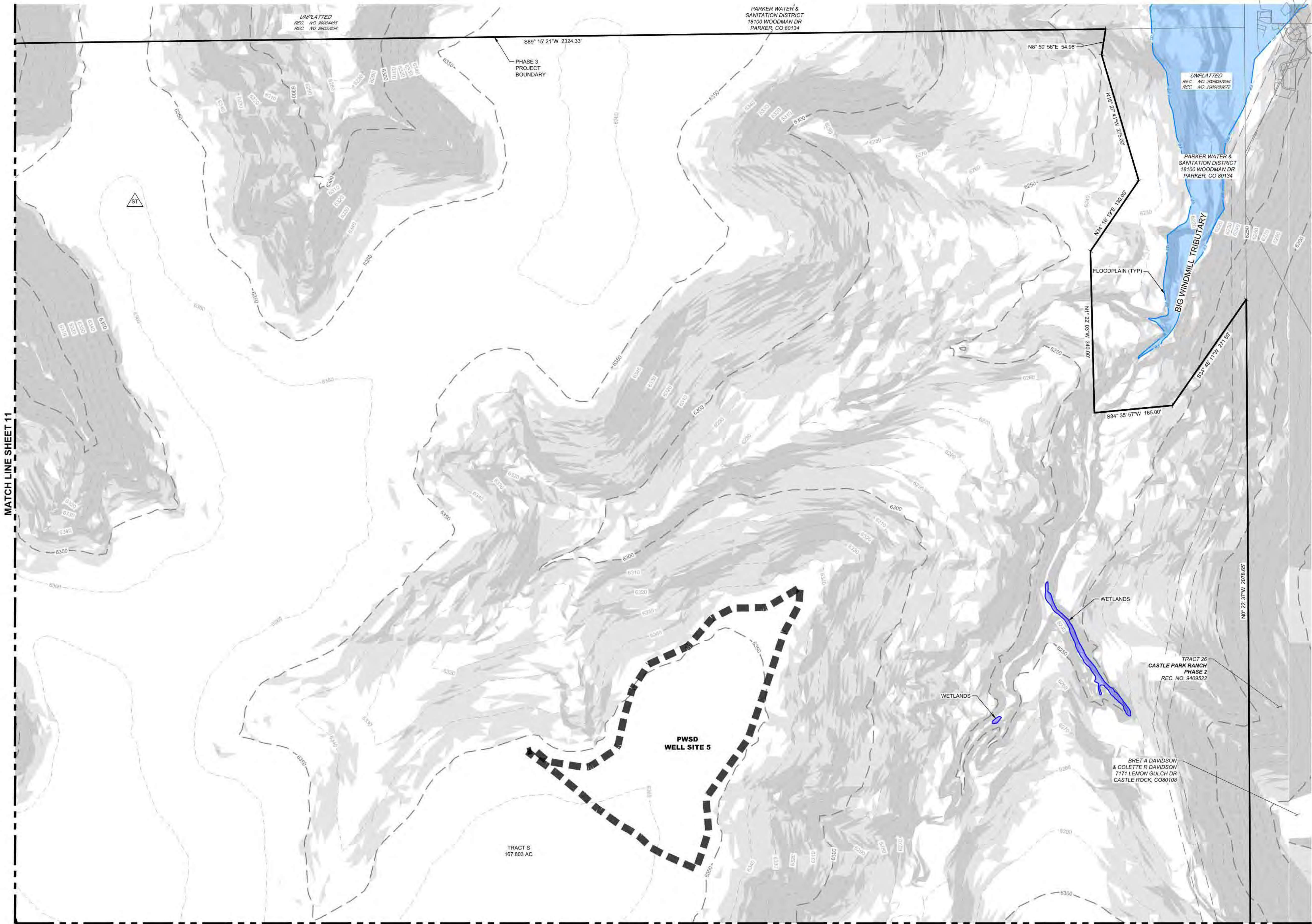
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CANYONS
CITY OF CASTLE PINES, COLORADO
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SITE PLAN

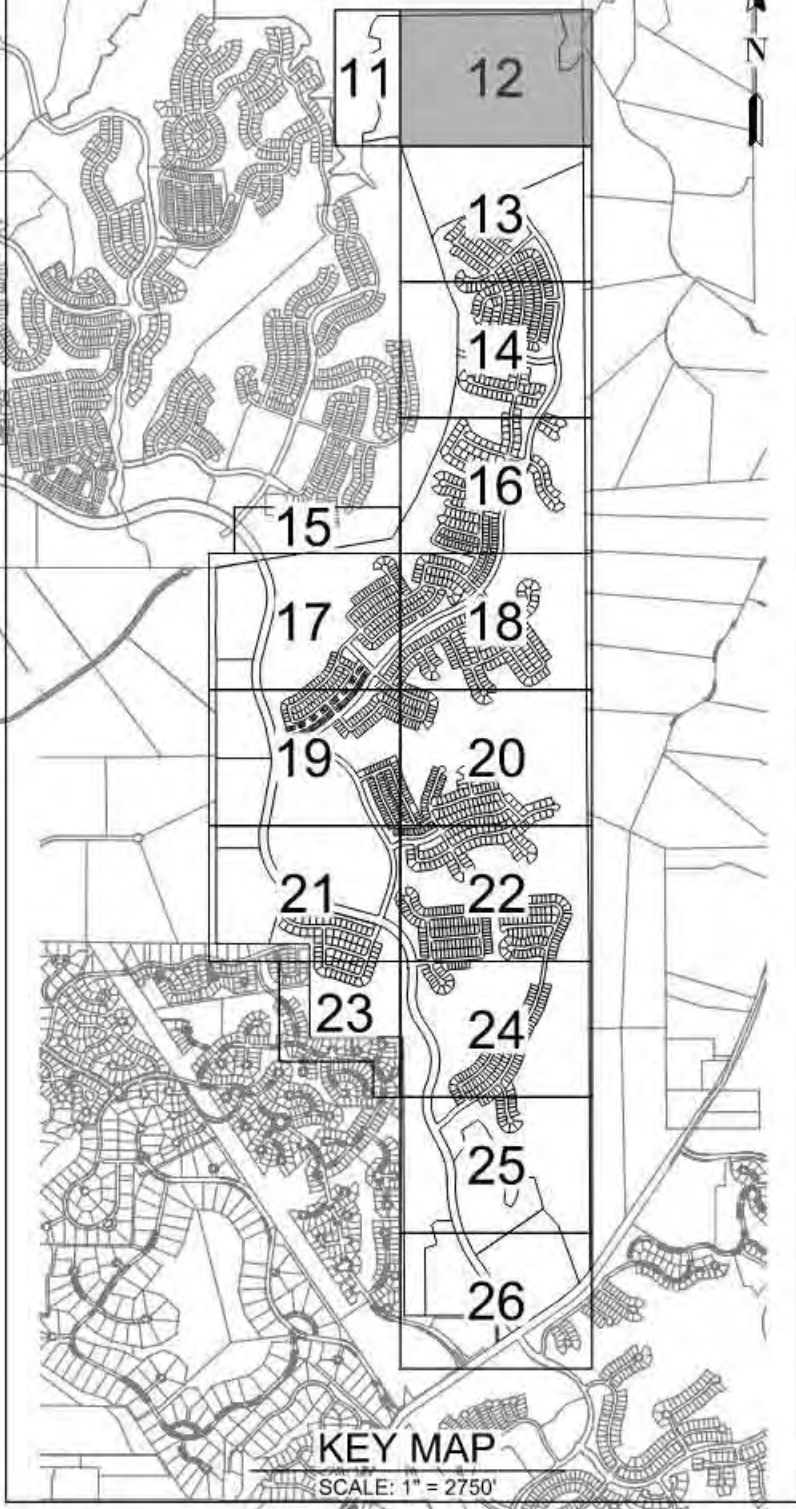


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LEGEND	
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	SLOPE GREATER THAN 25%
	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	CENTERLINE
	LOT / TRACT / PARCEL BOUNDARY
	SINGLE TRACK TRAIL
	WETLANDS
	FLOOD PLAIN
	BLOCK NUMBER
	LOT NUMBER
	PINE TREE
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	BOULEVARD (MIN 120' R.O.W.) SEE SHEET 2
	SINGLE FAMILY ATTACHED
	SINGLE TRACK TRAIL
	30' PWS UTILITY EASEMENT
	50' PWS UTILITY EASEMENT
	DRAINAGE EASEMENT

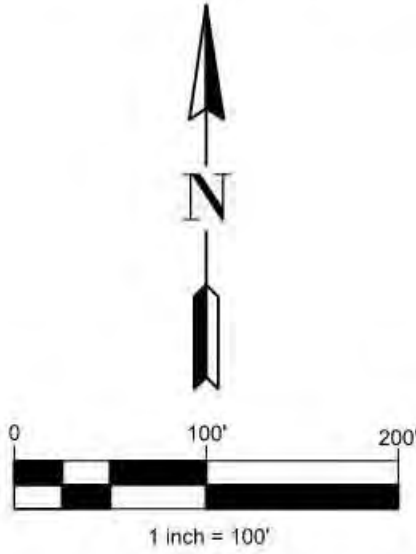
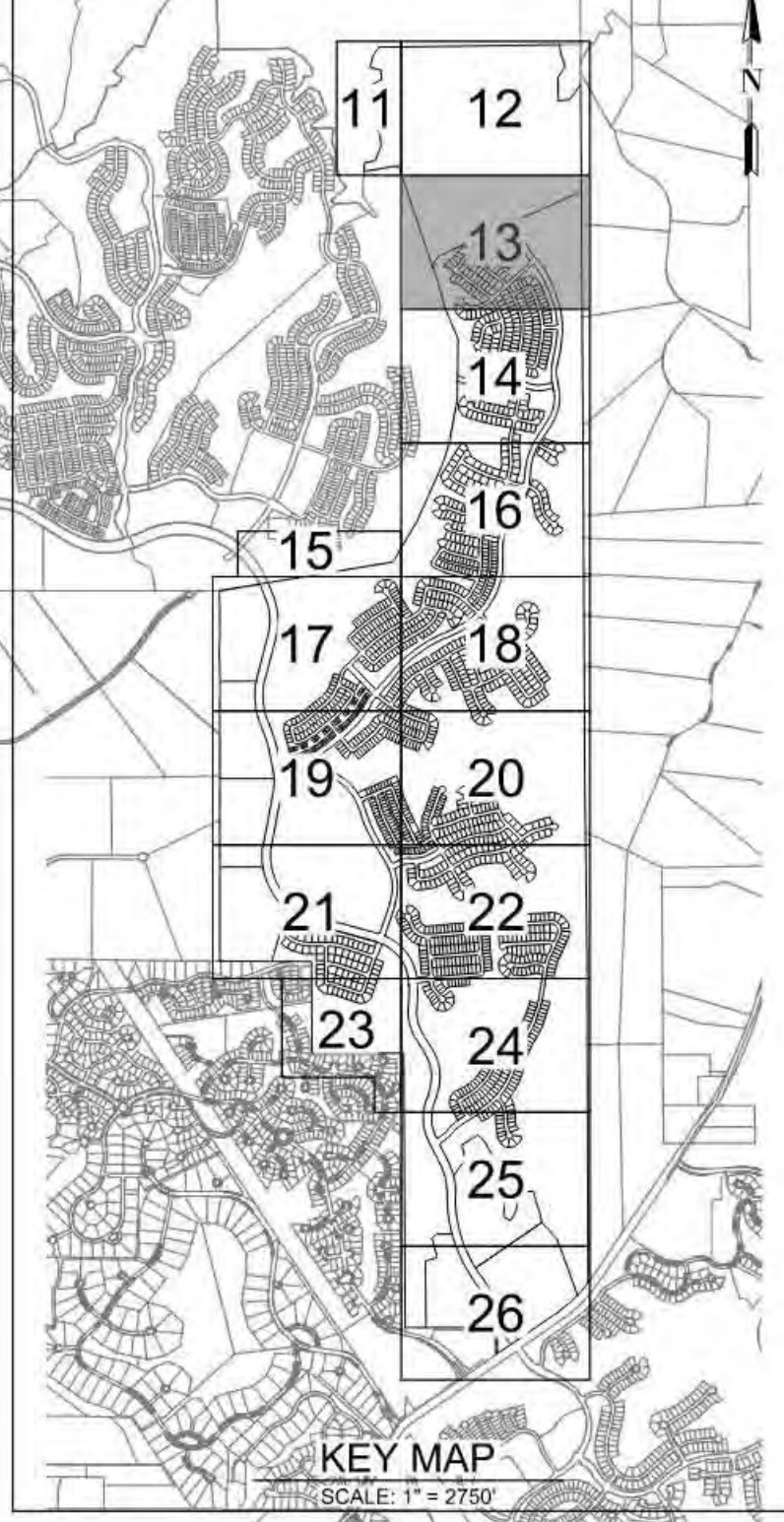
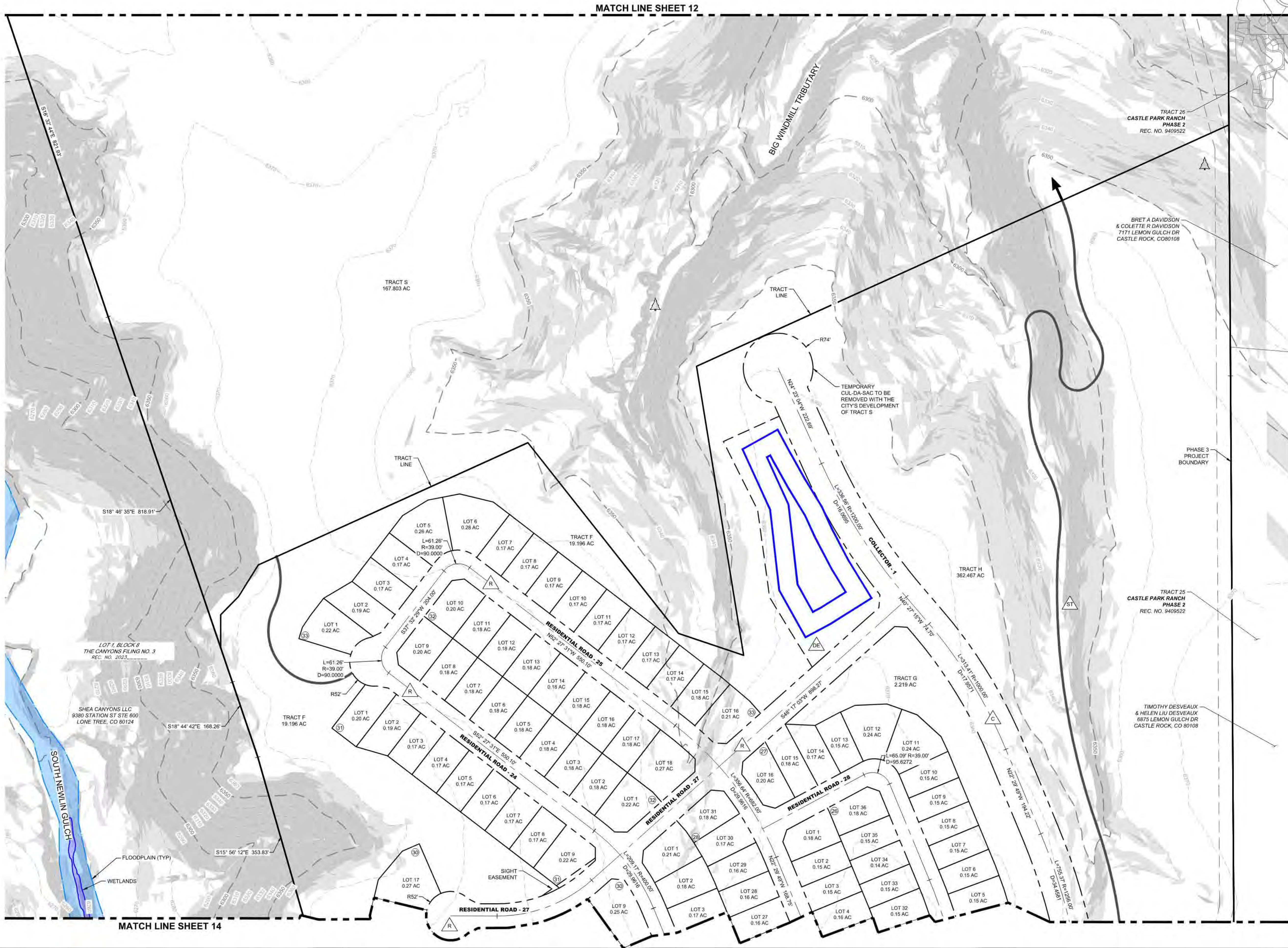


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CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
SITE PLAN

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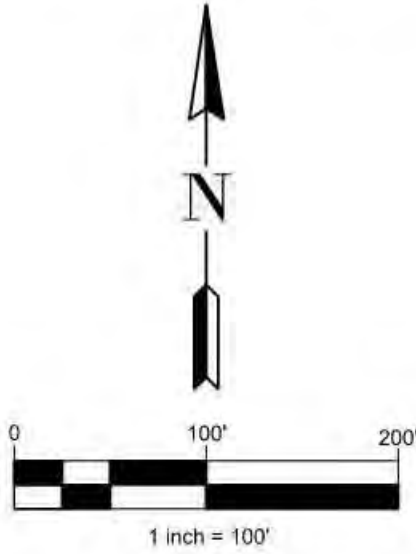
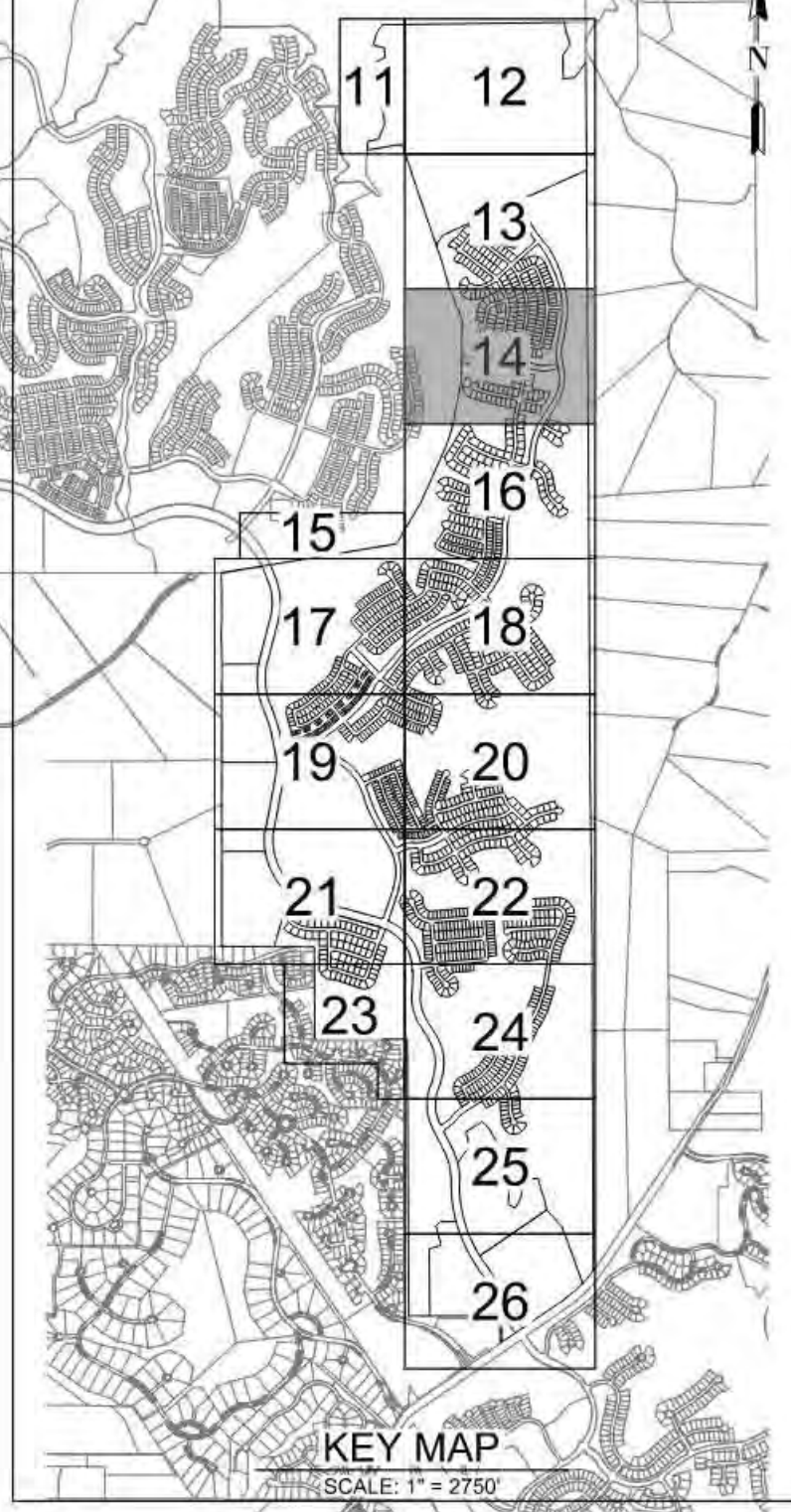
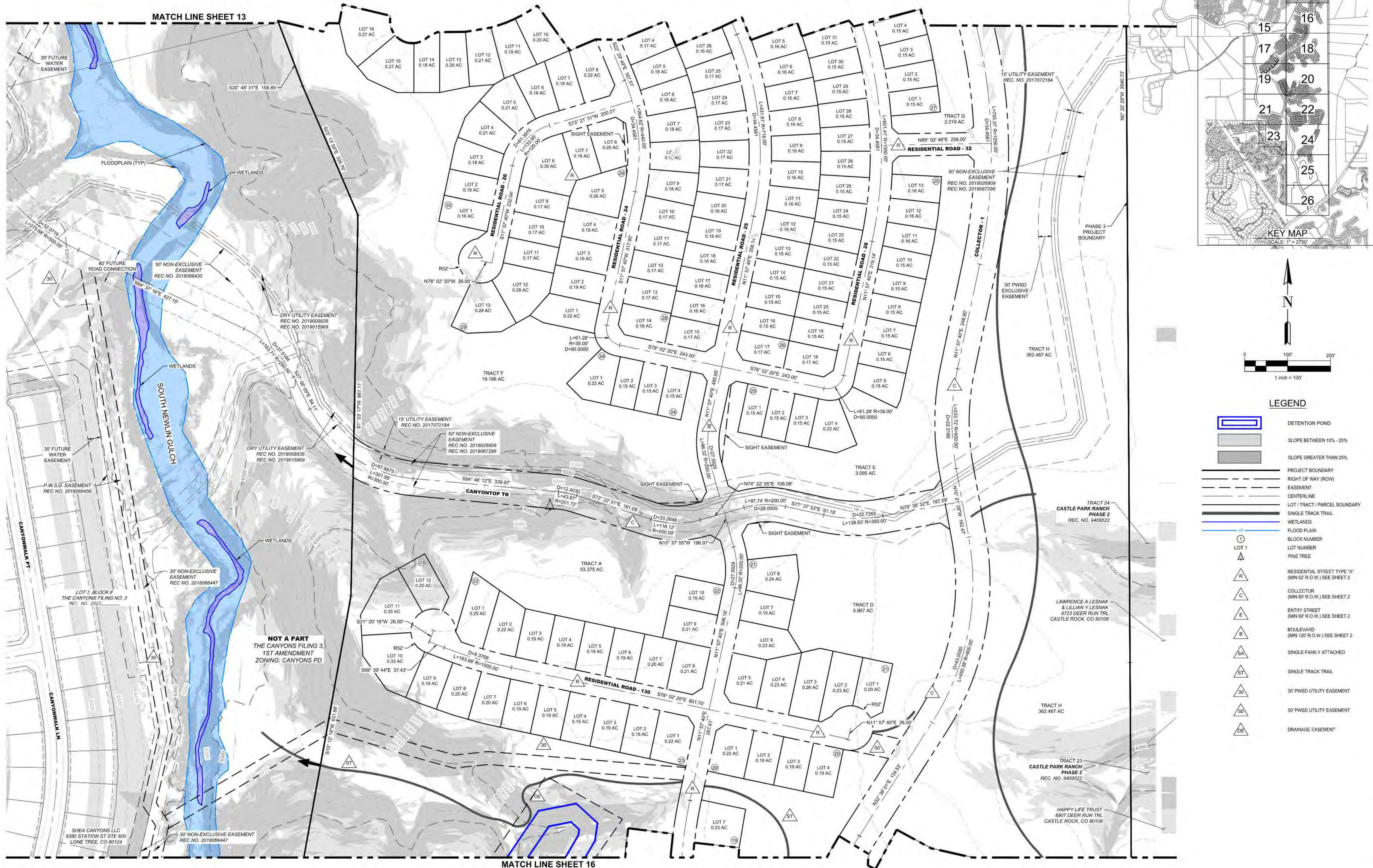


DATE	BY	REVISION DESCRIPTION
05/04/2023	JRF	1 1ST SUBMITTAL
11/16/2023	BAB	2 2ND SUBMITTAL
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12/13/2024	BAB	5 5TH SUBMITTAL

CANYONS
CITY OF CASTLE PINES, COLORADO
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 - RESIDENTIAL STREET TYPE "R"
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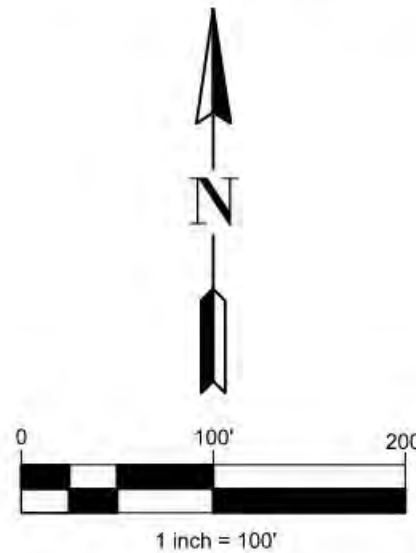
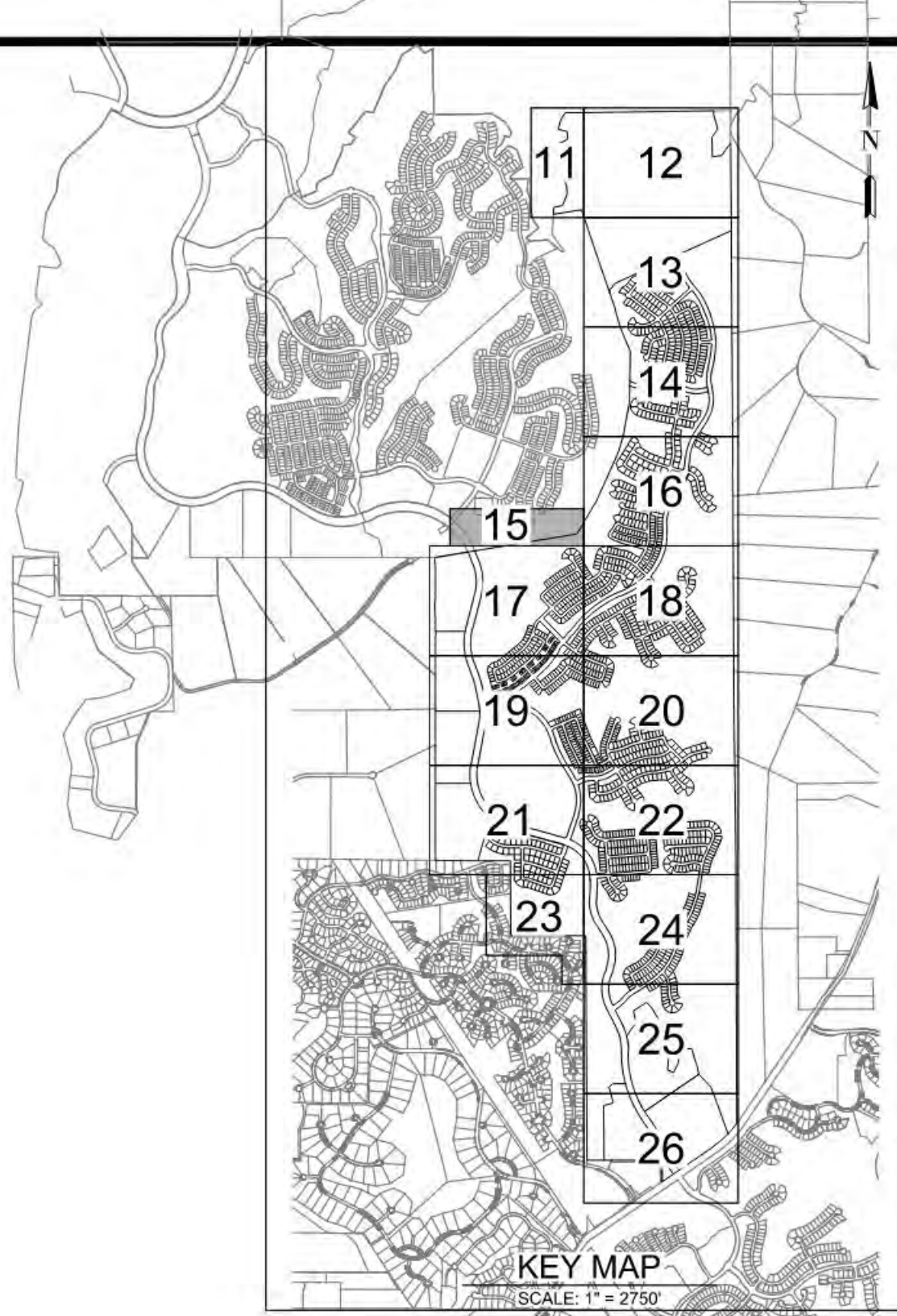
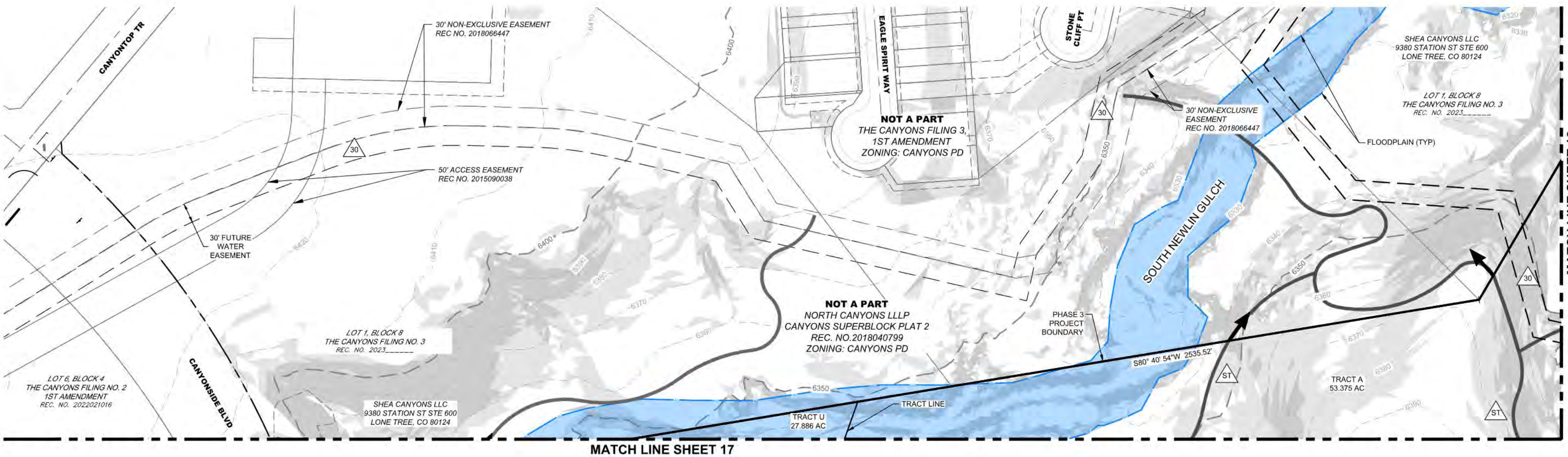


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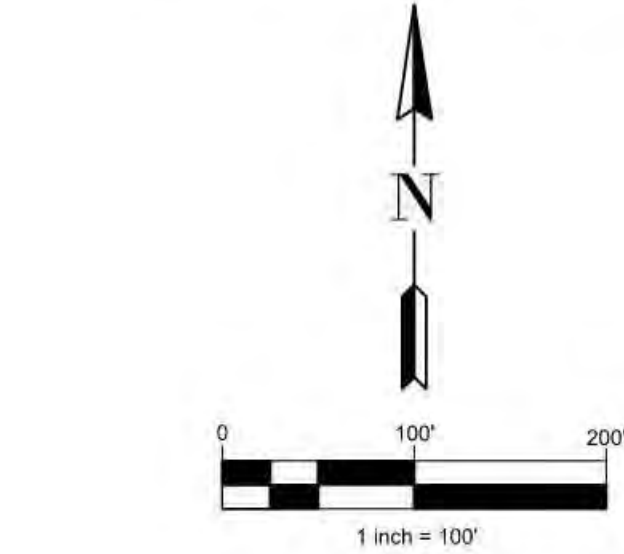
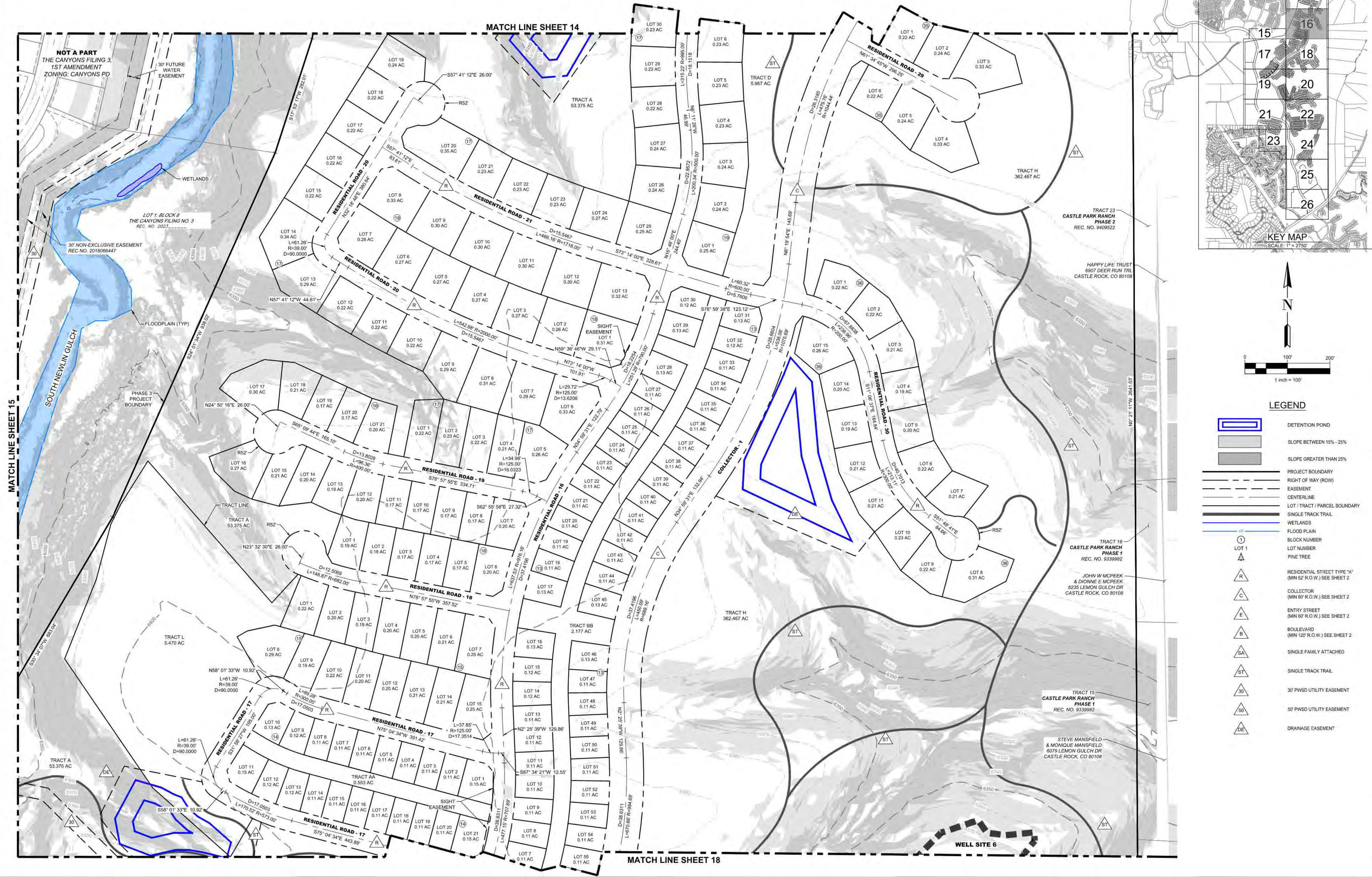
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CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
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Know what's below.
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811
SHEET
15 OF 26

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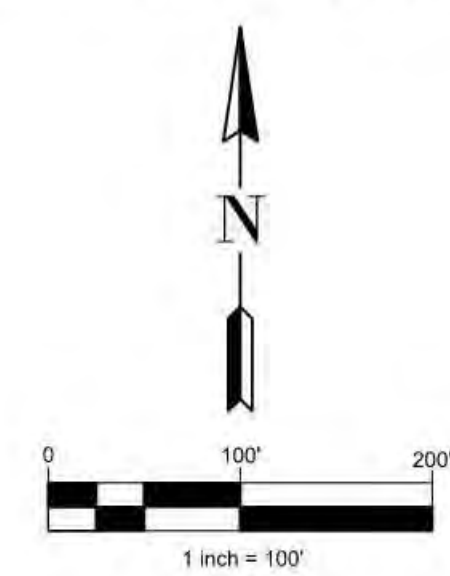
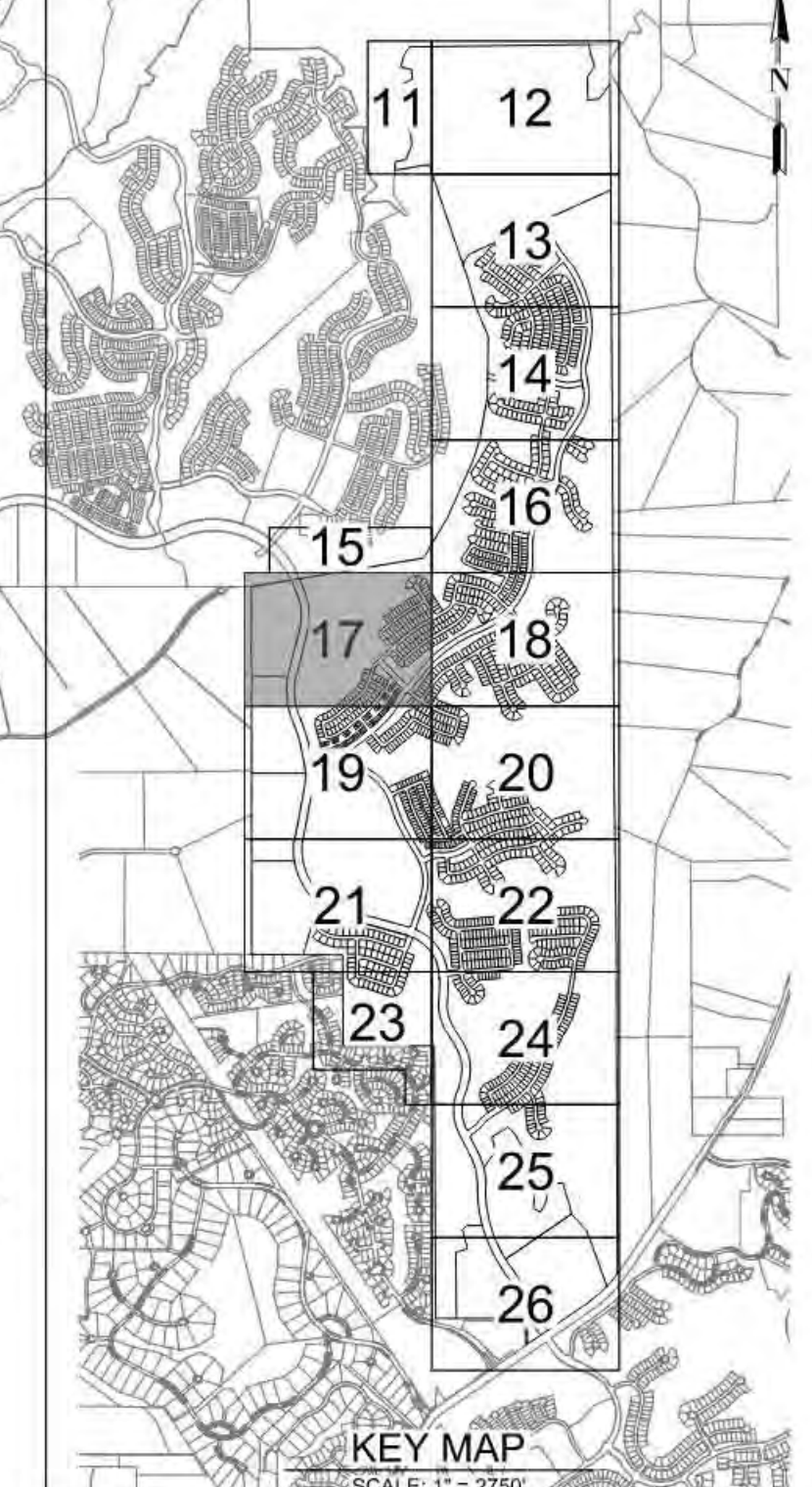
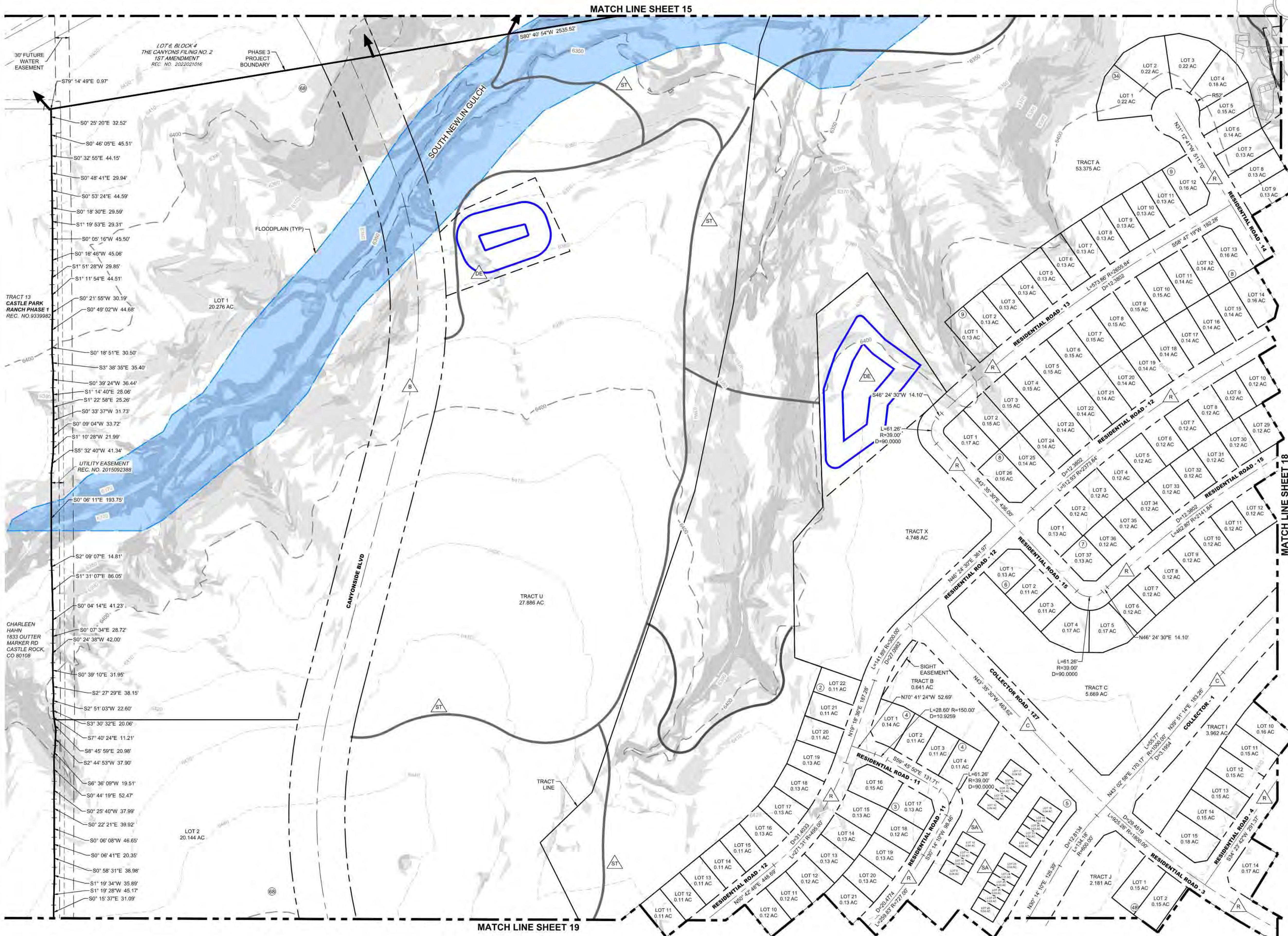


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CANYONS
CITY OF CASTLE PINES, COLORADO
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- LEGEND**
- [Blue outline] DETENTION POND
 - [Light blue fill] SLOPE BETWEEN 15% - 25%
 - [Dark blue fill] SLOPE GREATER THAN 25%
 - [Dashed line] PROJECT BOUNDARY
 - [Dashed line] RIGHT OF WAY (ROW)
 - [Dashed line] EASEMENT
 - [Dashed line] CENTERLINE
 - [Dashed line] LOT / TRACT / PARCEL BOUNDARY
 - [Thick solid line] SINGLE TRACK TRAIL
 - [Thin solid line] WETLANDS
 - [Blue outline] FLOOD PLAIN
 - [Circle with number] BLOCK NUMBER
 - [Triangle with number] LOT NUMBER
 - [Triangle] PINE TREE
 - [Triangle with 'R'] RESIDENTIAL STREET TYPE "R" (MIN 52' R.O.W.) SEE SHEET 2
 - [Triangle with 'C'] COLLECTOR (MIN 80' R.O.W.) SEE SHEET 2
 - [Triangle with 'E'] ENTRY STREET (MIN 60' R.O.W.) SEE SHEET 2
 - [Triangle with 'B'] BOULEVARD (MIN 120' R.O.W.) SEE SHEET 2
 - [Triangle with 'SA'] SINGLE FAMILY ATTACHED
 - [Triangle with 'ST'] SINGLE TRACK TRAIL
 - [Triangle with '30'] 30' PWSD UTILITY EASEMENT
 - [Triangle with '50'] 50' PWSD UTILITY EASEMENT
 - [Triangle with 'DE'] DRAINAGE EASEMENT

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05/04/2023	JRF
2	2ND SUBMITTAL	11/16/2023	BAB
3	3RD SUBMITTAL	03/22/2024	BAB
4	4TH SUBMITTAL	09/20/2024	BAB
5	5TH SUBMITTAL	12/13/2024	BAB

CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
SITE PLAN

Know what's below.
Call before you dig.
811
SHEET
17 OF 26

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
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1,440.932 +/- ACRES, 1,564 LOTS, AND 33 TRACTS, CASE NO. PP-2023-001

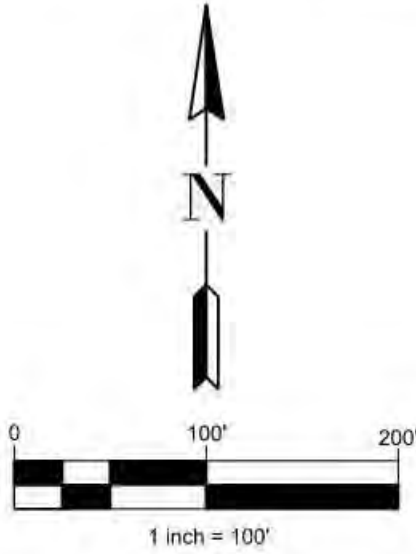
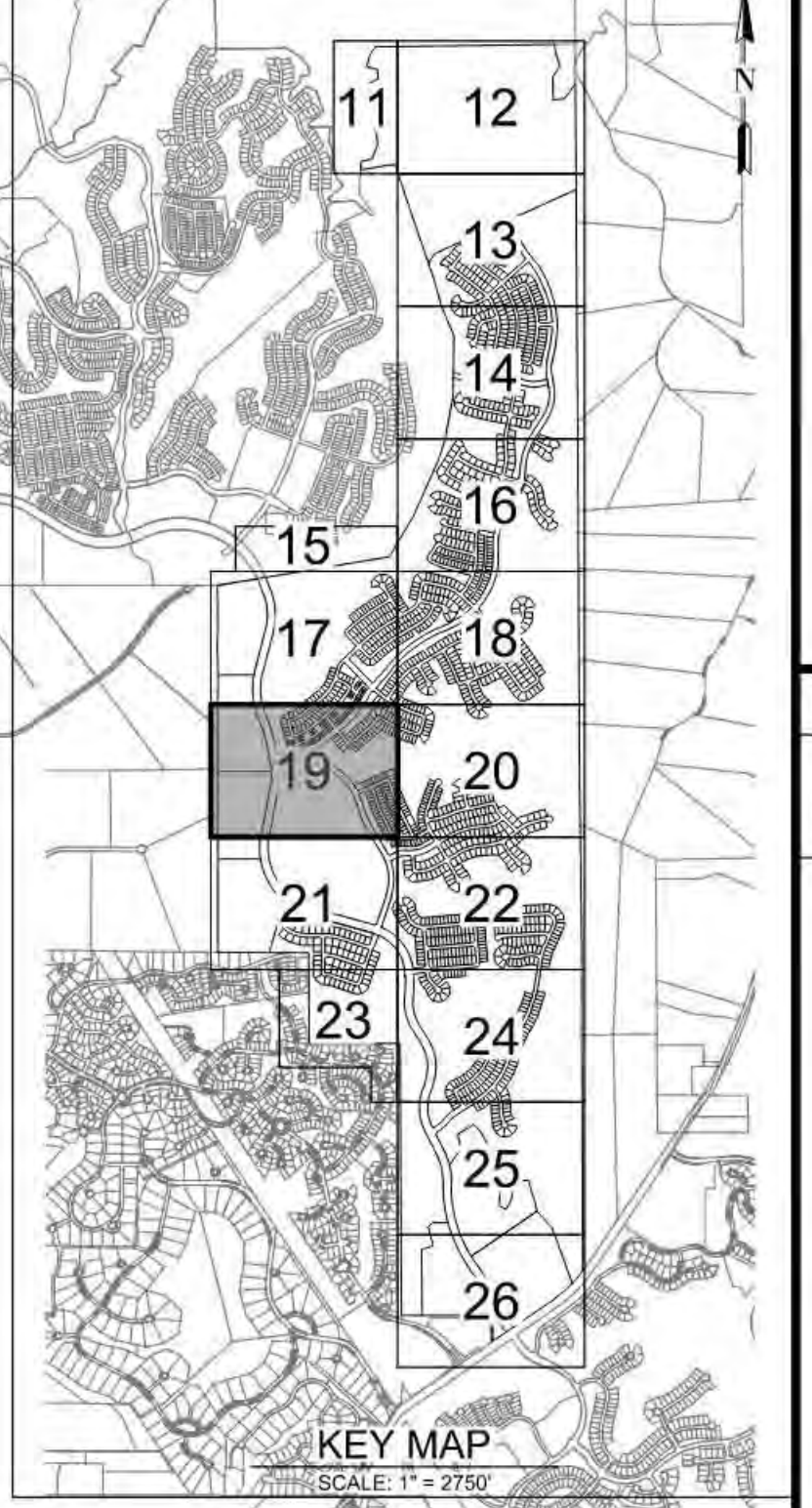
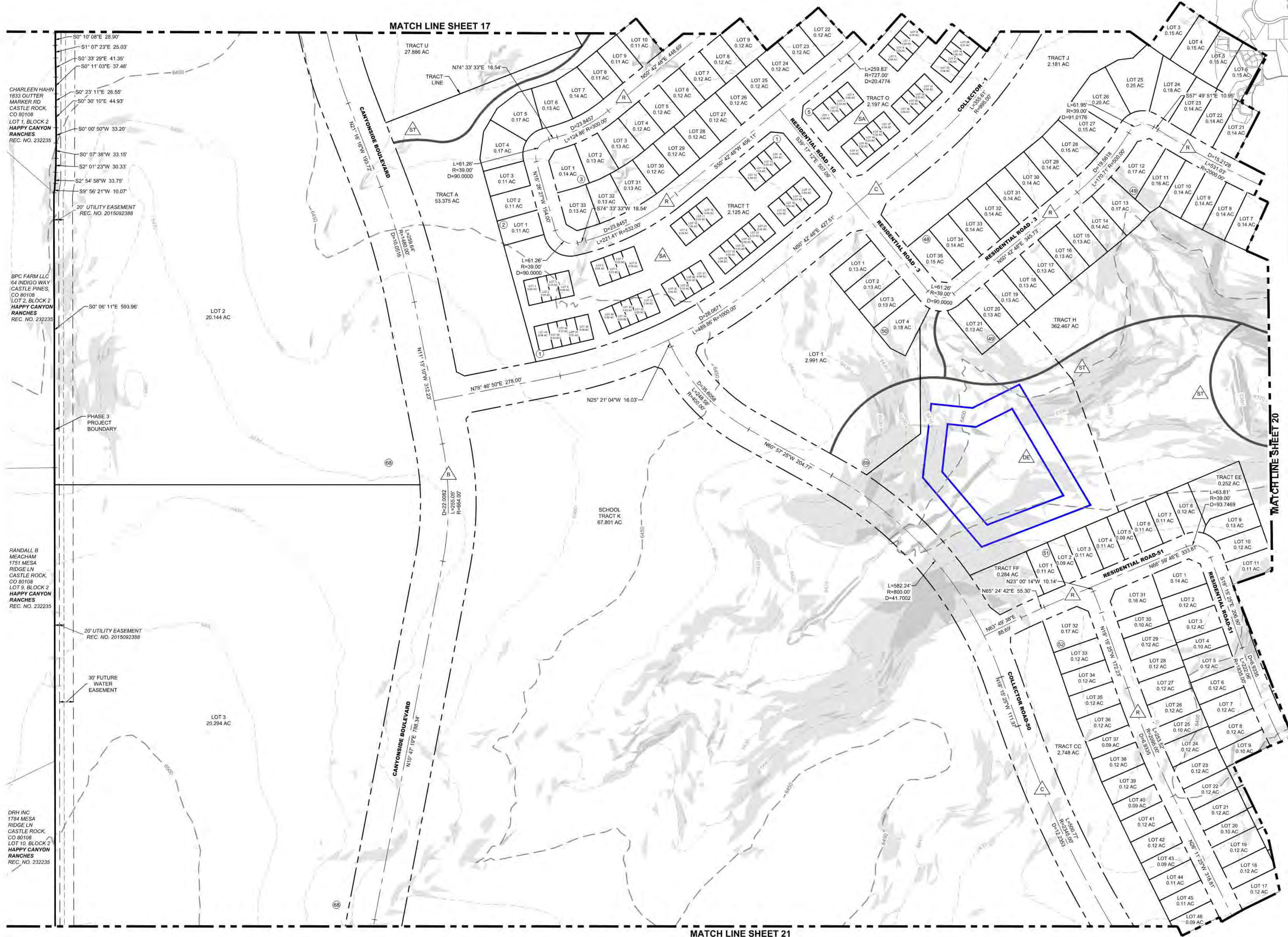


#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	05/04/2023	JRF
2	2ND SUBMITTAL	11/16/2023	BA8
3	3RD SUBMITTAL	03/22/2024	BA8
4	4TH SUBMITTAL	05/20/2024	BA8
5	5TH SUBMITTAL	12/12/2024	BA8

CANYONS
CITY OF CASTLE PINES, COLORADO
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CANYONS - PRELIMINARY PLAN NO. 3

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- LEGEND**
- DETENTION POND
 - SLOPE BETWEEN 15% - 25%
 - SLOPE GREATER THAN 25%
 - PROJECT BOUNDARY
 - RIGHT OF WAY (ROW)
 - EASEMENT
 - CENTERLINE
 - LOT / TRACT / PARCEL BOUNDARY
 - SINGLE TRACK TRAIL
 - WETLANDS
 - FLOOD PLAIN
 - BLOCK NUMBER
 - LOT NUMBER
 - PINE TREE
 - RESIDENTIAL STREET TYPE "A"
(MIN 52' R.O.W.) SEE SHEET 2
 - COLLECTOR
(MIN 80' R.O.W.) SEE SHEET 2
 - ENTRY STREET
(MIN 60' R.O.W.) SEE SHEET 2
 - BOULEVARD
(MIN 120' R.O.W.) SEE SHEET 2
 - SINGLE FAMILY ATTACHED
 - SINGLE TRACK TRAIL
 - 30' PWSD UTILITY EASEMENT
 - 50' PWSD UTILITY EASEMENT
 - DRAINAGE EASEMENT



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CANYONS
CITY OF CASTLE PINES, COLORADO
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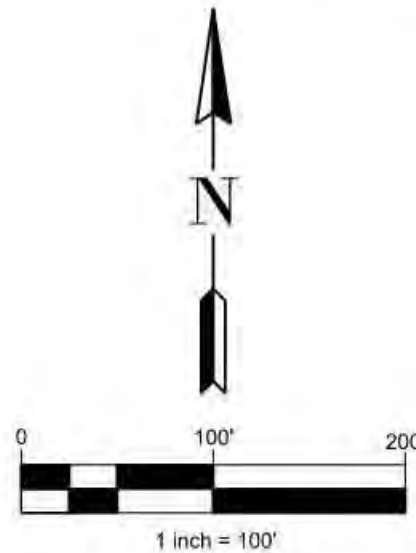
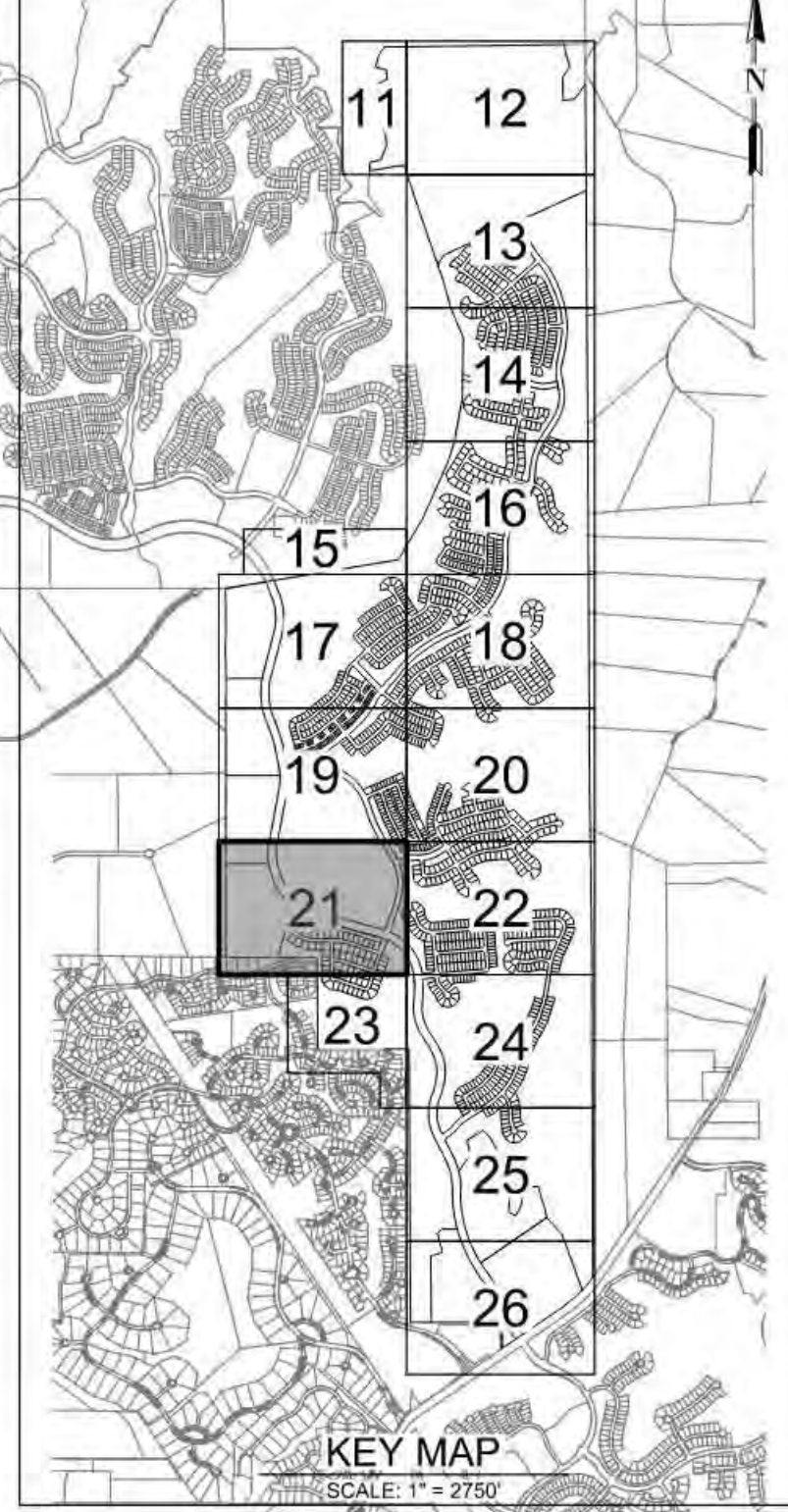
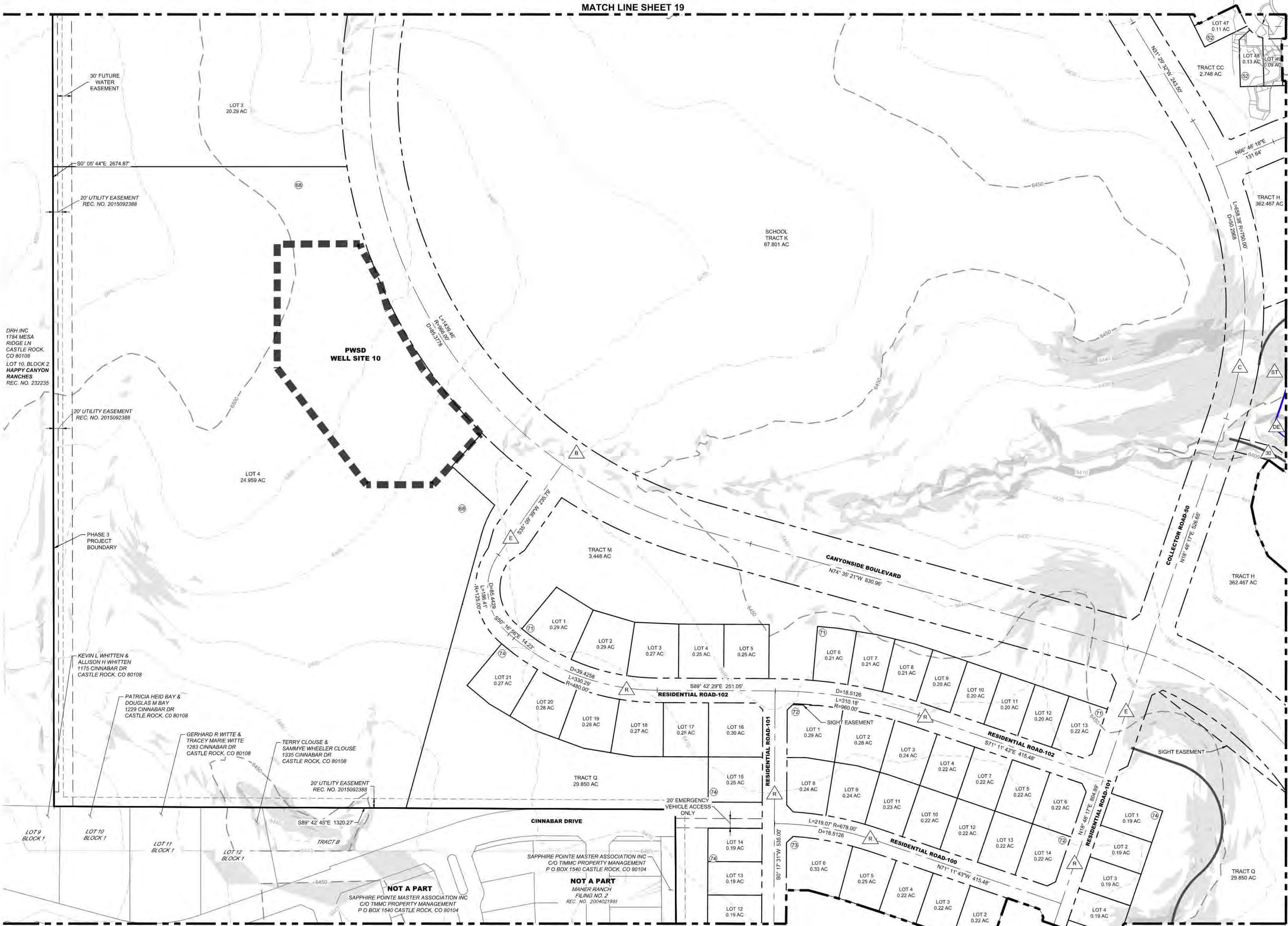
#	REVISION DESCRIPTION	BY	DATE
1	1ST SUBMITTAL		05/04/2023 JRF
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3	3RD SUBMITTAL		03/22/2024 B&B
4	4TH SUBMITTAL		08/20/2024 B&B
5	5TH SUBMITTAL		12/15/2024 B&B

CANYONS
CITY OF CASTLE PINES, COLORADO
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MATCH LINE SHEET 19



LEGEND

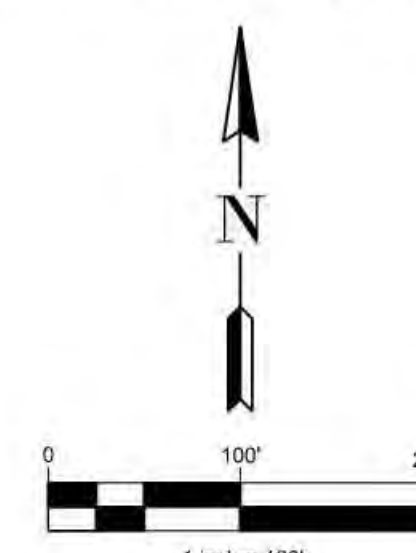
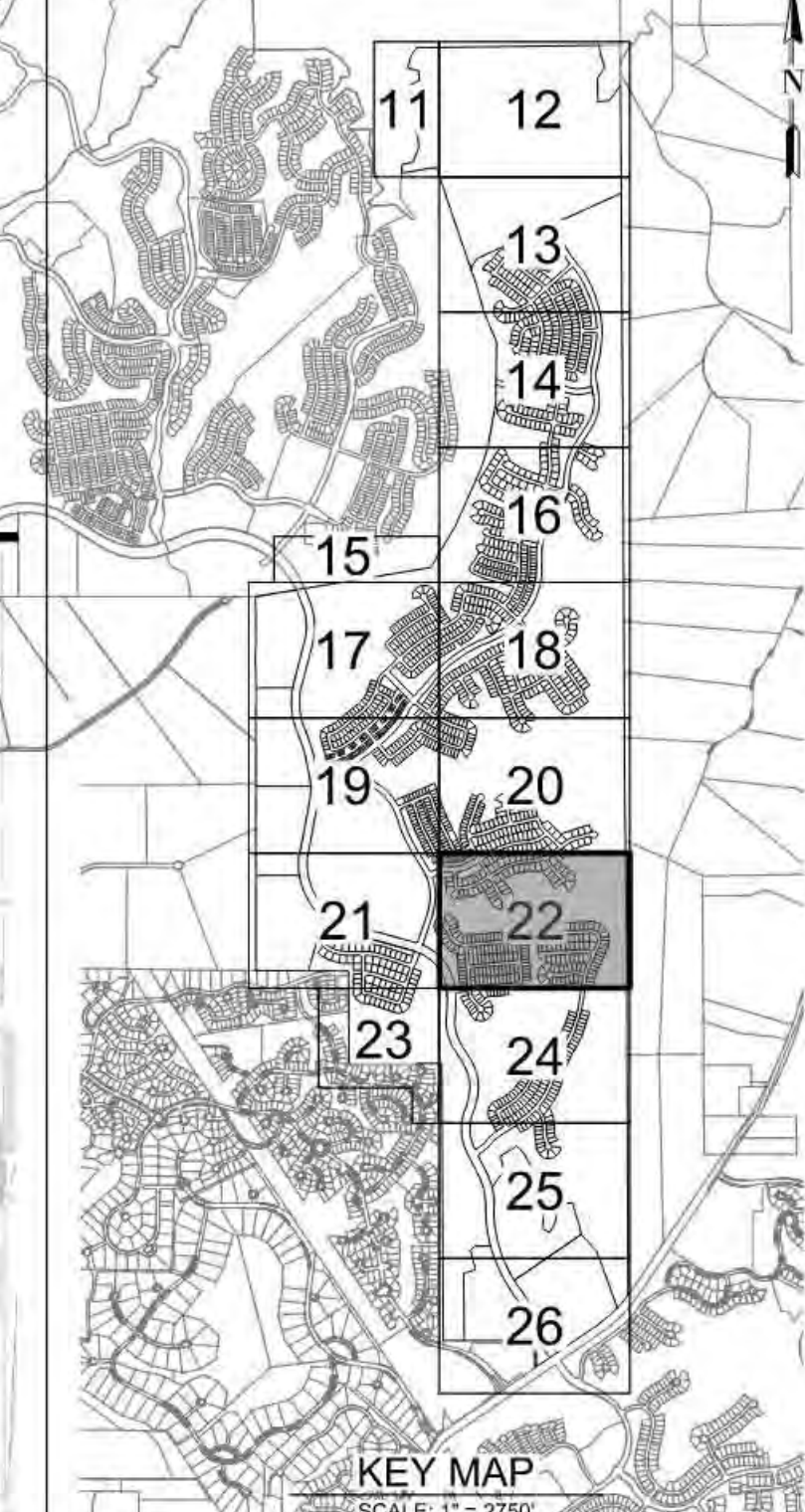
- DETENTION POND
- SLOPE BETWEEN 15% - 25%
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- BLOCK NUMBER
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(MIN 120' R.O.W.) SEE SHEET 2
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CANYONS
CITY OF CASTLE PINES, COLORADO
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	WETLANDS
	FLOOD PLAIN
	BLOCK NUMBER
	LOT NUMBER
	PINE TREE
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	ENTRY STREET (MIN 60' R.O.W.) SEE SHEET 2
	BOULEVARD (MIN 120' R.O.W.) SEE SHEET 2
	SINGLE FAMILY ATTACHED
	SINGLE TRACK TRAIL
	30' PWSD UTILITY EASEMENT
	50' PWSD UTILITY EASEMENT
	DRAINAGE EASEMENT

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CANYONS

CITY OF CASTLE PINES, COLORADO

PRELIMINARY PLAN NO. 3

SITE PLAN

Know what's below.

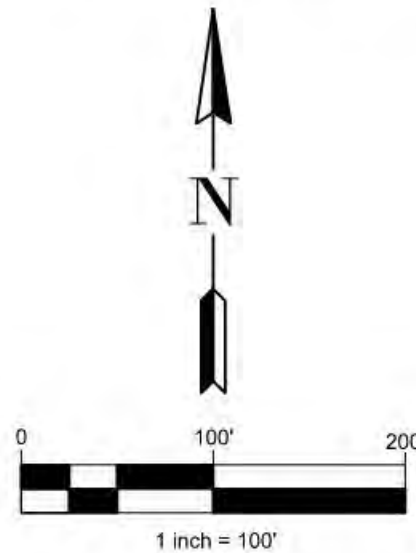
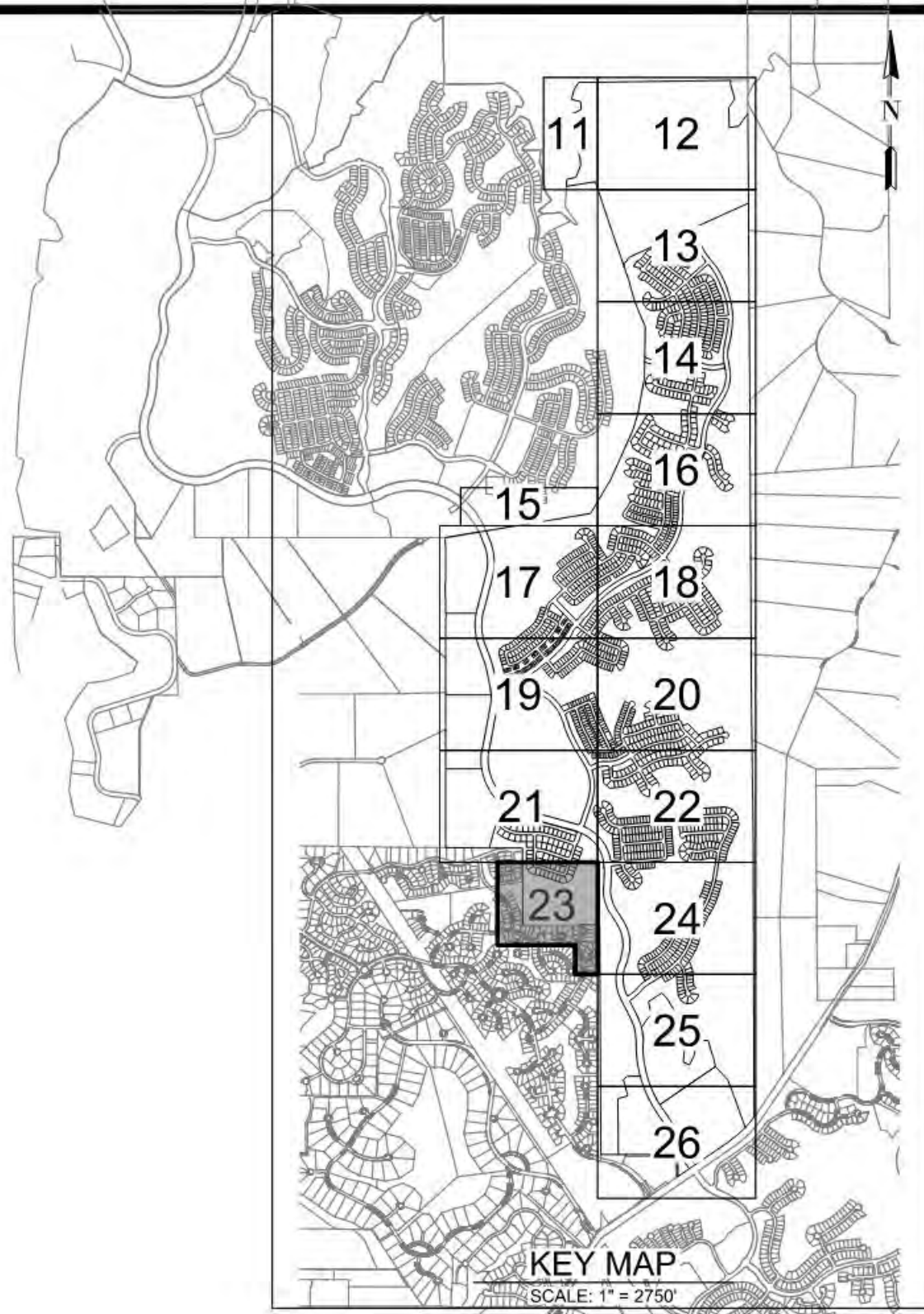
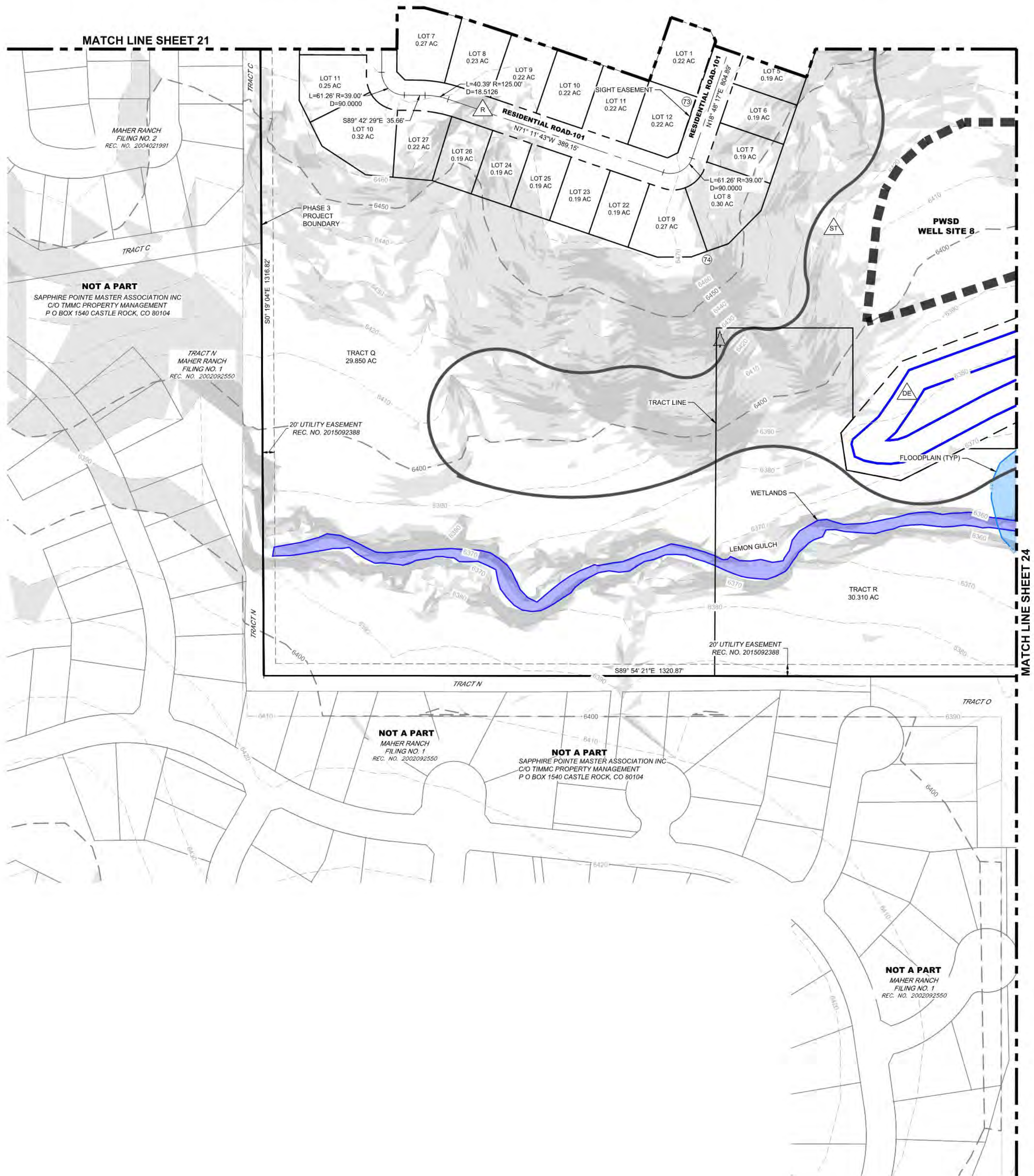
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SHEET
22 OF 26

CANYONS - PRELIMINARY PLAN NO. 3

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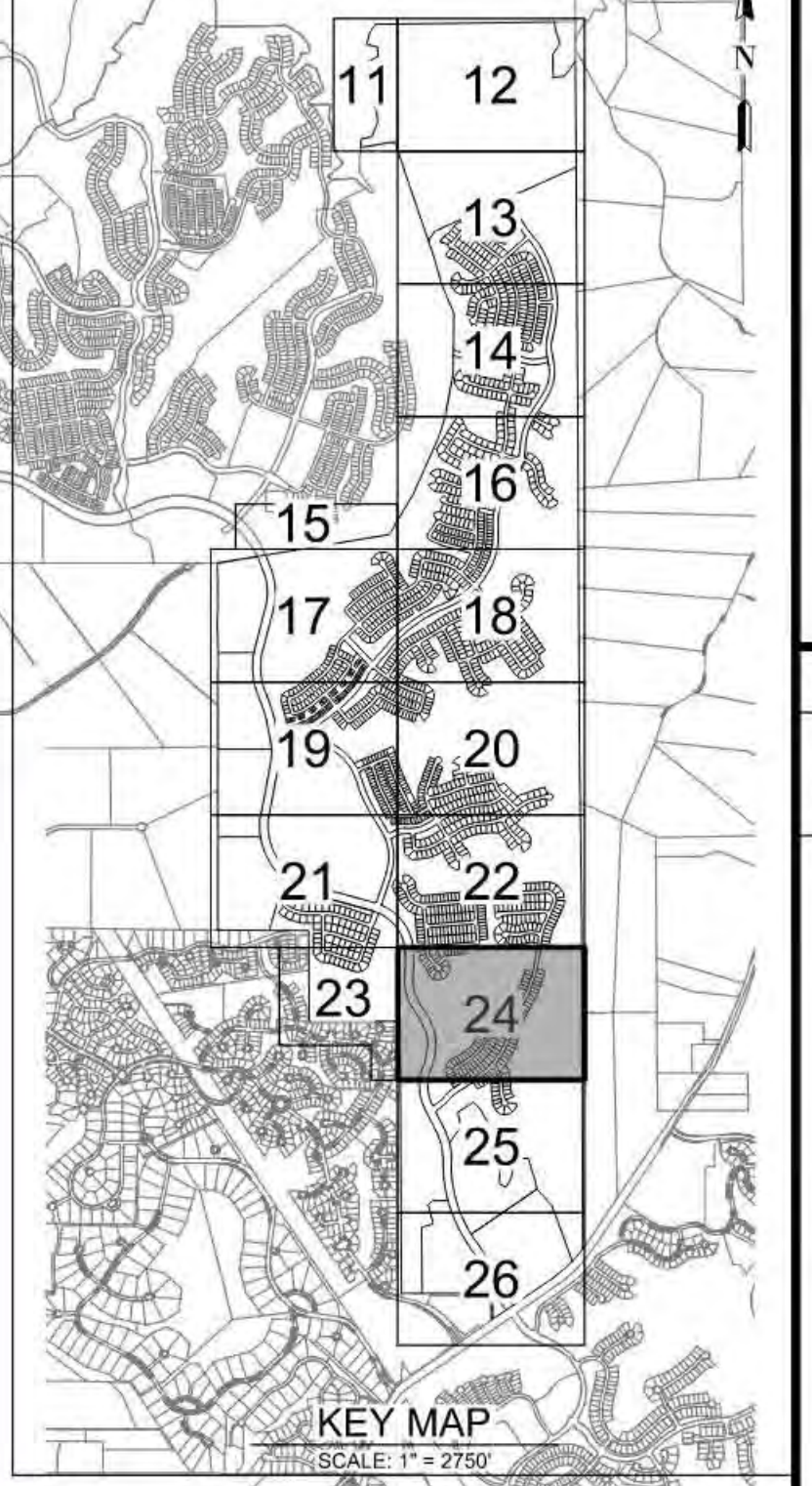
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CANYONS
CITY OF CASTLE PINES, COLORADO
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SHEET
23 OF 26

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CANYONS
CITY OF CASTLE PINES, COLORADO
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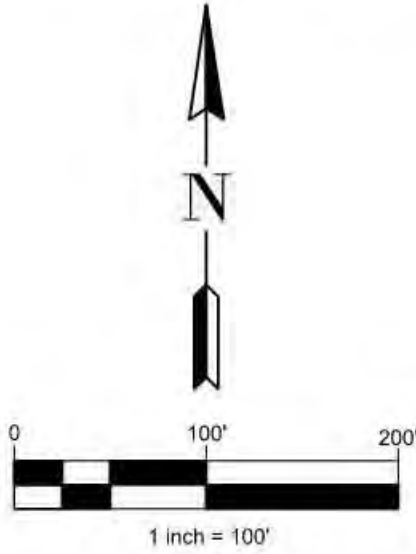
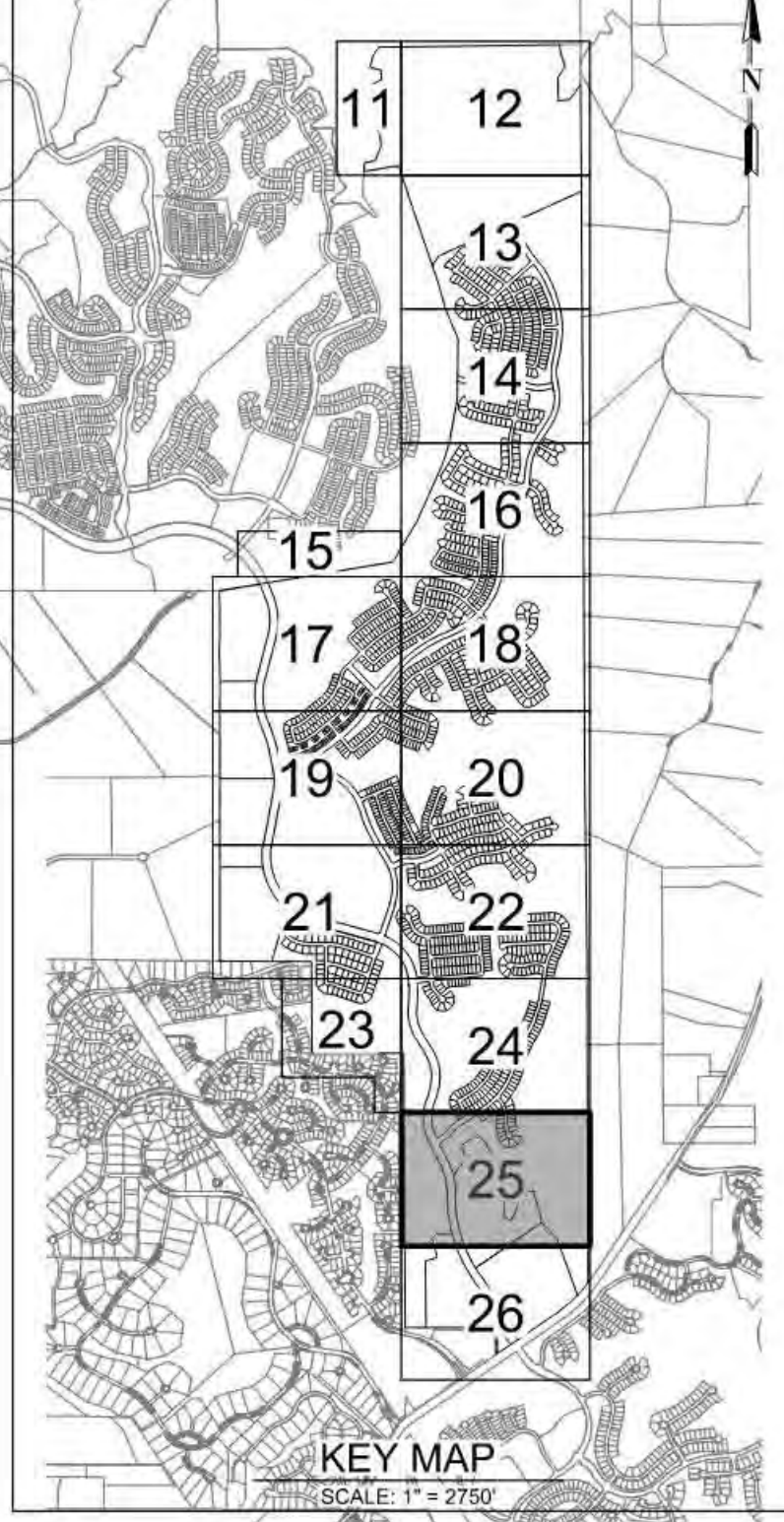
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24 OF 26

CANYONS - PRELIMINARY PLAN NO. 3

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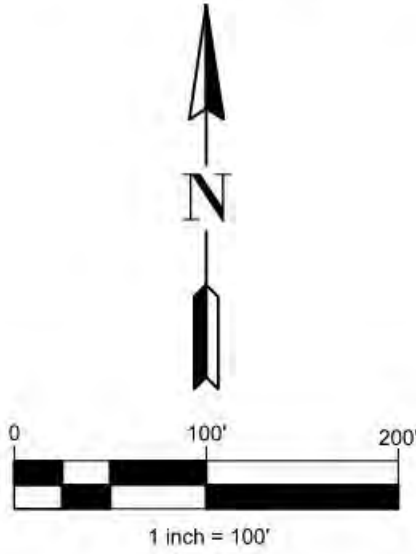
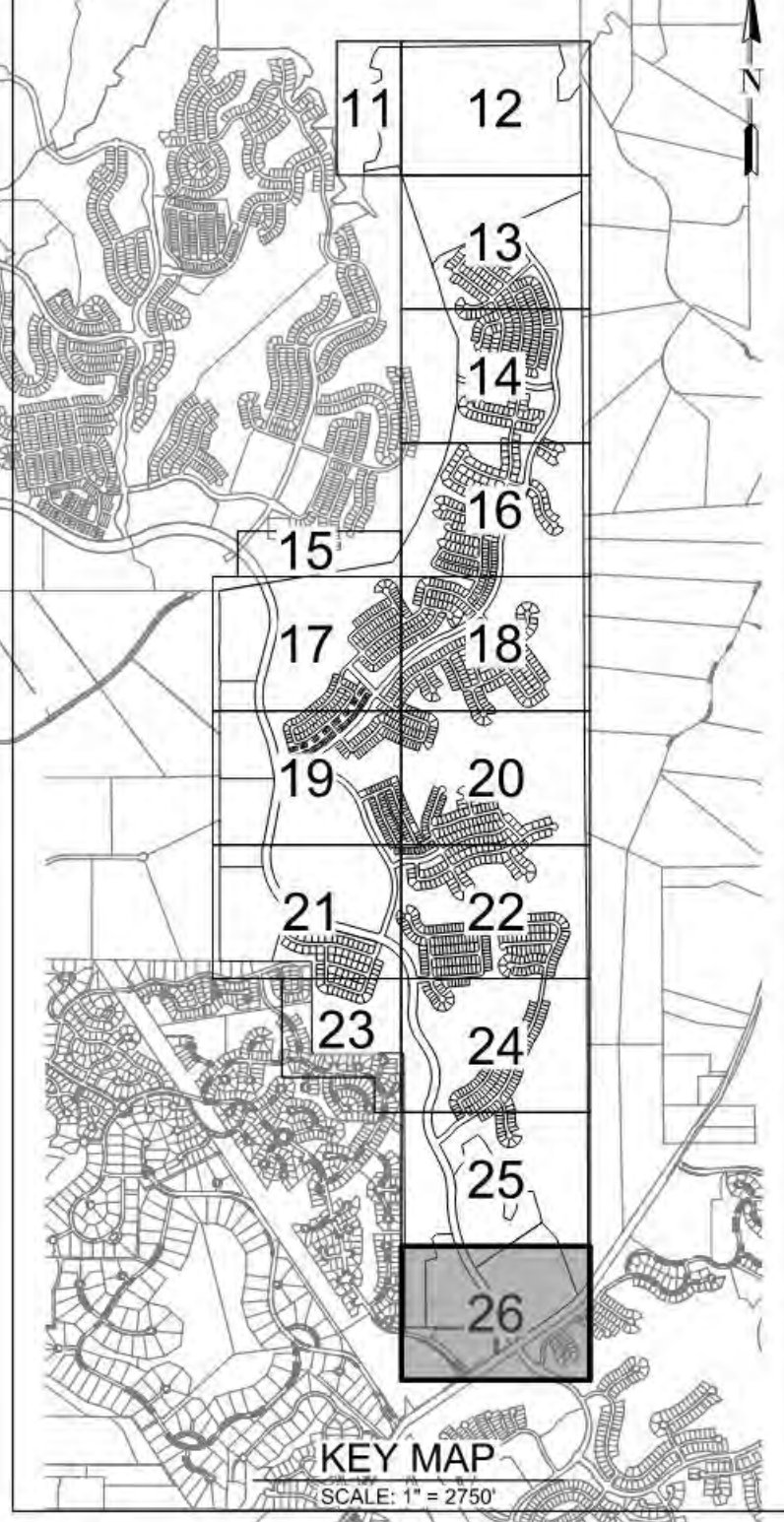
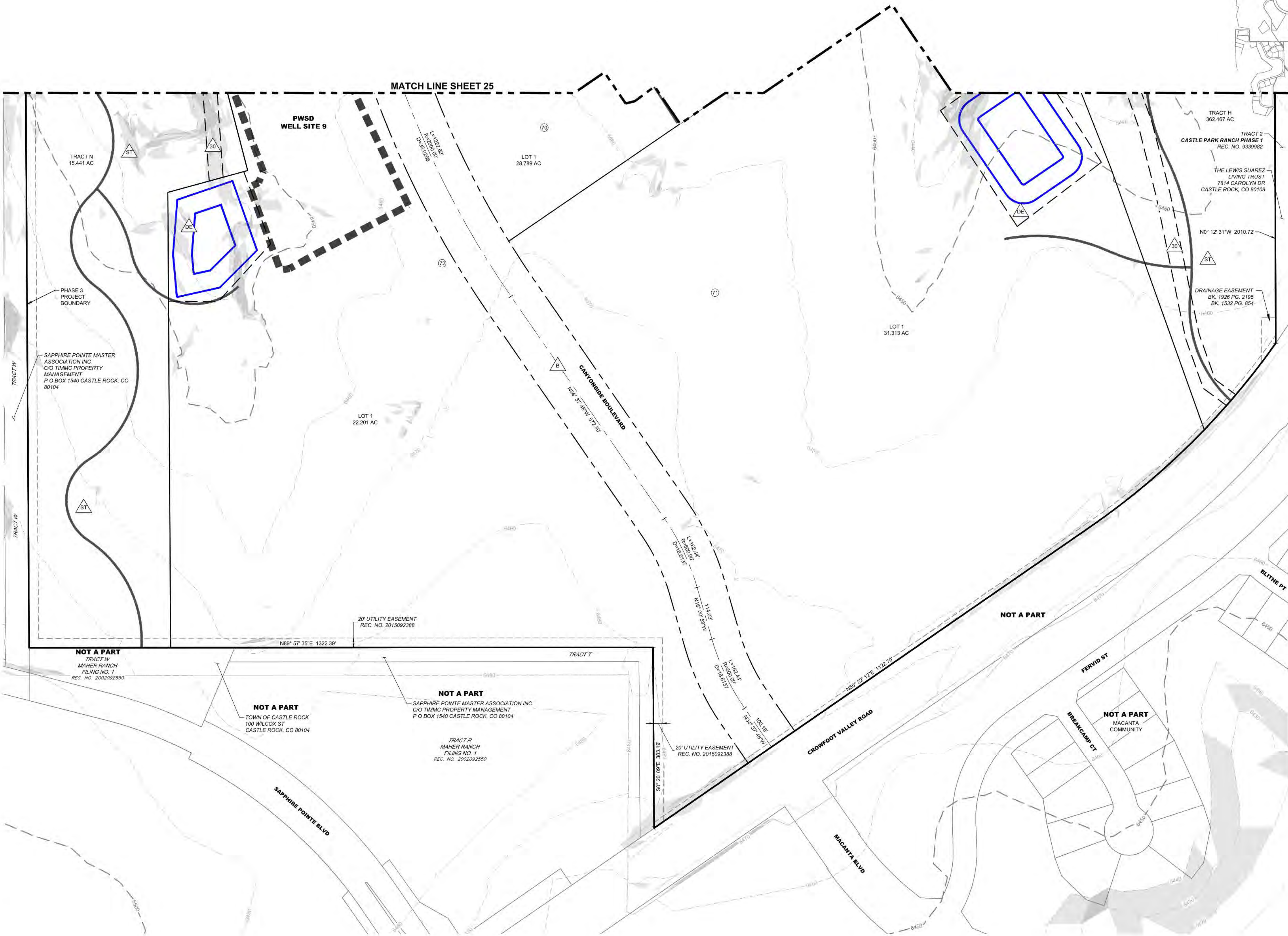
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CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
SITE PLAN

4/12/2026 10:48 AM X:\21-1901 SHEA CANYONS PHASE 3\CD\PLANS\01 - PRELIMINARY PLAN SITE PLAN 2.DWG 24

CANYONS - PRELIMINARY PLAN NO. 3

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