

**Referral Agency Response Report****Project Name:** Canyons South Filing 2, Lot 201 and Filing 3, Tract B**Project File #:** LE2024-026**Date Sent:** 10/03/2024**Date Due:** 10/17/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/03/2024	<p>Received:</p> <p>The proposed address for the park on Tract B is 3730 FERVID STREET. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>The parks on Tract E and Tract F may not be addressed until after recordation of Canyons South Filing 5. Once that final plat is recorded and new streets are established, addresses will be assigned on Tapered Court and Traction Place.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	We will reference these addresses as stated in this response. Thanks for this review and comment.
Arapahoe County Public Airport Authority-Centennial		No Response Received	Thank you for taking the time to review this L&E Submittal.
AT&T Long Distance - ROW	10/03/2024	No Response Received	Thank you for taking the time to review this L&E Submittal.
Black Hills Energy		No Response Received	Thank you for taking the time to review this L&E Submittal.
Building Services	10/04/2024	Received: Permit(s) is required for structure(s).	Thanks for the comment. We plan to get all required permitting for all proposed structures in these park areas.
Castle Park Ranch Property Owners Association		No Response Received	Thank you for taking the time to review this L&E Submittal.
Castle Rock Fire and Rescue Department	10/07/2024	Received:	Thank you for taking the time to review this L&E Submittal.
CenturyLink		No Response Received	Thank you for taking the time to review this L&E Submittal.
City of Castle Pines		No Response Received	Thank you for taking the time to review this L&E Submittal.
Comcast		No Response Received	Thank you for taking the time to review this L&E Submittal.

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CORE Electric Cooperative	10/15/2024	No Comment:	Thank you for taking the time to review this L&E Submittal.
Crowfoot Valley Ranch Metro #1 & 2		No Response Received	Thank you for taking the time to review this L&E Submittal.
Douglas County Health Department	10/11/2024	Received:	Thank you for taking the time to review this L&E Submittal. We plan to mitigate dust pollution as much as possible during construction.
Douglas County Parks and Trails	10/09/2024	Received: Parks has no concerns with this project.	Thank you for taking the time to review this L&E Submittal.
Douglas County School District RE 1		No Response Received	Thank you for taking the time to review this L&E Submittal.
Office of Emergency Management	10/04/2024	Received: OEM has no concerns with this project	Thank you for taking the time to review this L&E Submittal.
Pinery Water and Wastewater District		No Response Received	Thank you for taking the time to review this L&E Submittal.
Pradera Homeowners' Association		No Response Received	Thank you for taking the time to review this L&E Submittal.
Sheriff's Office		No Response Received	Thank you for taking the time to review this L&E Submittal.
Sheriff's Office E911		No Response Received	Thank you for taking the time to review this L&E Submittal.
Town of Castle Rock	10/16/2024	Received: Please see the attached memo.	Responses to the TOCR Memo have been provided in separate comment response document that has been provided with this submittal.
Town of Parker Development Review		No Response Received	Thank you for taking the time to review this L&E Submittal.
Town of Parker Public Works	10/07/2024	No Comment	Thank you for taking the time to review this L&E Submittal.
Xcel Energy-Right of Way & Permits	10/11/2024	Received:	Thank you for taking the time to review this L&E Submittal.



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**External Referral Comments**

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**TO:** Eric Pavlinek, Douglas County Planning

**FROM:** Darcie Hartman, Development Services Technician, Development Services Department

**DATE:** October 16, 2024

**SUBJECT:** COU24-0023, Project No. LE2024-026

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Thank you for the opportunity to review and respond to the request for development of 3 parks within the Canyons South PD. The application was reviewed by various Town Departments with the following comments (see below) from Town reviewers. Please keep us informed of any changes to the proposal. Thank you.

**CASTLE ROCK WATER** **LOGAN SNELL**

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WC1. Please contact Logan Snell, Landscape & Irrigation Plan Reviewer with questions. [lsnell@crgov.com](mailto:lsnell@crgov.com) or 720-733-6045

**Applicant Response: Thanks Logan, for taking the time to review this L&E application for the 3 parks in Macanta.**

WC2. As stated within the submitted project narrative, the landscape and irrigation plans for the park within filing 3 have been approved with CD22-0014. The two filing 5 tracts proposed will require submittal and review for approval by the Town of Castle Rock.

**Applicant Response: Understood, we're working towards a separate submittal that will be provided for these two other park areas for Filing 5.**

WC3. Please see section 3 in the Town of Castle Rock Landscape and Irrigation Criteria Manual for submittal requirements related to landscape and irrigation plans associated with Construction Documents (CD). The manual can be found at [www.crgov.com](http://www.crgov.com).

**Applicant Response: Thanks for this information. We plan to provide our CD submittal to reflect section 3.**

WC4. Landscape and irrigation plans for the proposed parks are to meet the minimum requirements in the Town of Castle Rock Landscape and Irrigation Criteria Manual and the Canyons South WEP. Please see sections (3) Submittal Requirements, (4) General Requirements, (9) Streetscapes and Right-of-Ways, (10) Parks, Sports Fields and Golf of the Landscape and Irrigation Criteria Manual (LICM).

DEVELOPMENT SERVICES  
100 North Wilcox Street, Castle Rock, CO 80104. P: 720.733.2205 F: 720.733.2217 E: [phall@crgov.com](mailto:phall@crgov.com)

EXCELLENCE • DEDICATION • SERVICE

**Applicant Response: Thanks for this information. We are intending to meet all the minimum requirements as described in the Town of Castle Rock Landscape and Irrigation Criteria Manual.**

**PARKS**

**MATT ROTH**

PK1. Please contact Matt Roth with questions at [MRoth@crgov.com](mailto:MRoth@crgov.com) or 720-786-1313.

**Applicant Response: Thanks Matt, for taking the time to review this L&E application for the 3 parks in Macanta.**

PK2. No major comments, our trails planner did notice that some of your proposed trails appear to be running down fall lines, which will likely be a regular maintenance concern.

**Applicant Response: Understood, our intentions with the trail alignments are to provide a conceptual alignment that will be adjusted in the field during the construction. Our goal is to provide flexibility in the field to accommodate unseen conditions surrounding Topo, Vegetation, or unforeseen rock. An additional note on the trails has been called out as “To be field fit by others”.**

Thanks,

Liam Hogan, PLA  
PCS Group CO  
[Liam@pcsgroupco.com](mailto:Liam@pcsgroupco.com)  
October 31, 2024

2024-441



www.douglas.co.us

Department of Community Development  
Planning Services

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: October 3, 2024

Comments due by: October 17, 2024

**Project Name:** Canyons South Filing 2, Lot 201 and Filing 3, Tract B – Location and Extent

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**Project File #:** LE2024-026

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**Project Summary:** The applicants, Crowfoot Valley Ranch Metropolitan District No. 1 and HT Canyons South Land LP, requests approval of a Location and Extent (L & E) to construct three neighborhood parks within Canyons South Planned Development.

Information on the identified development proposal located in Douglas County is enclosed. 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 letter attached for detail.	
<b>Agency:</b> <i>ENGINEERING</i>	<b>Phone #:</b> <i>4318</i>
<b>Your Name:</b> <i>AL PETERSON</i> (please print)	<b>Your Signature:</b> <i>[Signature]</i>
	<b>Date:</b> <i>10/17/2024</i>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **November 4, 2024, at 6:00 pm.** See the County website or contact the Planning Department for instructions on how to participate.

Sincerely,  
*Eric Pavlinek*  
Eric Pavlinek, Project Planner  
Enclosure



October 17, 2024

DV 24-441

Eric Pavlinek – Project Planner  
Douglas County Planning  
100 Third Street  
Castle Rock, CO. 80104

**RE: Canyons South Location & Extent (L&E) – Park Sites**

Dear Eric,

Engineering has reviewed the Location & Extent and the following comments have been generated:

1. Fervid Street may be limited to “No Parking” in the future when the Middle School site is developed. Therefore, if parking is desired for the Filing 3 Park Site, additional parking should be provided at this time.
2. GESC Plans and Reports are required for all three park sites.
3. Construction Plans are required for any parking improvements and access to public roadways.
4. Drainage conformance letters will be required for all three park sites.

Should you have any questions in regard to these comments, I can be reached at 303-660-7490 or [apeterso@douglas.co.us](mailto:apeterso@douglas.co.us).

Respectfully,

A handwritten signature in blue ink, appearing to read "Al Peterson", is written over a light blue circular stamp.

Al Peterson  
Sr. Development Review Engineer

c: Brad Jackson, P.E., Development Review Supervisor  
DV File

**SEE RESPONSES ON FOLLOWING  
PAGE**



## Canyons South Location & Extent – Park Sites

Project File: DV24-441

### **Douglas County Engineering Comments**

1. Fervid Streete may be limited to “No Parking” in the future when the Middle School site is developed. Therefore, if parking is desired for the Filing 3 Park Site, additional parking should be provided at this time.

***As discussed, this will be addressed in the future when the Middle School site is developed.***

2. GESC Plans and Reports are required for all three park sites.

***Approved copies of the GESC plans and report for Filing 3 were provided. The Best Management Practices for erosion control were provided in the Phase III Drainage Report (pages 11 – 13). The GESC plans and reports for Filing 5 have been submitted. The park improvements were anticipated in both sets of plans and reports.***

3. Construction Plans are required for any parking improvements and access to public roadways.

***There are no improvements for the Filing 3 park. The parking lot construction plans have been added to the Filing 5 construction plans and provided for reference.***

4. Drainage conformance letters will be required for all three park sites.

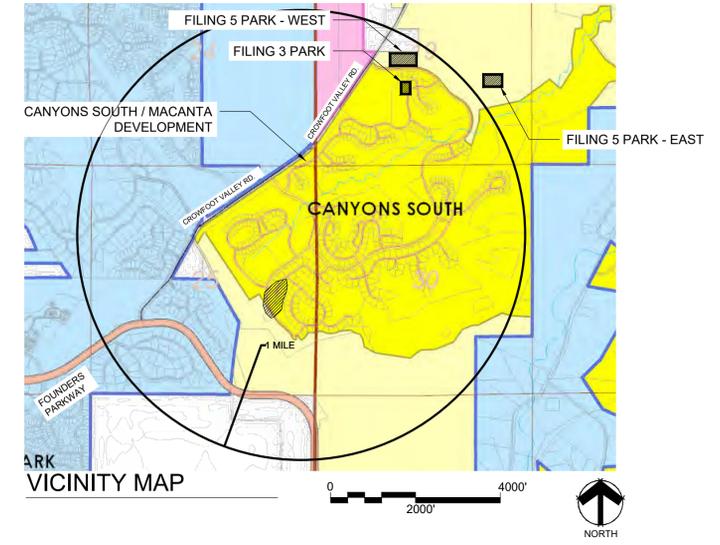
***The drainage conformance letters have been provided. The park improvements were anticipated in both the Filing 3 and Filing 5 Phase III drainage reports. There are no additional drainage improvements necessary for the development of the parks.***

# MACANTA FILING 3 / FILING 5 PARK LOCATION & EXTENT PLANS

TRACT B OF THE CANYONS SOUTH FILING NO. 3 AND TRACTS C AND F OF FILING NO. 5  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 2.12 ACRES - 1 TRACT  
 LE2024-026



**L&E - FILING 3 PARK (TRACT B)**  
 Scale: 1" = 50'-0"



**LEGAL DESCRIPTION**  
 TRACT B OF CANYONS SOUTH FILING NO. 3.  
 TRACTS C & F OF CANYONS SOUTH FILING NO. 5.

**NOTE:**  
 EXTERIOR LIGHTING HAS NOT BEEN SPECIFIED BUT IS CONCEPTUALLY SHOWN ON THE PLANS. LIGHTING WILL BE REQUIRED TO COMPLY WITH ALL APPLICABLE DOUGLAS COUNTY LIGHTING STANDARDS.

**SHEET INDEX**

1	FILING 3 PARK (TRACT B)
2	FILING 3 PARK (TRACT B) ILLUSTRATIVE
3	FILING 5 PARK WEST (TRACT C)
4	FILING 5 PARK WEST (TRACT C) ILLUSTRATIVE
5	FILING 5 PARK EAST (TRACT F)

Y:\HINES\CANYONS SOUTH\LANDSCAPE ARCHITECTURE\CURRENT DWG\SL&E (F&F)\CANYONS SOUTH\_L\_SHEETS (L&E F&F5 PARK).DWG, UTM, 2/10/11



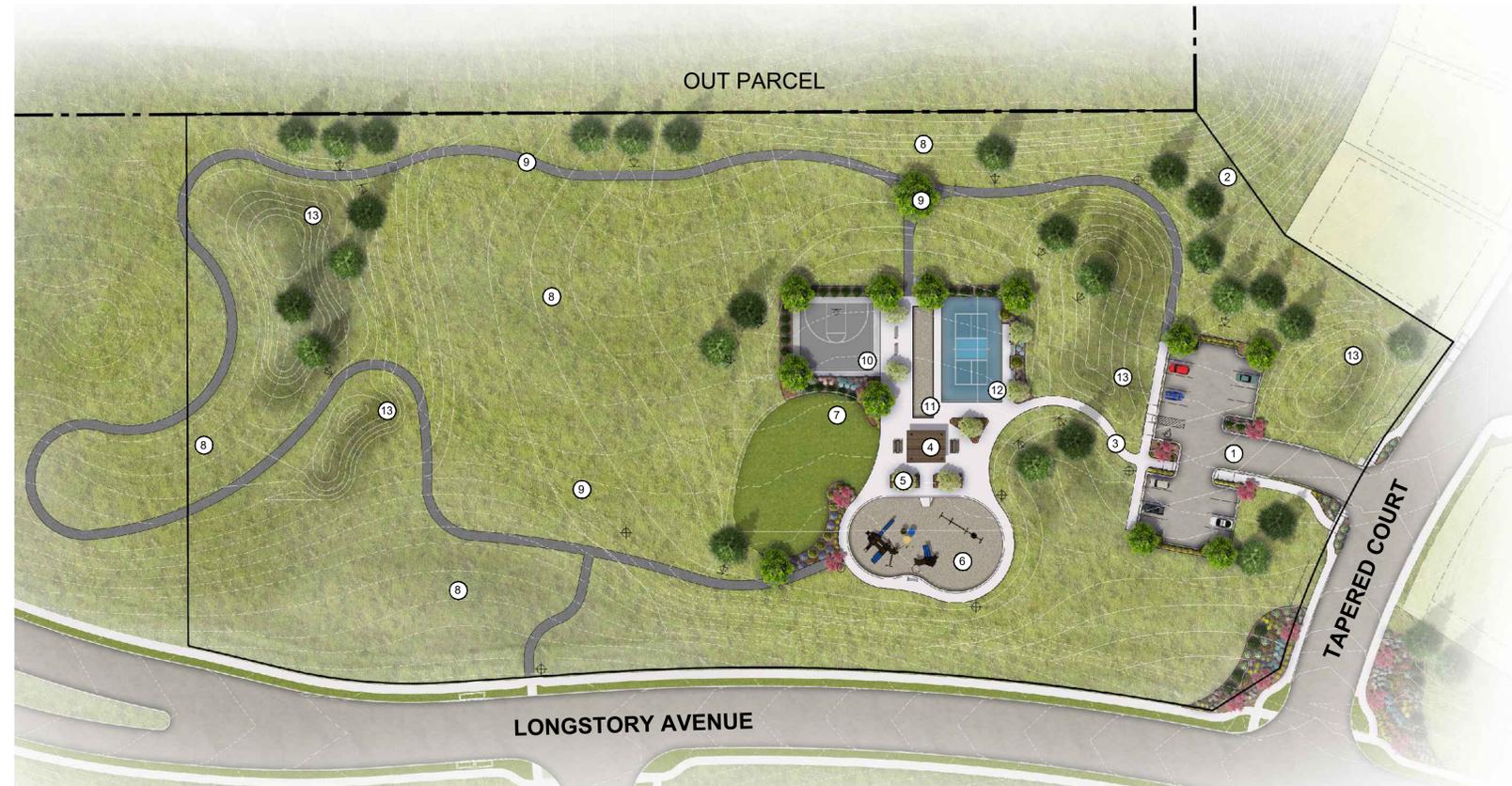
SHEET NUMBER <b>1 OF 5</b>	DRAWN BY: MLH	SCALE: AS SHOWN	OWNER: HINES 1144 FIFTEENTH STREET DENVER, CO 80202	LANDSCAPE ARCHITECT/PLANNER: people creating spaces PCS GROUP INC. www.pcsgrupp.com 200 KALAMITH STREET DENVER, CO 80223 P: 303.531.4905	ARCHITECT:	1ST SUBMITTAL	10.01.24	Date
	CHECKED BY: AC	FILE NO.:				2ND SUBMITTAL	10.31.24	
	DATE: OCT. 31, 2024							





# MACANTA FILING 3 / FILING 5 PARK LOCATION & EXTENT PLANS

TRACT B OF THE CANYONS SOUTH FILING NO. 3 AND TRACTS C AND F OF FILING NO. 5  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 5.80 ACRES - 1 TRACT  
 LE2024-026



## LEGEND

- ① Parking Lot
- ② Tract Boundary Line
- ③ Concrete Path
- ④ Shade Shelter (+/- 19' height)
- ⑤ Planting Bed
- ⑥ Playground Area
- ⑦ Active Use Area with Native Edge
- ⑧ Native Seed Planting Area
- ⑨ Crusher Fines Path (To be field fit by others)
- ⑩ Half-Court Basketball
- ⑪ Bocce Ball Court
- ⑫ Pickleball Court
- ⑬ Berming

## NOTE:

- THE IMAGERY DETAILING ASSOCIATED WITH THE DESIGN IS TO PROVIDE DESIGN INTENT AND IS CONCEPTUAL. ITEMS, MATERIALS, AND STRUCTURES ARE SUBJECT TO CHANGE DURING THE SUBMITTAL AND REVIEW PROCESS.
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**4 SHADE SHELTER**  
 Scale: NTS



**6 PLAYGROUND AREA**  
 Scale: NTS



**10 HALF-COURT BASKETBALL**  
 Scale: NTS



**12 PICKLEBALL COURT**  
 Scale: NTS



**11 BOCCE BALL COURT**  
 Scale: NTS

**L&E - FILING 5 PARK - WEST ILLUSTRATIVE (TRACT C)**  
 Scale: 1"= 50'-0"



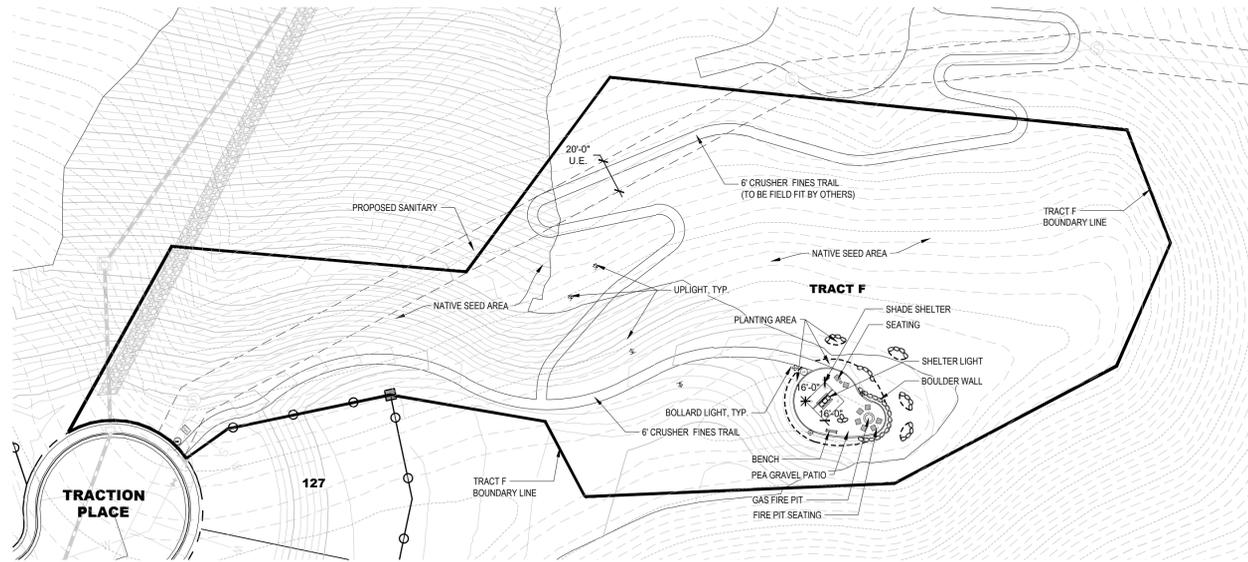
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SHEET NUMBER	DRAWN BY: MLH	CHECKED BY: AC	DATE: OCT 31, 2024	SCALE:	AS SHOWN	FILE NO.:		
				FILING 5 PARK WEST (TRACT C) ILLUSTRATIVE			DOUGLAS COUNTY, CO	LOCATION & EXTENT PLAN
4 OF 5	OWNER:			HINES 1144 FIFTEENTH STREET DENVER, CO 80202				
	LANDSCAPE ARCHITECT/PLANNER:			people creating spaces PCS GROUP, INC. WWW.PCSGROUP.COM 200 ALAMAR STREET DENVER, CO 80202 E: 303.553.1495				
				ARCHITECT:				
				1ST SUBMITTAL	10.01.24			
				2ND SUBMITTAL	10.31.24			
				Revisions	No.	Date	Appr.	

# MACANTA FILING 3 / FILING 5 PARK LOCATION & EXTENT PLANS

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 COUNTY OF DOUGLAS, STATE OF COLORADO  
 2.24 ACRES - 1 TRACT  
 LE2024-026



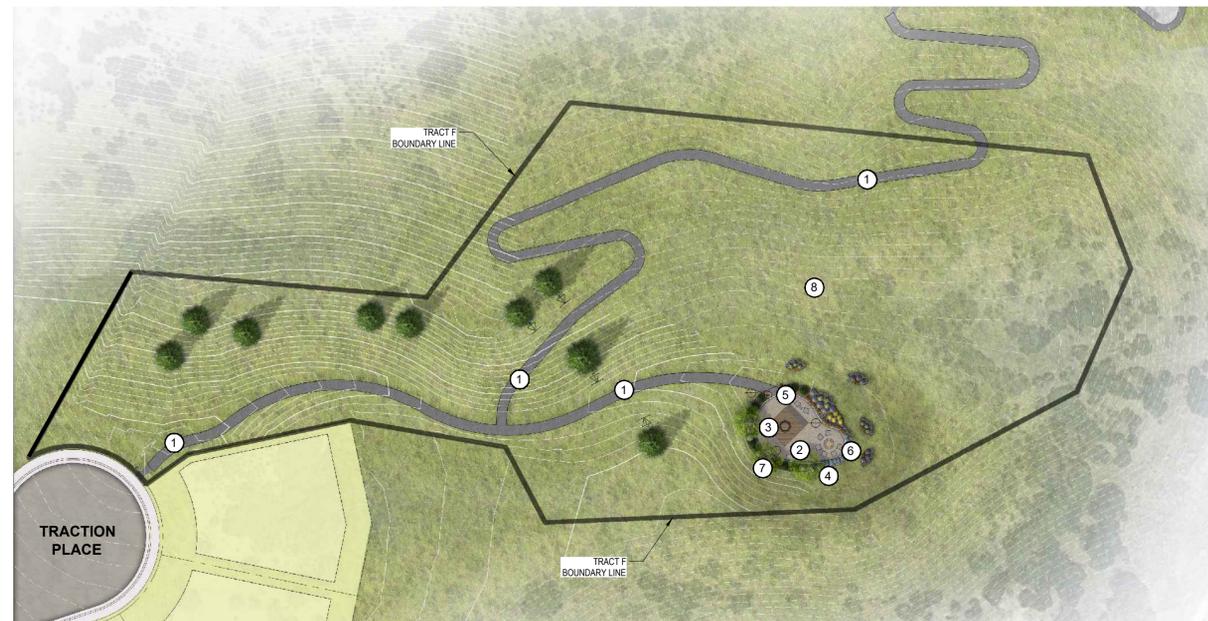
L&E - FILING 5 PARK - EAST (TRACT F)  
 Scale: 1"= 50'-0"



3 PEA GRAVEL PATIO  
 Scale: NTS



4 SHADE SHELTER  
 Scale: NTS



L&E - FILING 5 PARK - EAST ILLUSTRATIVE (TRACT F)  
 Scale: 1"= 50'-0"



- LEGEND**
- ① Crusher Fines Trail
  - ② Pea Gravel Patio with Concrete Edge
  - ③ Shade Shelter (+/- 13' height)
  - ④ Gas Fire Pit
  - ⑤ Seating
  - ⑥ Boulder Wall
  - ⑦ Planting Bed
  - ⑧ Native Seed Planting Area



5 GAS FIRE PIT  
 Scale: NTS



6 SEATING  
 Scale: NTS

**NOTE:**

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Y:\HINES\CANYONS SOUTH\LANDSCAPE ARCHITECTURE\CURRENT DWG\SL&E (F&F5)\CANYONS SOUTH\_L-SHEETS (L&E F&F5 PARK).DWG, UTM, 2/10/11



SHEET NUMBER	DRAWN BY: MLH	SCALE: AS SHOWN	FILE NO:	10.01.24	Date
				10.31.24	Appr.
5 OF 5	CHECKED BY: AC	DATE: OCT 31, 2024	FILING 5 PARK EAST (TRACT F) DOUGLAS COUNTY, CO LOCATION & EXTENT PLAN	1ST SUBMITTAL	Revisions
				2ND SUBMITTAL	No.
LANDSCAPE ARCHITECT/PLANNER: CIVIL ENGINEER			ARCHITECT:		
OWNER: HINES 1144 FIFTEENTH STREET DENVER, CO 80202			people creating spaces PCS GROUP, INC. www.pcsgr.com 200 ALAMITOS STREET DENVER, CO 80223 E: 303.553.1495		