DOUGLAS COUNTY
COLORADO

Final Plat
Staff Report

DATE: NOVEMBER 7, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

CC: ERIC PAVLINEK, PRINCIPAL PLANNER
JEANETTE BARE, AICP, PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

SUBJECT: CANYONS SOUTH FILING 5 – FINAL PLAT

PROJECT FILE: SB2024-038

OWNERS:
HT CANYONS SOUTH LAND LP
HT CANYONS SOUTH DEVELOPMENT LP
1144 15TH STREET, SUITE 2600
DENVER, CO 80202

REPRESENTATIVE:
RICHARD CROSS, HINES
1144 15TH STREET, SUITE 2600
DENVER, CO 80202

BOARD OF COUNTY COMMISSIONERS MEETING: NOVEMBER 19, 2024 @ 2:30 PM

I. EXECUTIVE SUMMARY

The applicant is requesting approval of a final plat for 182 single-family detached residential lots, 6 tracts, and associated public roads on 306 acres in the Canyons South Planned Development (Canyons South PD), which is generally northeast of the intersection of Crowfoot Valley Road and Macanta Boulevard, in the northern half of the Canyons South PD. The community is being marketed under the name "Macanta." This final plat will complete the subdivision of lands within the PD.

Proposed lots within the project range in size from 6,900 square feet to 19,398 square feet. Access will occur via public road connections to Crowfoot Valley Road. Water and sewer service is provided by the Town of Castle Rock (Town) through existing Intergovernmental Agreements (IGAs) with the Crowfoot Valley Ranch Metropolitan Districts and the Pinery Water & Wastewater District (PWWD). All engineering reports, studies and plans for the final plat have been reviewed and approved by Public Works Engineering (Engineering).

II. REQUEST

A. Request

The request is a final plat for 182 single-family detached residential lots, 6 tracts, and public roads on 306 acres within Canyons South PD.

B. Process

A final plat is processed pursuant to Article 5 of the Douglas County Subdivision Resolution (DCSR). Article 5 states the intent of the process is "To provide for the review of the final engineering plans, the subdivision improvement agreement, public dedications, and other legal agreements."

Per Section 504.06 of the *DCSR*, "The Board shall evaluate the final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the final plat. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

C. Location

The project area is located in the central portion of Douglas County, northeast of the Town of Castle Rock, east of Crowfoot Valley Road, and north of Founders Parkway. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

D. Project Description

The applicant is requesting final plat approval for 182 single-family residential lots and 6 tracts the Canyons South PD. Proposed lots range in size from 6,900 to 19,398 square feet. The residential lots are located in Planning Area 1 (PA-1) of the PD. All lots are designed to accommodate detached single-family dwellings.

The placement and clustering of homes avoids steep slopes and further limits the visual impact of residential development in the northern portion of the PD which is consistent with the approved preliminary plan.

6 tracts within the plat are for open space, drainage, landscaping, utilities, and trails. These proposed tracts are to be owned and maintained by the Crowfoot Valley Ranch Metropolitan District No. 1 (Metro District). Proposed Tracts C and F will be developed as local parks. An L & E was submitted and approved for the two parks on these two tracts. Stormwater facilities will be owned and maintained by the Metro District, with the County accepting standard backup drainage easements. Roads will be public and conveyed to the County at the time of acceptance of roadways.

III. CONTEXT

A. Background

The Canyons South PD was established in 2004 and the first preliminary plan and final plat were approved by the Board in 2006 and 2007. Various plats have been approved in the intervening years. A total of 786 lots have been platted within the PD thus far. This final plat will complete the build out of the subdivision for a total of 968 residential lots as permitted within the Canyons South PD.

B. Adjacent Land Uses and Zoning

The final plat is adjacent to Macanta Regional Park. New home construction is underway in other areas of the Canyons South PD. The Town recently annexed approximately 409 acres of the unincorporated Canyons South PD for future development in the Town known as Canyons Far South. The following table reflects those zone districts and land uses surrounding the Filing.

	Zoning	Land Use
North	Agricultural One PD	Residential Macanta Regional Park
South	PD	Platted lots and tracts in Canyons South
East	PD Town	Single-family residential in Pradera Macanta Regional Park Platted lots and tracts in Liberty Village
West	Agricultural One City of Castle Pines	Residential Agricultural Vacant land

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the northwest by Crowfoot Valley Road, by Macanta Regional Park to the north and east, and by residential development to the south. The project area consists of widely varied topography and vegetation, ranging from steep slopes heavily vegetated with Gambel Oak, Ponderosa Pine, Sumac, and Mountain Mahogany to flat upland shortgrass prairie areas.

B. Access

Two access points are provided to the development via Crowfoot Valley Road. One access point from Macanta Boulevard was constructed with Filing 1A and provides access to the southern portion of the development. The second access point from Longstory Avenue was approved with Filing 2 and provides access to the northern portion of the development. A Traffic Impact Analysis for the project has been reviewed and accepted by Engineering.

C. Soils and Geology

Colorado Geological Survey (CGS) reviewed the request during the preliminary plan request and had no objection, provided that the recommendations in CTL Thompson's Preliminary Geotechnical Investigation are strictly adhered to. Standard geotechnical explorations of individual building sites will also be required at the time of construction as part of the building permit process.

D. Drainage and Erosion

Engineering has reviewed the Phase III Drainage Report and found it to be acceptable. Three detention ponds will be constructed as part of the development. A Grading, Erosion, Sediment Control (GESC) Plan; and construction plans were reviewed and approved by Engineering. Douglas County will accept a blanket access and backup maintenance easement for these drainage improvements.

E. Floodplain

The Scott Gulch floodplain traverses the easterly portion of the final plat boundary. No lots or improvements are proposed within the floodplain.

F. Wildlife

The CMP Wildlife Resources map identifies most of the project site as low habitat value with a portion of the final plat area of moderate habitat value. The site is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, or wildlife crossing area. The 6 tracts proposed will preserve approximately 247 acres as open space. Continued wildlife movement will be provided through these open space tracts on the property.

G. Historic Preservation

The Douglas County Curator reviewed the application at the preliminary plan phase of review and had no recommendations. Should buried artifacts and features be discovered during development, completion of the appropriate Colorado Office of Archaeology and Historic Preservation Data Management shall be completed.

V. PROVISION OF SERVICES

A. Schools

Two school sites were previously conveyed to the County with Filing 1A. No further dedications are required for this development. The Douglas County School District responded to the referral request and had no comments.

B. Fire Protection

Castle Rock Fire and Rescue provides fire and emergency services to Macanta.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection services to the subdivision. No response was received from DCSO, or DCSO E911. The Office of Emergency Management responded with no concerns with the project.

D. Water & Sanitation

The Town provides water and sewer services to the development.

E. Utilities

Area utility service providers were provided a referral on this application. AT&T reviewed the request and there should be no conflicts with AT&T facilities. CenturyLink has no objections. Xcel Energy has no apparent conflict. CORE Electric Cooperative (CORE) provided comments related utility easements to be shown on the final plat exhibit. The applicant addressed CORE's comments. No other utility provider provided comments on the request.

F. Dedications

The following dedications are accomplished with Filing 5:

Roads	• Roads are public and dedicated to Douglas County
Tracts A - F	• Dedicated to Crowfoot Valley Ranch Metropolitan District No. 1 for ownership and maintenance of open space tracts and related uses
Drainage and Blanket Access Easements	• Douglas County will require a secondary drainage easement for all drainage facilities in the event that the system owner fails to maintain the improvements
Utility Easements	• Dedicated to Douglas County for utility purposes, including but not limited to gas, electricity, telephone, and cable
Sight Distance Easements	• Dedicated to Douglas County for sight distance purposes

G. Parks, Trails, and Open Space

The final plat includes 6 tracts accounting for approximately 247 acres which are intended for open space and related purposes. These tracts will be owned and maintained by the Metro District. The 450-acre Macanta Regional Park located just north of the project was previously dedicated to Douglas County. Trails are proposed within the various open space tracts and will connect to other portions of the Canyons South PD and Macanta Regional Park. Trails designated for equestrian use are intended to be dirt trails and be a minimum of ten feet wide. Trails designated for bicycle and pedestrian use will be improved with crusher fines or concrete surface and will be either six or eight feet wide as required by the PD. Proposed Tracts C and F will be enhanced for local parks. To complete its PD Commitments for parks, the

applicant is required to pay $450,000.00 to Douglas County upon plat recordation to be used for improvements to the Macanta Regional Park.

H. Subdivision Improvements

The intent of the County's final plat process is "to provide for the review of the final engineering plans, the subdivision improvements agreement, public dedications, and other legal agreements." Per the *DCSR*, specific engineering reports, studies, and construction plans are required to be submitted and finally accepted or approved by Public Works Engineering with a final plat application. Cost estimates for the public and private improvements are generated from the approved construction plans and incorporated into the subdivision improvements agreement (SIA) for the plat. Per Section 504.05, the SIA must be approved by the County prior to the Board meeting on the final plat.

Required improvements for the Canyons South Filing 5 Final Plat include internal subdivision roads; subdivision drainage facilities; and public trails. All required engineering reports, studies, and construction plans for the final plat have been reviewed and approved by Engineering. The SIA for Filing 5 has also been reviewed and approved.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners. Comments were received from a neighbor adjacent to the development. In general, public comment focused on drainage and debris. The public comment received at the writing of this staff report is included as an attachment. The applicant also received a copy of the public comment received and provided a response which is also included as an attachment. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report, and the applicant has provided responses to referral comments within correspondence included within the staff report appendix.

VII. STAFF ANALYSIS

Per Article 503 of the *DCSR*, a final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

503.01 Conforms with the goals, objectives, and policies of the Master Plan.

Staff Comment: The CMP states that while approval criteria for land use applications require a finding of compliance with the CMP, "…the competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." As such, the CMP acknowledges its own competing values and that implementation can only be achieved through the balancing of community values during the review process.

The final plat area is located within the High Plateau Subarea where low intensity development is supported. As consistent with several policies, the overall design intent for Canyons South is to develop an environmentally sensitive residential community that will protect the visual character of the site; maintain wildlife corridors; and preserve steep slopes, rock outcroppings, and drainageways. The final plat remains consistent with these principles as was reviewed and approved with the preliminary plan.

503.02 Addresses the design elements established in Article 4, section 404 of this Resolution.

Staff Comment: The plat is in conformance with the design elements. Proposed lot sizes allow for setbacks that conform to the Canyons South PD development standards for single-family homes. The site has no Class 3 geologic hazards, and individual building analysis will occur at building permit to assure proper construction methods are utilized per the recommendations of the applicant's geotechnical investigation. Subdivision wide drainage and grading concepts have been reviewed and accepted by Engineering. The applicant will take care to protect archaeological and historical resources if uncovered during construction per proposed condition #2. Vehicular, pedestrian, and bicycle access is provided through inclusion of internal connections to the network of streets that provide access to the greater network of roads and trails within the community.

503.03 Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution.

Staff Comment: The water supply was evaluated in accordance with Section 18A at the time of preliminary plan and found to meet all applicable standards. The Town will provide water to Filing 5 with Metro District providing retail water service connections.

503.04 Provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations.

Staff Comment: Sanitation service will be provided by the Town. Douglas County Health Department provided a favorable recommendation regarding the method of sewage disposal.

503.05 Identifies all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions.

Staff Comment: The lotting pattern satisfactorily avoids steep slopes. Standard geotechnical explorations of individual building sites will also be required at the time of construction as part of the building permit process.

503.06 Provides adequate drainage improvements.

Staff Comment: A Phase III Drainage Report has been reviewed and found to be acceptable. The Metro District will construct, own, and maintain stormwater facilities in

the subdivision. The County will accept backup maintenance easements for these facilities.

503.07 Provides adequate transportation improvements.
Staff Comment: Engineering has reviewed and accepted the traffic analysis provided with the final plat. Public roads will serve the development and construction plans have been approved.

503.08 Protects significant cultural, archaeological, natural, and historical resources and unique landforms.
Staff Comment: The lotting pattern satisfactorily avoids steep slopes and continues to preserve the original subdivision layout which was designed to protect significant natural features, site topography and vegetation, and historic assets. Per proposed condition #2, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery during construction activity.

503.09 Has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.
Staff Comment: The Canyons South PD is served by Castle Rock Fire Rescue, DCSO, CORE, Black Hills Energy, Comcast, and CenturyLink. The roads established with this final plat will be public and conveyed to Douglas County. The applicant dedicated approximately 450 acres for the Macanta Regional Park concurrent with the Canyons South Filing 1A plat. The applicant will pay $450,000 to Douglas County for improvements to Macanta Regional Park as required by the Canyons South PD. The community center was constructed in 2022 and is located in the southern portion of the development. The applicant has provided local parks within the development consistent with the Canyons South PD. Two of the four local parks were previously dedicated and platted within Filings 2 and 3 respectively. Tracts C and F will include local parks to be constructed by the Metro District. Two school sites were previously dedicated to the County.

VIII. STAFF ASSESSMENT

Staff has evaluated the final plat request in accordance with Article 5 of the *DCSR*. The final plat is consistent with the use, density, and development standards established by the Canyons South PD and approved preliminary plan. Should the Board find that the approval standards for the final plat are met; the following proposed conditions should be considered for inclusion in the motion:

1. Prior to plat recordation, the applicant shall provide payment in the amount of $450,000 to Douglas County to be used for improvements to Macanta Regional Park.

2. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County and complete appropriate Colorado Office of Archaeology and Historic Preservation data management forms in the event of such discovery.

3. During construction activity within the development, the applicant, its successors and assigns shall conduct a burrowing owl study if any earth moving will take place between March 15 and October 31.

4. Colorado Parks and Wildlife literature shall be made available to both prospective homeowners and homebuyers regarding the existence of wildlife in the area and how to minimize conflicts.

5. Prior to plat recordation, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.

6. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Vicinity Map 10
Zoning Map 11
Aerial Map 12
Douglas County Land Use Application 13
Applicant Narrative 15
Referral Agency Response Report & Response Letters 18
Public Comment 58
Applicant Response Letter to Referrals and Public Comment 69
Town of Castle Rock Commitment to Serve 77
Traffic Analysis 78
Final Plat Exhibit 108

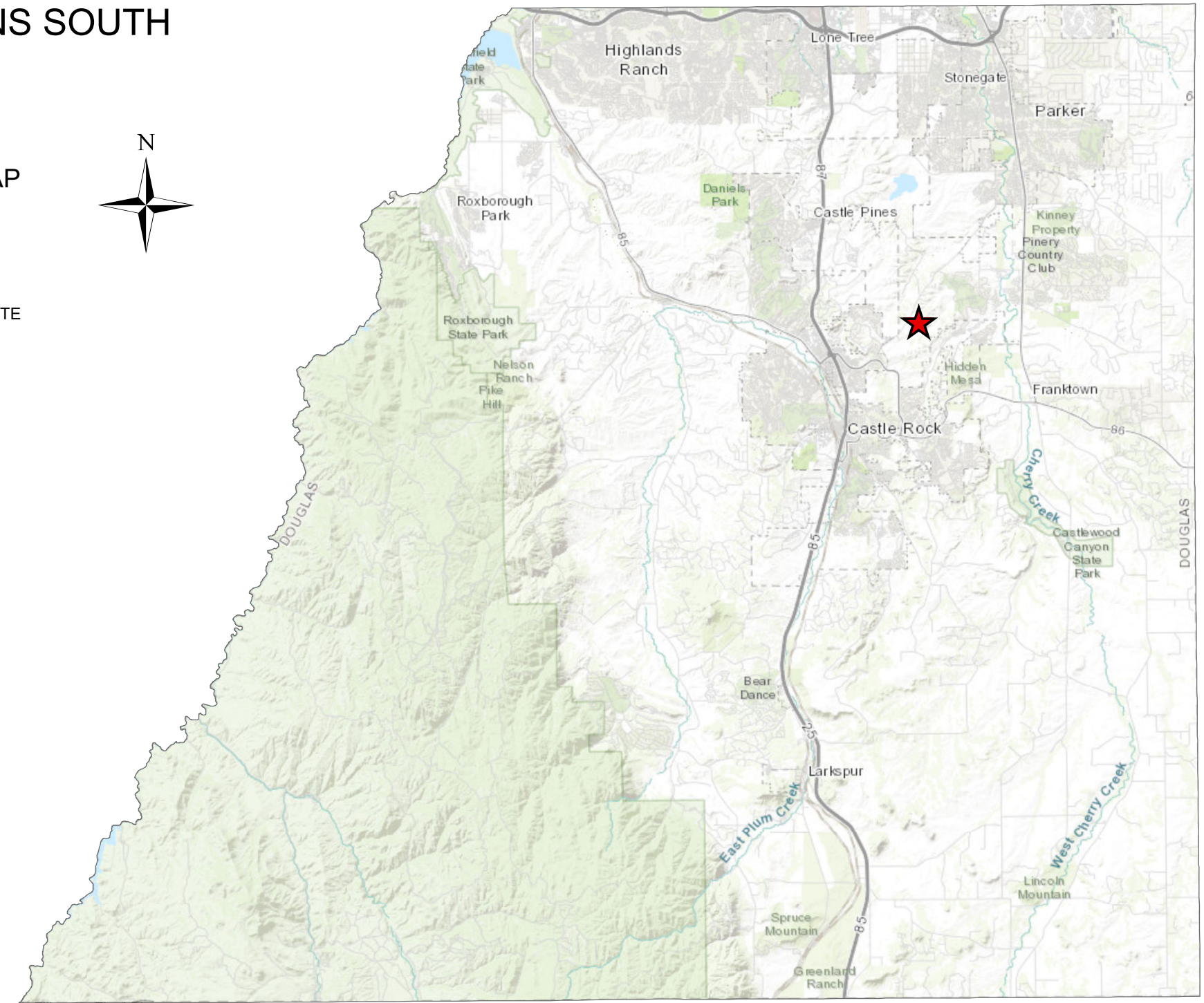
CANYONS SOUTH FILING 5

SB2024-038
VICINITY MAP

N

LEGEND

PROJECT SITE



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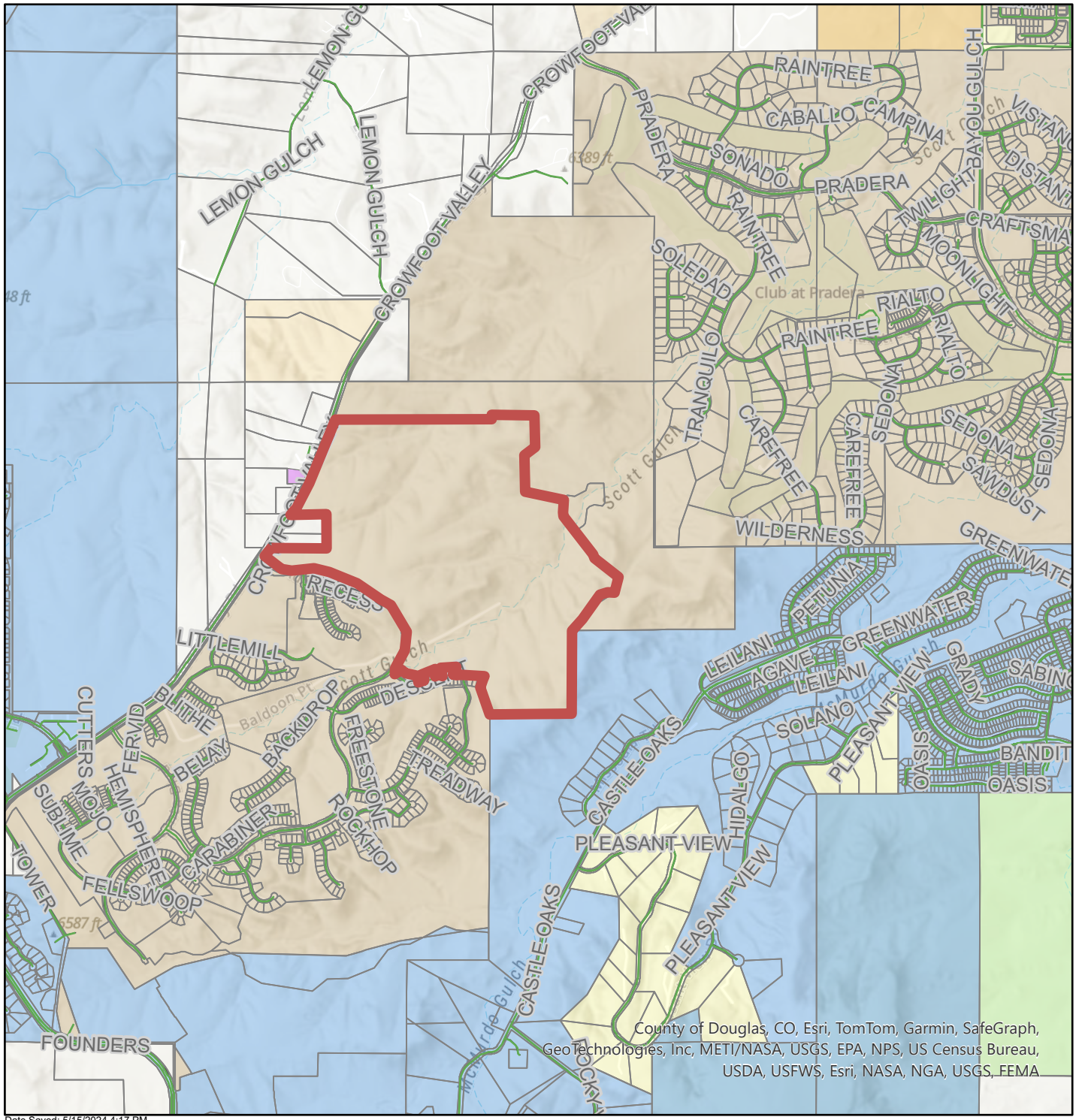
CANYONS SOUTH FILING 5

SB2024-038
Zoning Map

N

LEGEND

- Major Roads
- Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- CTY
- LI - LIGHT INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION



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CANYONS SOUTH FILING 5

SB2024-038
Aerial Map

N

LEGEND

- Major Roads
- Roads
- Parcels - PARCELS

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DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT NAME: Canyons South Filing No. 5

PROJECT FILE #: SB2024-038

PROJECT TYPE: Final Plat

MARKETING NAME: Macanta

SITE ADDRESS: 4688 Crowfoot Valley Road

OWNER(S):

Name(s): Hines (Chad Murphy)

Address: 1144 15th Street, Suite 3675, Denver, CO 80202

Phone: 720-932-0522

Email: Chad.Murphy@hines.com

AUTHORIZED REPRESENTATIVE *(requires notarized letter of authorization if other than owner)*

Name: Cover 3 Engineering (Brian Moss)

Address: 6966 S. Chapparal Cir. West, Centennial CO 80016

Phone: 303-587-6260

Email: bmoss@cover3engineering.com

SUBMITTAL COMPLETION:

PLANNING FEES:

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS:

LEGAL DESCRIPTION:

Subdivision Name: Canyons South

Filing # : _____ Lot # : _____ Block # : _____ Section # : _____ Township: _____ Range: _____

PROPERTY TAX PARCEL #(S): 2351-251-05014

ZONING:

Present Zoning: PD Proposed Zoning: PD Gross Acreage: 306 ac

Gross Site Density (DU per AC): 0.59 # of Lots or Units Proposed: 182

SERVICE PROVIDERS:

Fire District: Castle Rock Metro District: CVRMD Gas: Black Hills Energy

Water: Castle Rock Sewer: Castle Rock Electric: IREA

Roads: ☐ Public ☐ Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***

see attached
Applicant Signature

6-5-2024
Date

HT CANYONS SOUTH DEVELOPMENT LP,

By: HT Canyons South Development LLC, its general partner

By: HT Canyons South LP, its sole member

By: Hines Canyons South LLC, its general partner

By: Hines Canyons South Associates LP, its sole member

By: Hines Investment Management Holdings Limited Partnership,
Its general partner

By: _____

Name: Chad Murphy

Title: Managing Director

COVER ENGINEERING

CANYONS SOUTH

FILING NO. 5 NARRATIVE

JUNE 2024

For:
HT Canyons South LP
1144 15th Street, Suite 2600
DENVER, CO 80202

SUMMARY OF FILING NO. 5

The Canyons South development is a residential development that encompasses 968 lots over approximately 1200 acres in accordance with the 9th Amendment Planned Development. The development of Canyons South is to include multiple filings. The Filing 1A 1st Amendment Final Plat has been recorded which includes 304 lots over 388 acres. The Filing 1A 2nd Amendment Final Plat combined two tracts into one for the development of the amenity center. Filing 1A 3rd Amendment Final Plat has been recorded which includes 39 lots over 234 acres. The Filing 2 Plat has been recorded which includes 200 lots over 819 acres. The Filing 3 Plat has been recorded and includes 90 lots over 188 acres. The Filing No. 4 Plat has been recorded and included 153 lots over approximately 214 acres with a superblock lot. The superblock lot is being replatted as Filing No. 5. The provided Filing No. 5 has been prepared to provide 182 lots over approximately 307 acres.

There are no changes proposed from the approved Preliminary Plan No. 3.

A summary of proposed revisions is provided below.

- Total land subdivided is approximately 307 acres.
- 182 single family lots covering approximately 47 acres.
- The proposed density is 0.59 DU/AC which is in line with the intent of the development.
- The total land area to be preserved as open space is approximately 239 acres.
- The total land area dedicated for parks is approximately 8 acres. Tracts C & F will be dedicated for parks with this final plat.
- The total land dedicated for public right-of-way is approximately 13 acres.
- The total land dedicated into four tracts is approximately 239 acres. The uses include open space, drainage, trails, landscape, and utilities.
- There will be easements provided for all utilities to allow for installation and maintenance of said utility. Easements for Town of Castle Rock (Water and Sanitary Sewer) will be dedicated by separate document with the Final Plat. Easements for Douglas County and dry utility service providers will be dedicated on the Final Plat.
- There is no land dedication for schools as this was previously done.
- The existing horse boarding facility will be removed prior to recording of a final plat for lots within Planning Area 1.
- The Town of Castle Rock will provide water and sanitary sewer service to this proposed development.
- Black Hills Energy will provide gas service.
- CORE Electric Cooperative will provide electric service to the development.
- CenturyLink will provide communications.
- Comcast will provide cable TV.
- Currently there is no planned phasing.

A summary for the overall development is provided below.

- The total residential density for this development is not affected and will remain at 0.47 DU/AC.
- Approximately 800 acres of dedicated open space.
- Approximately 20 acres of local parks.

- Average lot size is 70'x135' with sizes ranging from 50'x110' lots to 100'x150' lots.
- Two points of access are provided into the Site from Crowfoot Valley Road. The first access point is at the intersection of Macanta Blvd. and Crowfoot Valley Road. This intersection was constructed with Filing 1A. The second access point is at the proposed intersection of Crowfoot Valley Road and Longstory Blvd. Longstory Boulevard, (an urban collector roadway), will act as the main trunk line for this portion of the development, connecting from Macanta Blvd on the south, to the existing Crowfoot Valley Road on the North.
- A series of connecting entry streets and urban local roads will branch off this collector roadway to service the residential development.
- Five local parks will be dedicated throughout the development with two of them being developed within this area.
- Two school sites have been dedicated with the Canyons South Filing 1A Plat and are to remain as originally dedicated.
- The remaining tracts throughout the Site will be dedicated as open space.

As the Site lies within unincorporated Douglas County, the County will own and maintain roadway and storm sewer. The Town of Castle Rock will own and maintain both water and sanitary sewer within the Site. The Pinery Water and Wastewater District will receive and treat sanitary flows from the Canyons South development. All tracts will be owned and maintained by the existing Crowfoot Valley Ranch Metropolitan District No.1.

Sincerely,
COVER 3 ENGINEERING

Brian Moss, P.E.
Principal

Project Name: Canyons South Filing 5
Project File #: SB2024-038
Date Sent: 06/26/2024 **Date Due:** 07/24/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/11/2024	**Verbatim Response:** Street names and suffixes as shown are approved and reserved for use within this development. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	No action required.
Arapahoe County Public Airport Authority-Centennial	07/08/2024	**Summary of Response:** Centennial airport has concerns with the development and recommended an avigation easement and 7-day noise test for the property. See letter attached for detail.	The airport's request was forwarded to the applicant. The applicant has declined to provide an avigation easement or noise test. The property is not located within any safety or noise zones per the County's Centennial Airport Review Area Overlay District (CARA) and does not have any CARA-imposed land use restrictions. The final plat includes the following note: Owner waives, remises, and releases any right or cause of action it may now have or which it may have in the future against the County of Douglas, its officers, employees, and agents related to or resulting from the passage of aircraft in the airspace above the property that is the subject of this final plat.
Assessor	07/09/2024	**Verbatim Response:** Make sure the legal at the top of the page is updated currently reads east half of section 20 and needs to read west half of section 20. Please label dedication statement clearly.	Applicant addressed the comments.
AT&T Long Distance - ROW	06/26/2024	**Summary of Response:** There should be no conflicts with AT&T facilities.	No action required.
Black Hills Energy		No Response Received.	
Building Services	07/05/2024	**Verbatim Response:** No Comment.	No action required.
Castle Park Ranch Property Owners Association		No Response Received.	

Project Name: Canyons South Filing 5
Project File #: SB2024-038
Date Sent: 06/26/2024 **Date Due:** 07/24/2024

Agency	Date Received	Agency Response	Response Resolution
Castle Rock Fire and Rescue Department	06/26/2024	**Summary of Response:** Comments were provided regarding access and home sprinklers.	Engineering has authority and jurisdiction to review, permit, inspect and approve all fire apparatus access road in unincorporated Douglas County. The project complies with Douglas County Roadway Design and Construction Standards. No sprinklers are required for residential structures.
CenturyLink	06/26/2024	See letter attached for detail.	
City of Castle Pines	07/01/2024	No Comment.	No action required.
Colorado Division of Water Resources	07/02/2024	**Summary of Response:** The proposed water supply is adequate and can be provided without causing injury to decreed water rights. See letter attached for detail.	The water supply was evaluated in accordance with Section 18A at the time of preliminary plan and found to meet all applicable standards.
Comcast		No Response Received.	
CORE Electric Cooperative	07/23/2024	**Summary of Response:** A redline plan exhibit was included to show existing utility easements along Crowfoot Valley Road and Long Story Avenue and to depict additional utility easements in other areas of the development that need to be added to the final plat exhibit.	Applicant addressed the comments.
Crowfoot Valley Ranch Metro #1 & 2		No Response Received.	
Douglas County Health Department	07/01/2024	**Summary of Response:** A favorable recommendation on the method of sewage disposal was provided based on the provided will-serve letter.	No action required.

Project Name: Canyons South Filing 5
Project File #: SB2024-038
Date Sent: 06/26/2024 **Date Due:** 07/24/2024

Agency	Date Received	Agency Response	Response Resolution
Douglas County Parks and Trails	07/24/2024	**Verbatim Response:** Parks has noticed in the PD that $450,000 shall be contributed to the county for regional park improvements and with the planning and design of Macanta Park happening currently would like more information on the process for receiving this money.	The applicant will pay $450,000 to Douglas County for improvements to Macanta Regional park as required by the Canyons South PD.
Douglas County School District RE 1	07/16/2024	**Summary of Response:** No Comment. See email attached for detail.	No action required.
Engineering Services	07/24/2024	**Summary of Response:** Public Works Engineering provided comments to construction plans, GESC Plans, and the final plat exhibit submitted for review. See letter attached for detail.	All engineering reports, studies and plans for the final plat have been reviewed and approved by Public Works Engineering
Office of Emergency Management	06/30/2024	**Verbatim Response:** OEM has no concerns with this project	No action required.
Pinery Water and Wastewater District	06/26/2024	**Verbatim Response:** No Comment.	No action required.
Pradera Homeowners' Association		No Response Received.	
Rural Water Authority of Douglas County		No Response Received.	
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
Town of Castle Rock	07/12/2024	**Summary of Response:** The Town requested the total number of platted lots within the development to ensure compliance with existing IGA for water and sanitary services provided by the Town.	The development will not exceed the maximum number of units allowed per the Canyons South PD.
Town of Parker Development Review	07/24/2024	**Verbatim Response:** No Comment.	No action required.
Town of Parker Public Works		No Response Received.	
Wildfire Mitigation		No Response Received.	
Xcel Energy-Right of Way & Permits	07/19/2024	**Summary of Response:** Xcel Energy has no apparent conflict. See letter attached for detail.	No action required.

REFERRAL RESPONSE REQUEST – FINAL PLAT

Date Sent: June 26, 2024 Comments due by: July 24, 2024

Project Name:	Canyons South Filing 5
Project File #:	SB2024-038
Project Summary:	The request is for approval of a final plat application for 182 single-family detached residential lots, 6 tracts, and associated public roads on approximately 306 acres within the Canyons South Planned Development.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐	No Comment
☐	Please be advised of the following concerns:
☒	See letter attached for detail.

Agency: Arapahoe County Public Airport Authority	**Phone #:** 303-218-2919
Your Name: Zachary Gabehart *(please print)*	**Your Signature:** Zachary Gabehart **Date:** 06/27/2024

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Eric Pavlinek

Eric Pavlinek, Principal Planner
Enclosure

CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

June 27th, 2024

Eric Pavlinek
Douglas County Planning Department
100 3rd St.
Castle Rock, CO 80104

Re: SB2024-038 Canyons South Filing No. 5

Dear Mr. Pavlinek,

Thank you for the opportunity to review the plan. The Arapahoe County Public Airport Authority continues to have concerns over the developments proposed within the Canyons South Development as it was originally planned as well as the dense residential additions that have been added. It is the opinion of the Authority that an Avigation Easement be executed for the development as a whole and not just when deemed necessary. Due to the proximity to the Airport and the fact that the development lies directly under and adjacent to the approach path serviced by the Instrument Landing System (ILS) to the airports main runway and on elevated terrain; the area will see overflights at all hours of the day regardless of weather conditions. Aircraft altitudes in this area can be at 1,000 ft. or less above ground level. This is a charted precision approach course that cannot be deviated from by aircraft when in use. We feel it imperative that all future homeowners be made aware of these facts prior to the purchase of a home through both the avigation easement and overflight disclosures. In addition, we also have the following comments:

- Book and page number of the avigation easement must be included on all plats and plans. Please forward a copy of the executed avigation easement and disclosure statement to our office for our records.

- 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 dnl.

- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway, penetrates the FAA Part 77 airspace surfaces, impede signals associated with navigational equipment or any other reason the FAA deems necessary will require the filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. Please visit *https://oeaaa.faa.gov* to utilize the notice criteria tool to confirm filing requirements and to file the FAA Form 7460-1. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. In addition, please have crane operators advise Airport Operations (303-877-7307) prior to erecting any cranes.

- Please include the Airport on the vicinity map.

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

Sincerely,

Zachary Gabehart

Zachary Gabehart
Planning Specialist - Noise & 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 Avigation 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 Avigation and Hazard Easement as of this _____ day of _____, 19____.

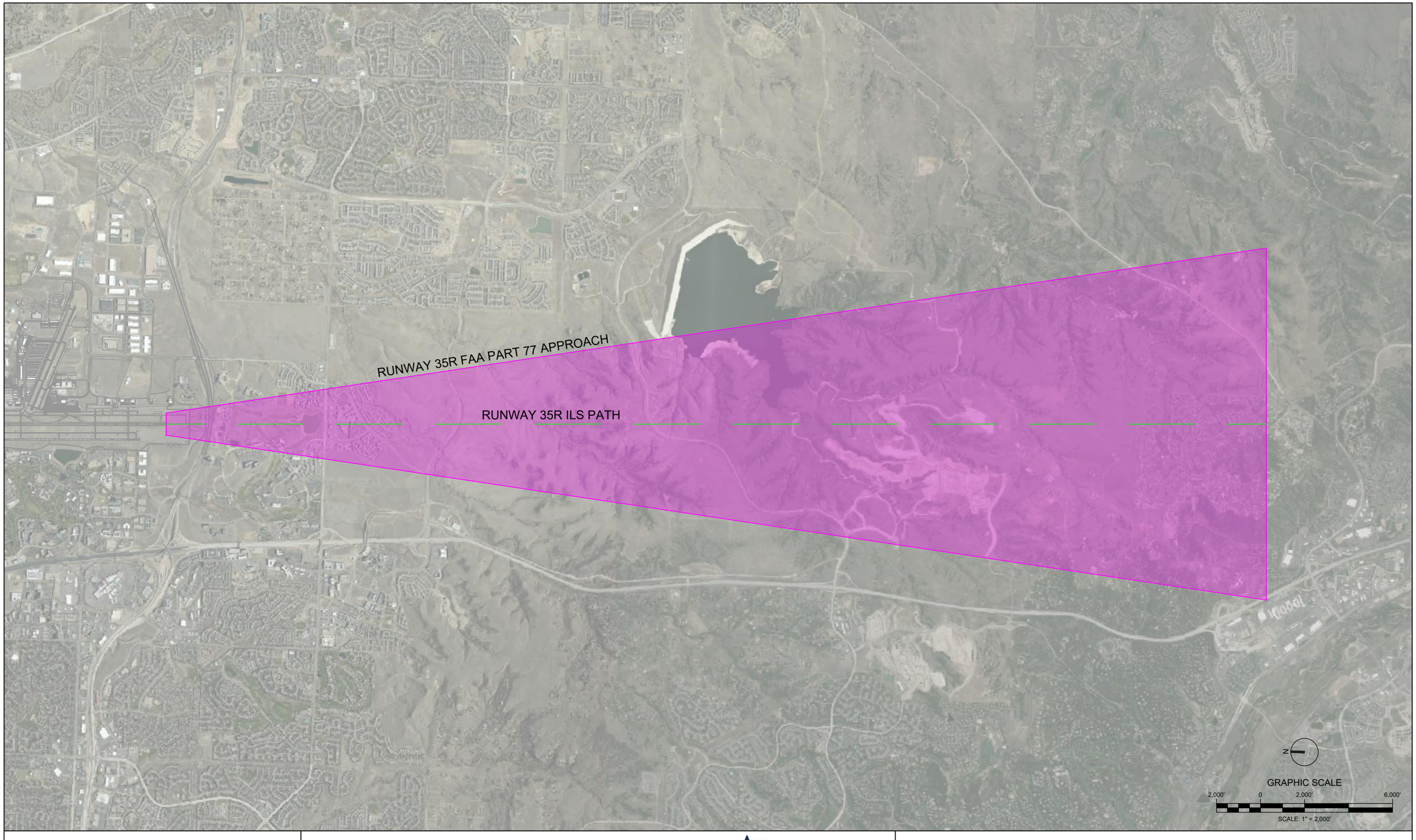
_____
(Grantor)

By_____

ATTEST:

_____

Legal Acknowledgment for each Grantor.



JACOBS
9193 South Jamaica Street
Englewood, CO 80112
PHONE: 303-771-0900

CENTENNIAL AIRPORT
ENGLEWOOD, COLORADO

CENTENNIAL AIRPORT

RUNWAY 35R
PART 77 APPROACH AND ILS PATH

APA-PART77.dwg 1/20/2021 2:26 PM

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, June 26, 2024 11:10 AM
To: Eric Pavlinek
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: Crowfoot Valley Rd Parker, Colorado Douglas County eReferral #SB2024-038
Attachments: Crowfoot Valley Rd Parker, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Crowfoot Valley Rd Parker, Colorado. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----
From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Wednesday, June 26, 2024 8:49 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2024-038) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://apps.douglas.co.us/planning/projects/Login.aspx

Project number: SB2024-038

Project title: Canyons South Filing 5

Project Summary: The request is for approval of a final plat application for 182 single-family detached residential lots, 6 tracts, and associated public roads on approximately 306 acres within the Canyons South Planned Development.

This referral will close on Wednesday, July 24, 2024.

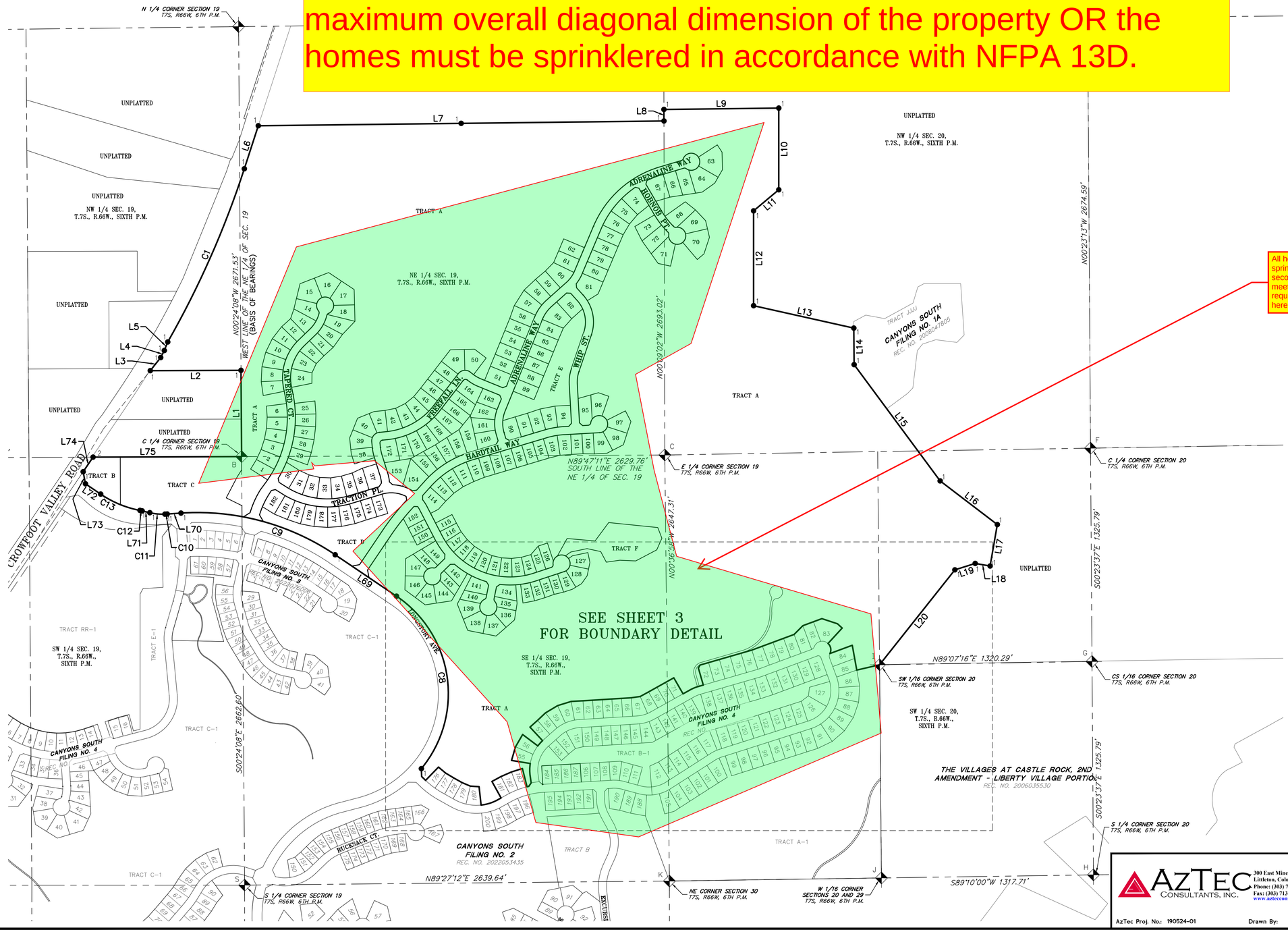
If you have any questions, please contact me.

Sincerely,

PROJECT AREA
PRADERA
Crowfoot Valley Rd
Castle Oaks Dr
86
N
Google Earth

Where there are over 30 one- or two-family residences on a single public or private fire apparatus access road, either a second access road must be installed and placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property OR the homes must be sprinklered in accordance with NFPA 13D.

SITUATE [illegible] CIPAL MERIDIAN,



SEE SHEET 3
FOR BOUNDARY DETAIL

All homes must be sprinklered without a second entrance meeting the requirements stated here.

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- B: FOUND 1" AXLE 0.2' ± BELOW SURFACE VERIFIED EXISTING TIES PER MONUMENT RECORD ACCEPTED ON AUGUST 6, 1999 BY PLS 17666
- C: FOUND STONE WITH CHISELED X 0.2' ± ABOVE GROUND PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- D: FOUND STONE WITH CHISELED X AND T-POST 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- E: FOUND NO 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "1989, LS 13213" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE IN FENCE LINE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "1984, PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- G: FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- H: FOUND 2-1/2" ALUMINUM PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.6' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
- I: FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- J: FOUND NO 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
- K: FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
- S: FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155

N

0' 150' 300' 600'
SCALE: 1" = 300'

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AzTec CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 190524-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 300'
SHEET 3 OF 12	

6/26/2024

Eric Pavlinek
Planning Services
100 third Street
Castle Rock, CO, 80104

P862443
No Reservations/No Objection

SUBJECT: Request for approval of an Encroachment at 4688 N Crowfoot Valley Rd, Caslte Rock, CO.

To Whom It May Concern:

CenturyLink of Colorado, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

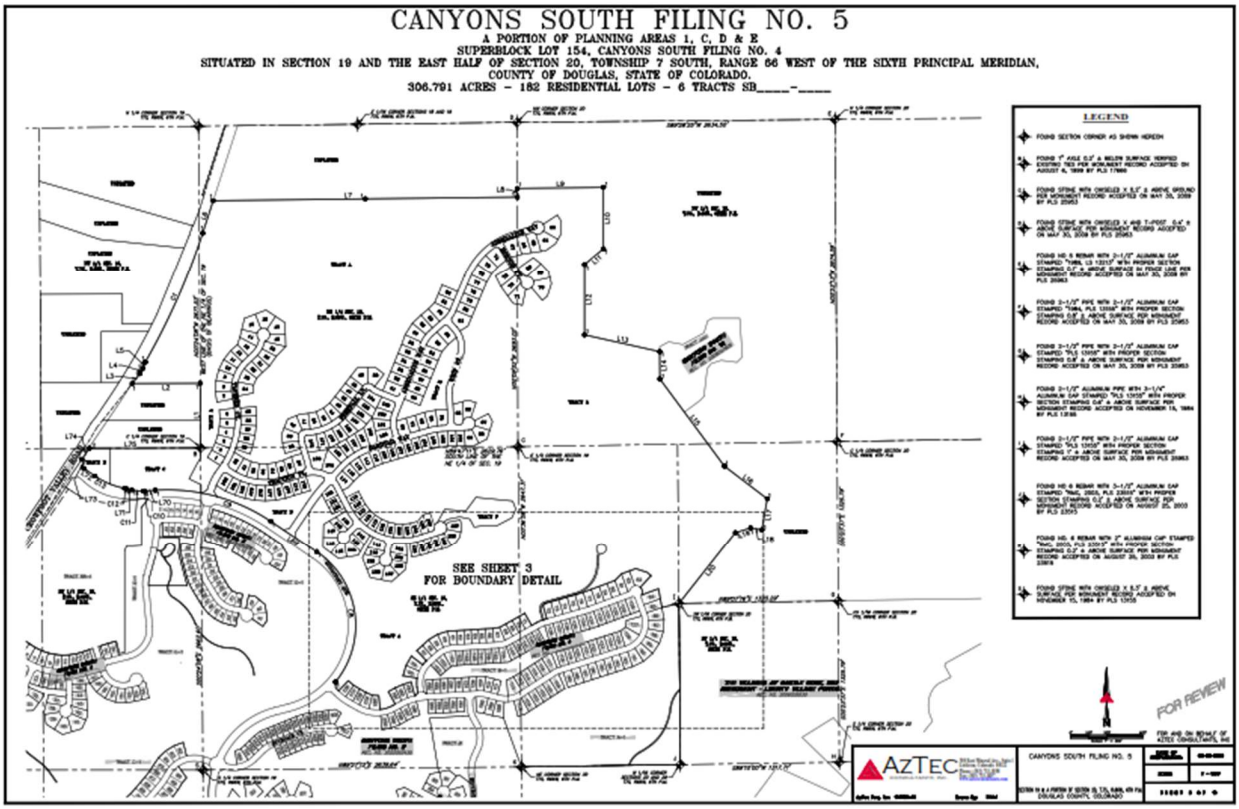
If you have any questions please contact Phil Hackler at (432) 288-08418 or Phil.Hackler@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A


CANYONS SOUTH FILING NO. 5
A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB____-____
LEGEND
SEE SHEET 3
FOR BOUNDARY DETAIL
FOR REVIEW
AZTEC
CANYONS SOUTH FILING NO. 5

July 2, 2024

Eric Pavlinek, Principal Planner
Douglas County Community Development & Planning Services
Transmitted via email: epavlinek@douglas.co.us

RE: **Canyons South Filing 5**
Project File #: SB2024-038
Part of Sec. 19 and part of the W ½ of Sec. 20, Twp. 7 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Subdivision File No. 32397

Dear Eric Pavlinek:

We have reviewed the above-referenced referral to subdivide 306.79 acres into 182 residential lots and 6 tracts for parks and open space. The proposed water supply is service provided by the Town of Castle Rock ("Castle Rock"). We have previously provided comment to this project by out letter dated January 17, 2024 and May 9, 2024 when the referral was submitted as Canyon South Preliminary Plan No. 3 (SB2023-036). The comments in this letter superseded our comments dated May 9, 2024.

The subject referral is part of Canyon South Planned Development which encompasses 968 lots on 1,200 acres. So far, the following lots have been recorded: Filing 1A 1st Amendment with 304 lots on 388 acres, Filing 1A 2nd Amendment with a tract for the amenity center, Filing 1A 3rd Amendment with 39 lots on 234 acres, Filing 2 with 200 lots on 819 acres, and Filing 3 with 90 lots on 188 acres. Filing 4 with 153 lots on 214 acres and a superblock. The superblock lot is being re-platted as Filing No. 5 under this referral.

Water Demand

The proposed water use is for single-family residential and use for parks. The estimated water demand was not provided.

Source of Water Supply

The proposed water supply is service provided by the Town of Castle Rock ("Castle Rock"). A will serve letter dated May 22, 2023 from Castle Rock commits to providing water and wastewater service to the development subject to the terms and conditions set forth in that letter.

According to the Report on Castle Rock Water Service to Canyons South Planned Development dated July 5, 2019 ("Report"), Castle Rock has 38,743.3 acre-feet of nontributary Denver Basin groundwater and 9,974.1 acre-feet of not-nontributary Denver Basin groundwater available (48,717.4 acre-feet total). According to the Report, the current Denver Basin Groundwater infrastructure allows for the pumping of 18,469 acre-feet/year of groundwater. Castle Rock also has additional supplies including 834 acre-feet of firm yield from the alluvial well system along East Plum Creek, 606 acre-feet of senior native water rights on East Plum Creek, junior water rights, and 1,000 acre-feet of WISE water. In addition, Castle Rock has lawn

irrigation return flows and reuse supplies. As of the date of Castle Rock's Report, the existing and future demand ranged between 11,800 and 23,500 acre-feet/year and the current demand has averaged 7,802 acre-feet/year over the last several years.

The majority of the District's water supply is water from bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

As part of our review of Canyon South Preliminary Plan No. 3 we identified permit nos. 35008 and 90929 located on the subject property. The Applicant previously indicated that well nos. 35008 and 90929 will be plugged and abandoned upon recordation of the final plat.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is **adequate** and can be provided **without causing injury** to decreed water rights **so long as well nos. 35008 and 90929 will be plugged and abandoned upon recordation of the final plat.** Well Abandonment Reports (form GWS-09) must be submitted for well permit nos. 35008 and 90929 to affirm the wells were plugged and abandoned.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided **without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Canyons South Filing 5 - Final Plat
Project File: SB2024-038
Board of County Commissioners Staff Report - Page 33 of 119

Additional Comments

The Applicant should be aware that any detention pond proposed for this project must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.

Please contact me (303) 866-3581 x8246 or ioana.comaniciu@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Permit nos. 35008 and 90929

CORE COMMENTS SB2024-038
7-23-24

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES – 182 RESIDENTIAL LOTS – 6 TRACTS SB_____-_____

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SIGNATURE SHEET, GENERAL NOTES
SHEETS 3–4	OVERALL LAYOUT
SHEETS 5–12	LOT DETAILS

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CANYONS SOUTH FILING NO. 5. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. TAPERED COURT, FREEFALL LANE, TRACTION PLACE, COMFORT POINT, HOBNOB POINT, RAMPED POINT, WHIP STREET, ADRENALINE WAY AND HARDTAIL WAY RIGHTS-OF-WAYS AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, FOR PUBLIC USES AND PURPOSES.

OWNER:

HT CANYONS SOUTH DEVELOPMENT LP

BY: HT CANYONS SOUTH DEVELOPMENT LLC, ITS GENERAL PARTNER

BY: HT CANYONS SOUTH LP, ITS SOLE MEMBER

BY: HINES CANYONS SOUTH LLC, ITS GENERAL PARTNER

BY: HINES CANYONS SOUTH ASSOCIATES LP, ITS SOLE MEMBER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: _____
NAME: ROBERT W. WITTE
TITLE: SENIOR MANAGING DIRECTOR

STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, THE _____ OF HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF HINES CANYONS SOUTH ASSOCIATES LP, AS SOLE MEMBER OF HINES CANYONS SOUTH LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LP, AS SOLE MEMBER OF HT CANYONS SOUTH DEVELOPMENT LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH DEVELOPMENT LP, ON BEHALF OF SAID ENTITIES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

OWNER:

HT CANYONS SOUTH LAND LP

BY: HT CANYONS SOUTH LAND LLC, ITS GENERAL PARTNER

BY: HT CANYONS SOUTH LP, ITS SOLE MEMBER

BY: HINES CANYONS SOUTH LLC, ITS GENERAL PARTNER

BY: HINES CANYONS SOUTH ASSOCIATES LP, ITS SOLE MEMBER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: _____
NAME: ROBERT W. WITTE
TITLE: SENIOR MANAGING DIRECTOR

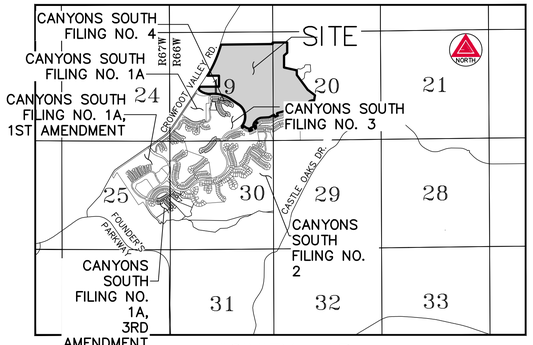
STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY ROBERT W. WITTE, THE SENIOR MANAGING DIRECTOR OF HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF HINES CANYONS SOUTH ASSOCIATES LP, AS SOLE MEMBER OF HINES CANYONS SOUTH LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LP, AS SOLE MEMBER OF HT CANYONS SOUTH LAND LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LAND LP, ON BEHALF OF SAID ENTITIES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 3500'

OWNER:

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,

BY _____ AS _____ OF CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY REPUBLIC_____

EASEMENT OWNER:

TOWN OF CASTLE ROCK

BY: _____
TOWN MANAGER

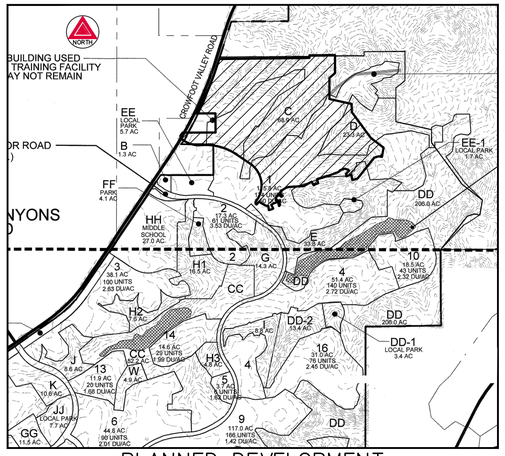
STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____, AS _____ OF THE
TOWN OF CASTLE ROCK

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



PLANNED DEVELOPMENT
SCALE 1" = 2000'

TITLE VERIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) IS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES

TITLE: _____

DATE: _____

BY: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____, AS _____
OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY REPUBLIC _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A, TRACT B, TRACT C, TRACT D, TRACT E AND TRACT F ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO.

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY REPUBLIC_____

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____ ____, _____ BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

FOR REVIEW

DANIEL E. DAVIS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE _____ DAY OF _____ , 20__, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF TAPERED COURT, FREEFALL LANE, TRACTION PLACE, COMFORT POINT, HOBNOB POINT, RAMPED POINT, WHIP STREET, ADRENALINE WAY AND HARDTAIL WAY, UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND BLANKET ACCESS EASEMENTS ARE HEREBY ACCEPTED.

SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4 IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. _____.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOTS SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN FILE # SB2023-010 FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION OCTOBER 24, 2023.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 190524-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 5
SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	N/A
SHEET 1 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB_____-_____

LEGAL DESCRIPTION

SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4 RECORDED AT RECEPTION NO. _____ IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE

BENEFICIARY OF DEED OF TRUST:

SIMMONS BANK, AN ARKANSAS STATE BANK

_____ _____
BY: TITLE

STATE OF TEXAS)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____, AS _____ OF SIMMONS BANK, AN ARKANSAS STATE BANK

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC OF TEXAS

BENEFICIARY OF DEED OF TRUST:

LENNAR COLORADO, LLC

_____ _____
BY: TITLE

STATE OF COLORADO)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____, AS _____ OF LENNAR COLORADO, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST:

TAYLOR MORRISON OF COLORADO, INC. A COLORADO CORPORATION

_____ _____
BY: TITLE

STATE OF COLORADO)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____, AS _____ OF TAYLOR MORRISON OF COLORADO, INC. A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC OF TEXAS

BENEFICIARY OF DEED OF TRUST:

FLAGSTAR BANK OF NEW YORK, A NEW YORK CORPORATION

_____ _____
BY: TITLE

STATE OF NEW YORK)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____, AS _____ OF FLAGSTAR BANK OF NEW YORK, A NEW YORK CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

GENERAL NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 30, 2020.
4. BASIS OF BEARINGS: BEARINGS HEREON ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN ON SHEET 2, ASSUMED TO BEAR NORTH 00°24'08" WEST, A DISTANCE OF 2,671.53 FEET.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT NUMBER _____, WITH A COMMITMENT DATE OF _____ ___, 20___ WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
6. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0187G MAP REVISED MARCH 16, 2016.
7. A MINIMUM OF 1-FOOT OF FREEBOARD SHALL BE PROVIDED BETWEEN THE 100-YEAR BASE FLOOD ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES (THIS INCLUDES BASEMENTS).
8. BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
9. SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4 RECORDED _____ ___, 20___ AT RECEPTION NO. _____ IS BEING REPLATTED INTO 182 RESIDENTIAL LOTS, 6 TRACTS AND RIGHT-OF-WAY AS SHOWN HEREIN.
10. THAT SUPERBLOCK LOT NUMBER LISTED IN GENERAL NOTE 9 HEREIN IS HEREBY BEING REPLATTED AND CONSECUTIVELY RENUMBERED BEGINNING WITH LOT 1 AND ENDING WITH LOT 182.
11. TRACTS A, B, C, D, E AND F SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, UTILITIES, LANDSCAPE AND TRAILS.
12. ALL NON-EXCLUSIVE UTILITY EASEMENTS LOCATED ACROSS THE TRACTS SHOWN HEREON ARE DEDICATED TO THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPLACING FACILITIES LOCATED INSIDE SAID EASEMENTS.
13. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
14. DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY ACROSS ALL TRACTS WITHIN CANYONS SOUTH FILING NO. 4 FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY THE "FACILITIES") IN THE EVENT THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN CANYONS SOUTH FILING NO. 4, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.

REMOVE; IMPLIES THEY ARE ALLOWED

15. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
16. TRAIL DESIGNATED FOR BICYCLE AND PEDESTRIAN USE TRAVERSING THROUGH TRACT A, AS SHOWN HEREON, SHALL BE IMPROVED WITH CRUSHER FINES OR CONCRETE SURFACE AND SHALL BE SIX FEET AS ILLUSTRATED, WITH THE FINAL ALIGNMENT BEING DETERMINED IN THE FIELD. THE TRAILS WILL BE OWNED AND MAINTAINED BY THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 UPON COMPLETION OF CONSTRUCTION.
17. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE FUTURE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
18. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO, OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.

CORE PREFERRED NOTE VS NOTE 17.
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s). The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.
The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°24'08"W	536.00'
L2	S89°47'11"W	563.80'
L3	N38°27'09"E	103.97'
L4	N27°09'32"E	49.23'
L5	N22°01'40"E	57.16'
L6	N18°00'31"E	280.87'
L7	N89°19'11"E	2520.76'
L8	N00°09'02"W	71.40'
L9	N89°19'11"E	713.82'
L10	S00°00'00"W	507.52'
L11	S50°05'03"W	204.24'
L12	S00°00'00"E	589.15'
L13	S77°24'05"E	638.21'
L14	S00°31'51"E	227.13'
L15	S36°28'58"E	898.53'
L16	S52°40'03"E	447.03'
L17	S09°51'23"W	261.50'
L18	N80°08'37"W	94.26'
L19	S72°22'49"W	132.33'
L20	S38°26'14"W	752.84'
L21	S76°52'04"W	145.46'
L22	N10°17'44"W	156.73'
L23	S69°40'57"W	148.00'
L24	N42°29'01"E	130.00'
L25	N47°30'59"W	39.30'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N71°45'26"W	102.10'
L27	S69°40'57"W	126.03'
L28	S44°57'09"W	77.07'
L29	S69°40'57"W	210.00'
L30	S69°45'18"W	70.00'
L31	S73°52'58"W	70.00'
L32	S73°54'07"W	265.00'
L33	S28°54'07"W	21.21'
L34	S16°05'53"E	110.00'
L35	S73°54'07"W	31.62'
L36	S60°47'42"W	48.87'
L37	N29°59'32"W	115.02'
L38	S60°47'42"W	180.00'
L39	S61°22'59"W	58.80'
L40	S81°48'32"W	56.39'
L41	S86°24'50"W	300.42'
L42	S86°49'25"W	73.60'
L43	S72°53'26"W	88.11'
L44	S59°08'22"W	88.11'
L45	S46°33'03"W	68.06'
L46	S48°16'27"W	62.55'
L47	S42°54'44"E	115.00'
L48	N53°01'55"W	118.00'
L49	S30°05'33"W	88.11'
L50	S16°20'30"W	88.11'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S80°32'02"E	118.01'
L52	S08°18'23"E	43.50'
L53	S34°50'16"W	26.30'
L54	N14°12'22"W	117.00'
L55	S72°36'39"W	71.30'
L56	S66°14'41"W	71.30'
L57	S61°22'01"W	63.69'
L58	S29°00'38"E	117.00'
L59	S60°59'22"W	23.47'
L60	N06°10'41"W	115.00'
L61	N86°21'21"W	54.59'
L62	N66°58'47"W	55.65'
L63	N60°46'46"W	60.00'
L64	N58°49'49"W	58.39'
L65	N50°10'22"W	57.60'
L66	S44°11'24"W	115.00'
L67	N45°48'36"W	33.99'
L68	N02°27'23"W	49.44'
L69	N55°58'01"W	459.74'
L70	S86°12'07"W	85.86'
L71	N76°33'08"W	48.76'
L72	N55°52'12"W	114.00'
L73	N10°52'12"W	76.37'
L74	N34°07'48"E	109.64'
L75	N89°47'11"E	923.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°41'09"	5780.00'	1178.87'
C2	73°41'46"	53.00'	68.17'
C3	13°06'25"	250.00'	57.19'
C4	10°07'10"	250.00'	44.15'
C5	17°46'06"	250.00'	77.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	1°12'21"	525.00'	11.05'
C7	22°49'58"	275.00'	109.59'
C8	95°31'54"	731.00'	1218.83'
C9	37°49'52"	1531.00'	1010.88'
C10	1°09'25"	694.02'	14.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	16°04'50"	338.00'	94.86'
C12	2°32'19"	312.00'	13.82'
C13	23°13'14"	657.00'	266.27'
C14	9°38'18"	275.00'	46.26'

TRACT SUMMARY TABLE					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	10,130,203	232.557	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT B	50,203	1.153	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT C	250,148	5.743	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT D	119,346	2.740	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT E	112,560	2.584	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT F	91,440	2.099	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TOTAL	10,753,900	246.876			

OS = OPEN SPACE
DR = DRAINAGE
UT = UTILITIES
LS = LANDSCAPE
TR = TRAILS

CVRMD1 = CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (182)	2,027,621	46.548	15%
TRACTS (6)	10,753,900	246.876	80%
ROW	582,282	13.367	5%
TOTALS	13,363,803	306.791	100%

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 190524-01 Drawn By: BAM

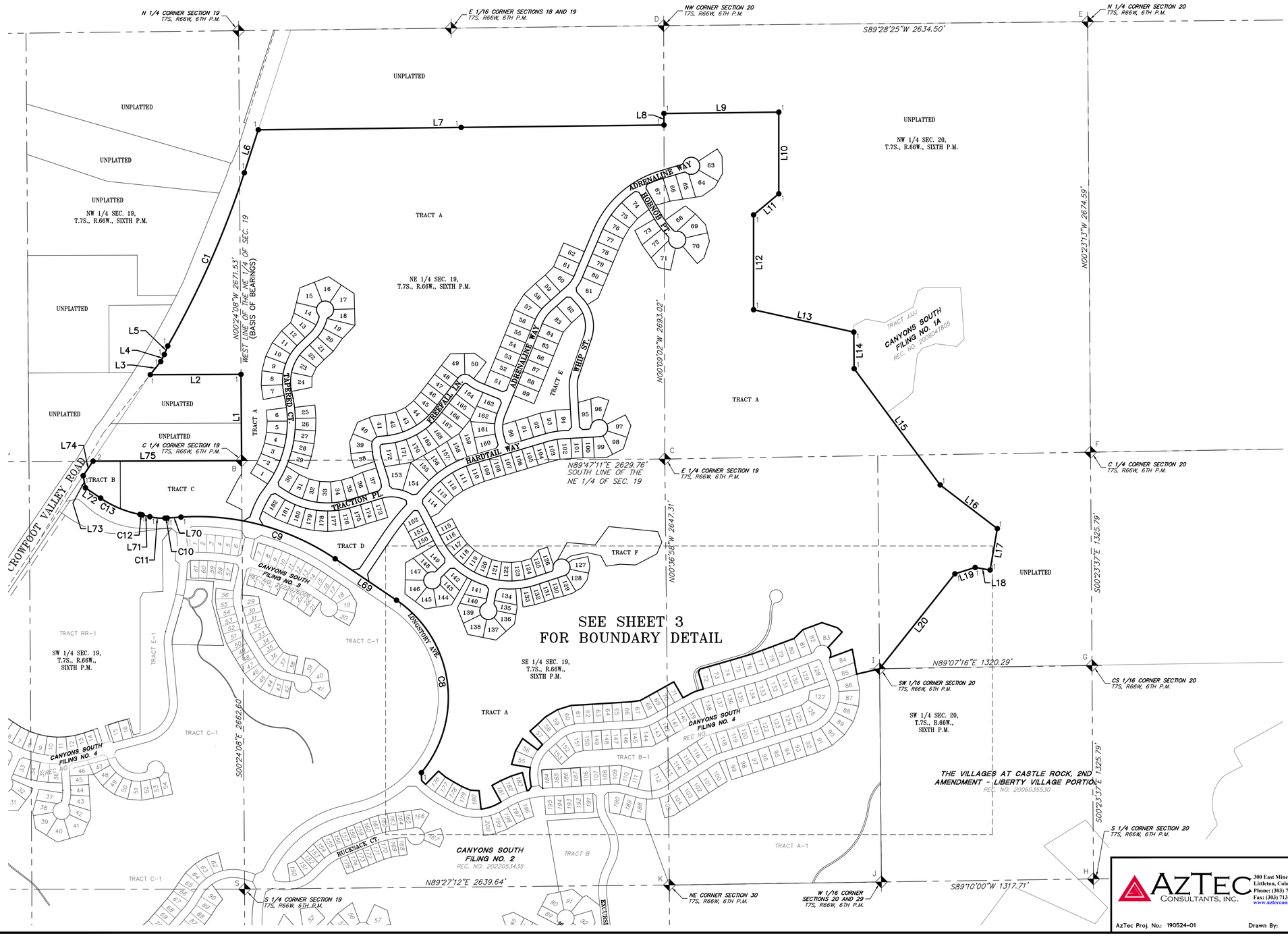
CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION: 05-03-2024
SCALE: N/A
SHEET 2 OF 12

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES – 182 RESIDENTIAL LOTS – 6 TRACTS SB____-____



LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- B: FOUND 1" AXLE 0.2' ± BELOW SURFACE VERIFIED EXISTING TIES PER MONUMENT RECORD ACCEPTED ON AUGUST 6, 1999 BY PLS 17666
- C: FOUND STONE WITH CHISELED X 0.2' ± ABOVE GROUND PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- D: FOUND STONE WITH CHISELED X AND T–POST 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- E: FOUND NO 5 REBAR WITH 2–1/2" ALUMINUM CAP STAMPED "1989, LS 13213" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE IN FENCE LINE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- F: FOUND 2–1/2" PIPE WITH 2–1/2" ALUMINUM CAP STAMPED "1984, PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- G: FOUND 2–1/2" PIPE WITH 2–1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- H: FOUND 2–1/2" ALUMINUM PIPE WITH 3–1/4" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.6' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
- I: FOUND 2–1/2" PIPE WITH 2–1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- J: FOUND NO 6 REBAR WITH 3–1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
- K: FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
- S: FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155

N

0' 150' 300' 600'
SCALE: 1" = 300'

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

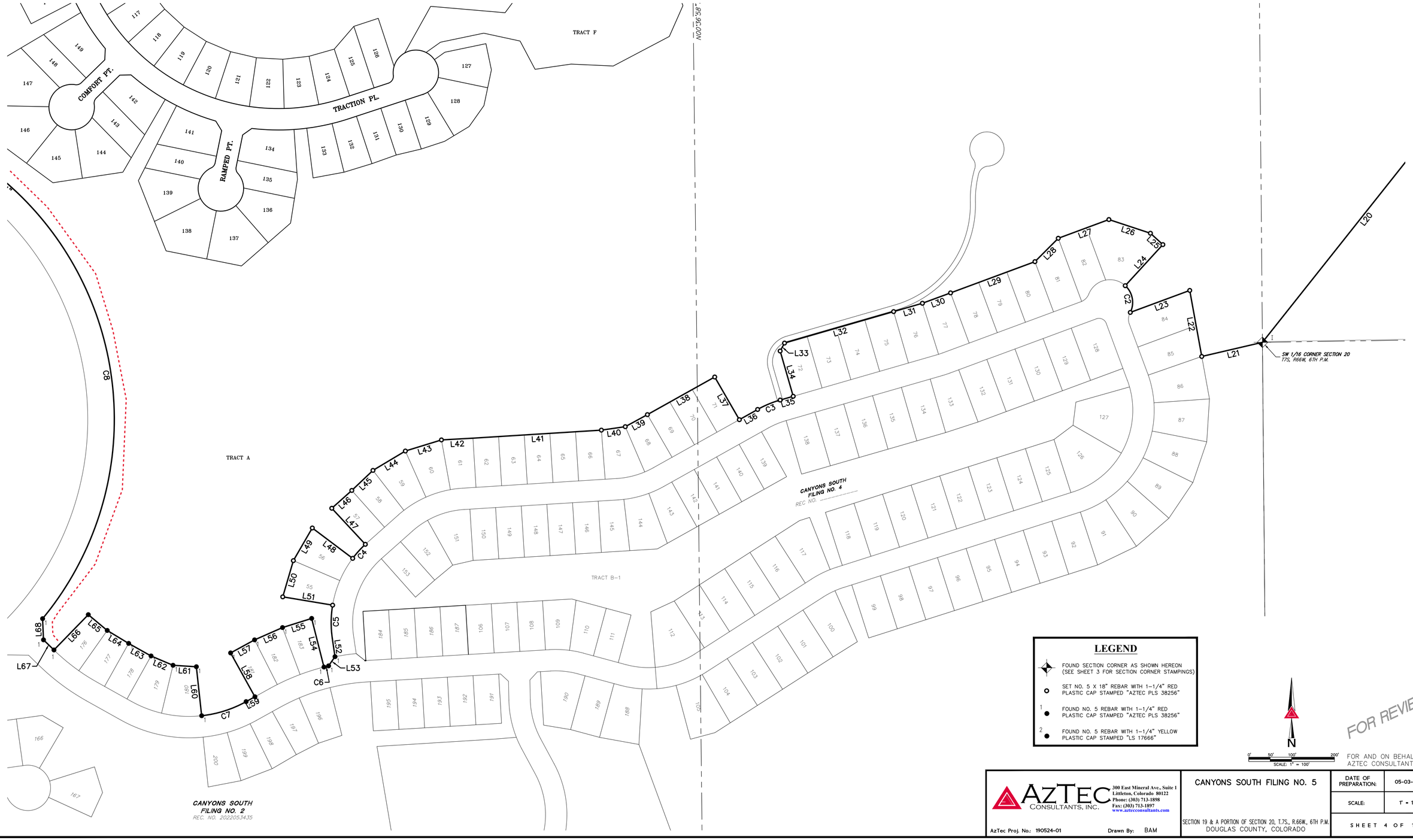
AzTec Proj. No.: 190524-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 5
SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 300'
SHEET 3 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB_____-_____



LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"

N

0' 50' 100' 200'
SCALE: 1" = 100'

FOR REVIEW

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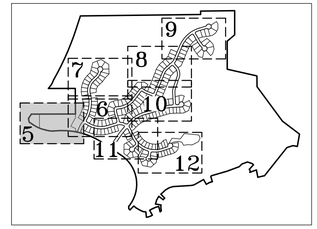
CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 100'
SHEET 4 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES – 182 RESIDENTIAL LOTS – 6 TRACTS SB_____-_____



KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 6

SHOW EXISTING EASEMENT ALONG CROWFOOT

N89°47'11"E 923.13'

169.09'

754.03'

15' UE REQUIRED

C 1/4 CORNER SECTION 19
T7S, R66W, 6TH P.M.

N00°24'08"W 536.00'

N03°25'59"E 68.58'
N10°34'57"E 68.58'
N17°43'54"E 68.58'
N24°52'52"E 68.58'
S61°32'40"E
N31°17'13"E 69.47'

TRACT A
10,130,203 SF
232.557 AC

TRACT B
50,203 SF
1.153 AC

TRACT C
250,148 SF
5.743 AC

1
9,241 SF
0.212 AC
S57°41'01"E 125.00'

N27°36'11"E 149.75'
N63°37'43"W 108.98'

15' U.E.

TAPERED COURT
(PUBLIC ROW WIDTH VARIES)

R=580.00'
Δ=15°47'10"
L=159.80'
R=560.00'
Δ=97°08'45"
L=851.18'
R=520.00'
Δ=15°25'51"
L=53.96'
L=140.04'
L=86.09'
N02°18'59"E 72.39'

L=8.33'
L=64.00'
L=64.00'
15' U.E.

N55°52'12"W 114.00'
N10°52'12"W 76.37'
N34°07'48"E 109.64'

L=139.45'
Δ=23°13'14"
R=657.00'
L=266.27'
L=126.82'

Δ=2°32'19"
R=312.00'
L=13.82'
N76°33'08"W 48.76'
Δ=16°04'50"
R=338.00'
L=94.86'
S86°12'07"W 85.86'
Δ=1°09'25"
R=694.02'
L=14.01'
L=381.10'
Δ=37°49'52"
R=1531.00'
L=1010.88'

S00°11'33"E 295.80'

CROWFOOT VALLEY ROAD

LONGSTORY AVENUE

RECESS LANE

TRACT D

SCHOOL TRACT RR

CANYONS SOUTH FILING NO. 3
REC NO. 2022076006

SEE SHEET 6

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1–1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1–1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1–1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT–OF–WAY

LINE TABLE		
LINE	BEARING	LENGTH
L76	N00°24'08"W	81.57'
L77	N32°16'35"E	49.98'
L78	N00°24'08"W	68.31'
L79	N57°53'02"E	49.71'
L80	N30°01'44"W	48.05'
L84	S36°14'56"W	72.90'
L85	S32°18'59"W	32.43'

N

0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW

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CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 5 OF 12	

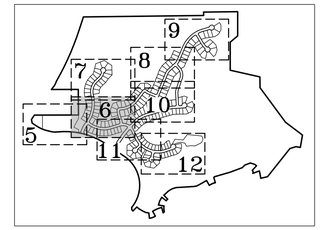
CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.

306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB____-____

SEE SHEET 7

SEE SHEET 10



KEY MAP
SCALE: 1" = 1,500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
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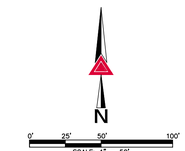
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L76	N00°24'08"W	81.57'
L77	N32°16'35"E	49.98'
L78	N00°24'08"W	68.31'
L79	N57°53'02"E	49.71'
L80	N30°01'44"W	48.05'
L81	N32°18'59"E	29.39'
L82	N77°18'59"E	25.46'
L83	S57°41'01"E	49.59'
L84	S36°14'56"W	72.90'
L85	S32°18'59"W	32.43'
L86	N12°47'55"W	25.51'
L87	N57°41'01"W	54.59'
L88	N33°21'34"E	27.12'
L89	N07°45'27"W	8.24'
L90	N05°52'47"W	40.46'
L91	N84°07'13"E	45.83'

LINE TABLE		
LINE	BEARING	LENGTH
L92	N84°07'13"E	30.83'
L93	N05°52'47"W	25.46'
L94	N17°23'46"W	114.20'
L95	N07°45'27"W	50.00'
L96	N84°07'13"E	30.83'
L97	N05°52'47"W	25.46'
L98	N07°45'27"W	8.25'
L99	N48°51'23"W	27.13'
L100	S08°59'25"E	22.69'
L101	S41°53'07"W	29.28'
L102	S41°53'07"W	29.91'
L103	N87°48'42"W	22.99'
L104	N00°32'52"E	27.03'
L105	S82°44'43"W	27.23'
L106	S41°53'07"W	75.05'
L155	N41°53'07"E	74.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	9°38'18"	275.00'	46.26'
C15	11°30'59"	275.00'	55.27'
C16	90°00'00"	53.00'	83.25'
C17	90°00'00"	43.00'	67.54'
C18	11°30'59"	250.00'	50.25'
C19	9°38'18"	300.00'	50.47'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	90°00'00"	18.00'	28.27'
C21	11°30'59"	225.00'	45.22'
C22	9°38'18"	325.00'	54.67'
C23	29°26'05"	250.00'	128.43'
C24	7°32'22"	200.00'	26.32'
C25	11°20'11"	250.00'	49.46'



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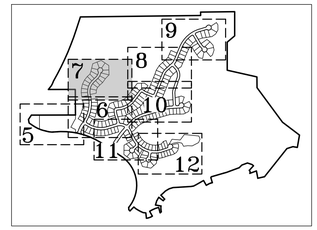
CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

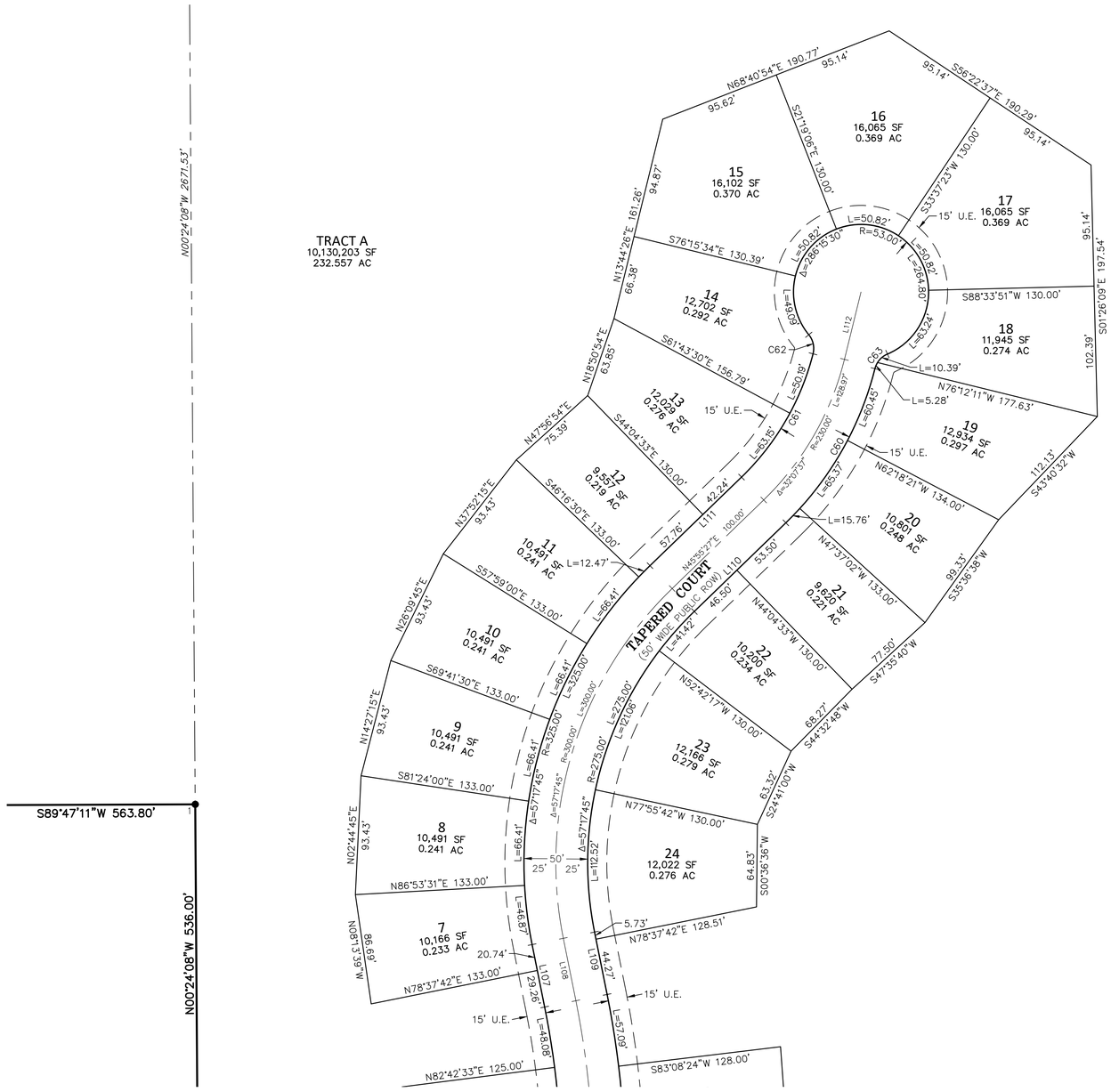
DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 6 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB____-____



KEY MAP
SCALE: 1" = 1,500'



SEE SHEET 6

TRACT A
10,130,203 SF
232.557 AC

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L107	S11°22'18"E	50.00'
L108	N11°22'18"W	50.00'
L109	N11°22'18"W	50.00'
L110	N45°55'27"E	100.00'
L111	S45°55'27"W	100.00'
L112	N13°47'49"E	54.51'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C60	31°48'48"	255.00'	141.59'
C61	31°40'31"	205.00'	113.33'
C62	53°34'33"	17.00'	15.90'
C63	52°49'13"	17.00'	15.67'

N

0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW

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CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 7 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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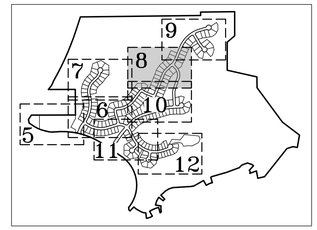
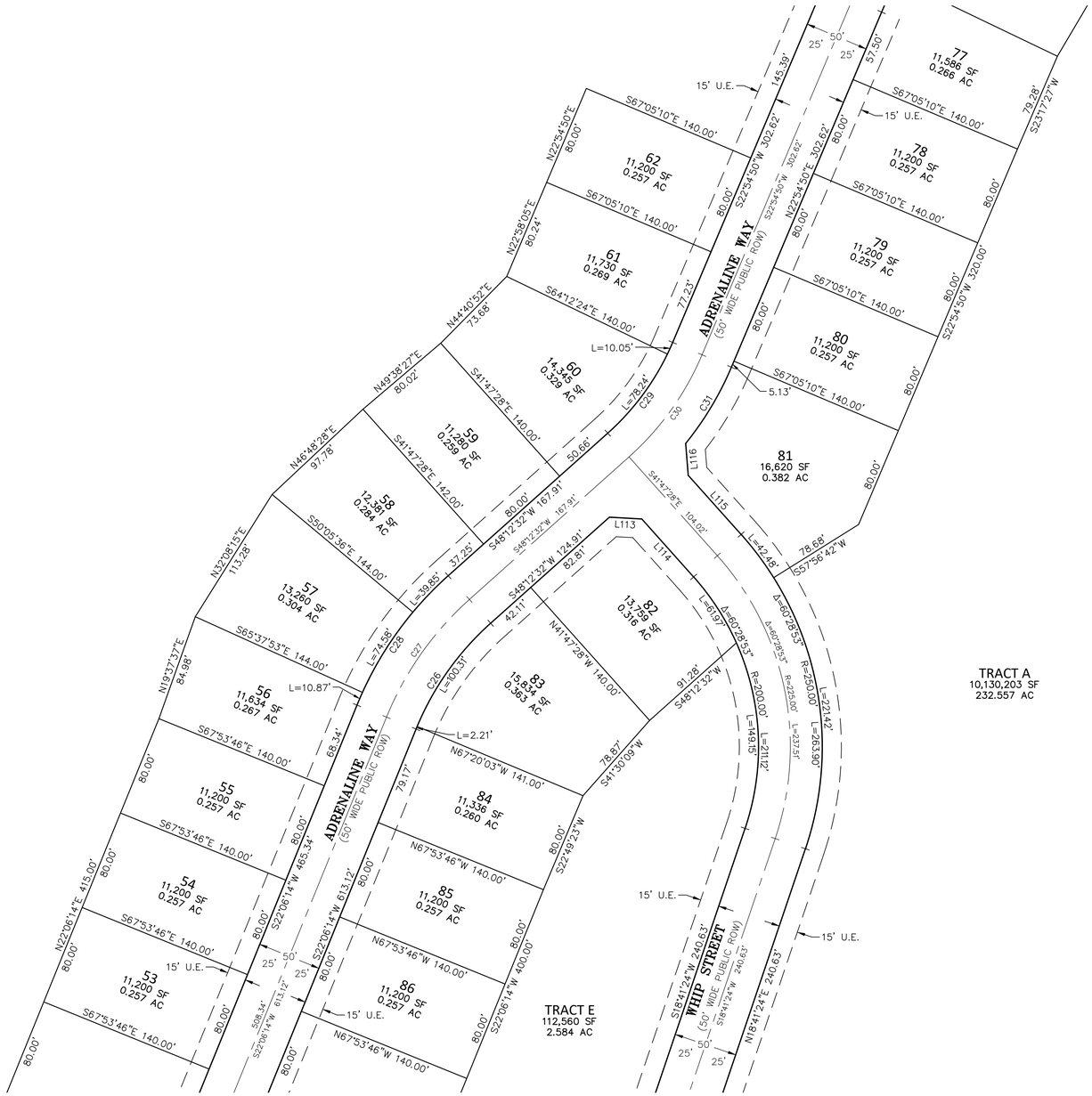
306.791 ACRES – 182 RESIDENTIAL LOTS – 6 TRACTS SB____-____



KEY MAP
SCALE: 1" = 1,500'



LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L113	S86°47'28"E	25.46'
L114	S41°47'28"E	61.02'
L115	N41°47'28"W	62.27'
L116	N04°32'59"W	25.12'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	26°06'17"	225.00'	102.51'
C27	26°06'17"	250.00'	113.90'
C28	26°06'17"	275.00'	125.29'
C29	25°17'42"	200.00'	88.30'
C30	25°17'42"	225.00'	99.33'
C31	16°02'26"	250.00'	69.99'

N

0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW

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CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 8 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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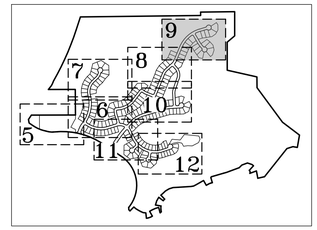
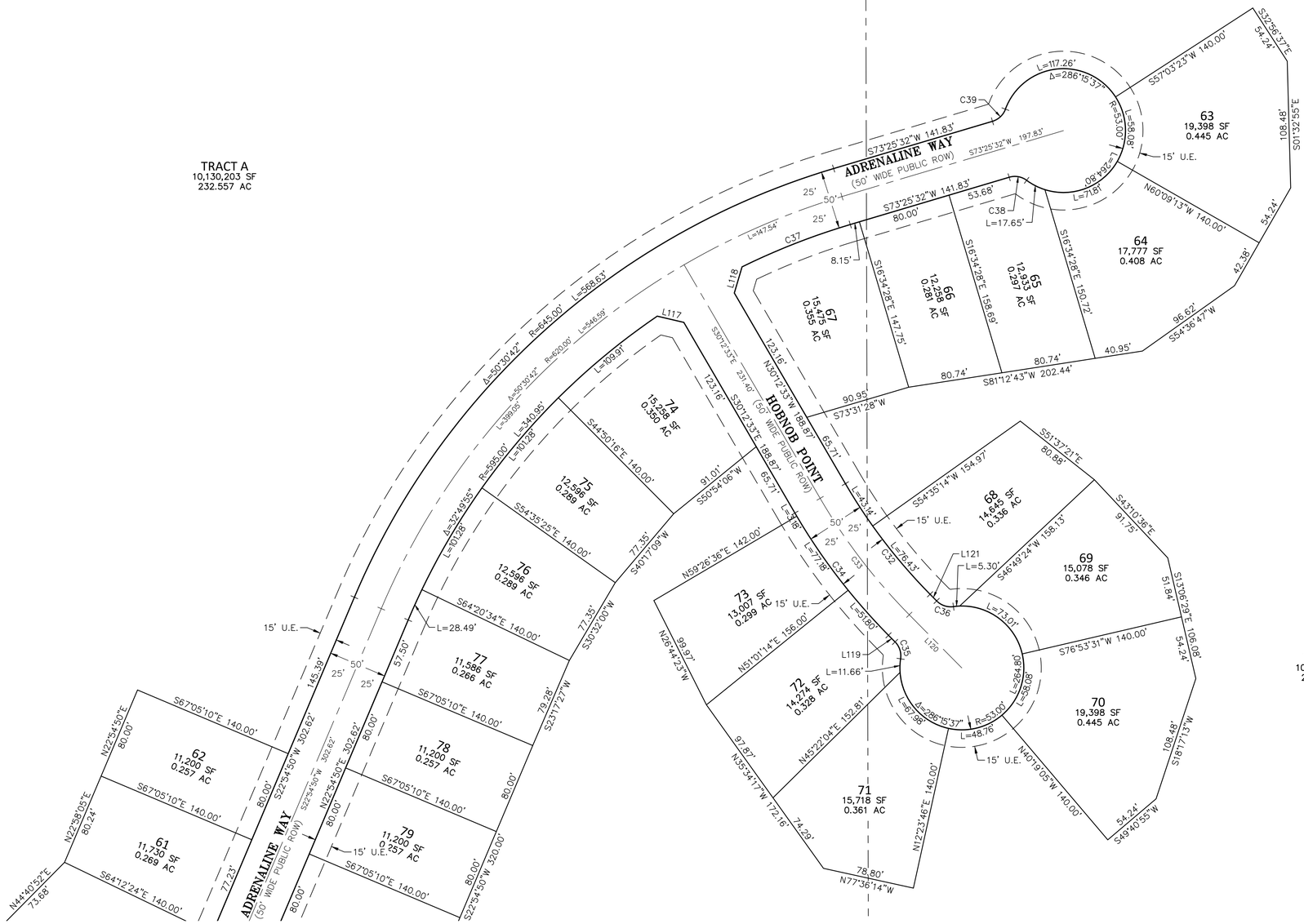
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB____-____



KEY MAP
SCALE: 1" = 1,500'

TRACT A
10,130,203 SF
232.557 AC



SEE SHEET 8

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L117	S76°49'21"E	23.36'
L118	N16°24'15"E	23.36'
L119	S44°37'56"E	8.00'
L120	N44°37'56"W	64.00'
L121	N44°37'56"W	8.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C32	14°25'24"	475.00'	119.57'
C33	14°25'24"	500.00'	125.87'
C34	14°25'24"	525.00'	132.16'
C35	53°07'48"	17.00'	15.76'
C36	53°07'48"	17.00'	15.76'
C37	9°35'22"	595.00'	99.58'
C38	53°07'48"	17.00'	15.76'
C39	53°07'48"	17.00'	15.76'

TRACT A
10,130,203 SF
232.557 AC

N

0' 25' 50' 100'
SCALE: 1" = 50'

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DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 9 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
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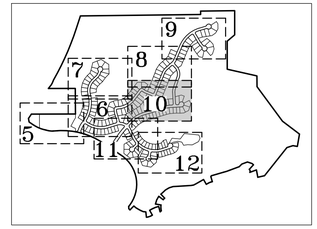
306.791 ACRES – 182 RESIDENTIAL LOTS – 6 TRACTS SB____-____

SEE SHEET 8

SEE SHEET 8



KEY MAP
SCALE: 1" = 1,500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L122	S52°17'27"E	23.76'
L123	S52°17'27"E	8.76'
L124	S52°17'27"E	8.76'
L125	N67°06'14"E	25.46'
L126	N22°53'46"W	25.46'
L127	S22°06'14"W	61.78'
L128	S16°36'00"E	38.71'
L129	N28°54'28"E	25.79'

LINE TABLE		
LINE	BEARING	LENGTH
L130	S16°36'00"E	38.79'
L131	N60°57'55"W	25.17'
L132	S86°46'10"W	30.90'
L133	S41°46'10"W	25.46'
L134	N48°13'50"W	25.46'
L135	S86°46'10"W	34.65'
L136	N03°13'50"W	28.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C40	90°00'00"	53.00'	83.25'
C41	15°36'19"	200.00'	54.47'
C42	90°00'00"	43.00'	67.54'
C43	15°36'19"	225.00'	61.28'
C44	90°00'00"	18.00'	28.27'
C45	15°36'19"	250.00'	68.09'
C46	38°42'14"	200.00'	135.10'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C47	13°22'10"	475.00'	110.84'
C48	13°22'10"	500.00'	116.67'
C49	13°22'10"	525.00'	122.50'
C50	78°27'47"	17.00'	23.28'
C51	21°55'14"	200.00'	76.52'
C52	21°55'14"	225.00'	86.08'
C53	21°55'14"	250.00'	95.65'

N
0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 190524-01 Drawn By: BAM

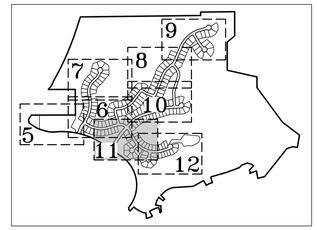
CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 10 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES – 182 RESIDENTIAL LOTS – 6 TRACTS SB_____-_____



KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 6
SEE SHEET 10
SEE SHEET 5
SEE SHEET 12

LEGEND

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- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
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- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L88	N33°21'34"E	27.12'
L89	N07°45'27"W	8.24'
L95	N07°45'27"W	50.00'
L98	N07°45'27"W	8.25'
L99	N48°51'23"W	27.13'
L100	S08°59'25"E	22.69'
L101	S41°53'07"W	29.28'
L102	S41°53'07"W	29.91'
L103	N87°48'42"W	22.99'
L104	N00°32'52"E	27.03'
L105	S82°44'43"W	27.23'
L106	S41°53'07"W	75.05'

LINE TABLE		
LINE	BEARING	LENGTH
L137	S79°01'59"W	48.08'
L138	S10°58'01"E	48.08'
L139	S02°31'52"W	26.27'
L140	N45°40'31"E	76.60'
L141	S45°40'31"W	76.60'
L142	S88°51'01"W	26.28'
L143	N31°38'26"W	26.27'
L144	N11°30'13"E	76.58'
L145	N11°30'13"E	76.58'
L146	S54°38'52"W	26.27'
L155	N41°53'07"E	74.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	9°38'18"	275.00'	46.26'
C19	9°38'18"	300.00'	50.47'
C22	9°38'18"	325.00'	54.67'
C23	29°26'05"	250.00'	128.43'
C24	7°32'22"	200.00'	26.32'
C25	11°20'11"	250.00'	49.46'
C54	12°14'27"	525.00'	112.16'
C55	53°07'48"	17.00'	15.76'
C56	53°07'48"	17.00'	15.76'
C57	53°07'48"	17.00'	15.76'
C58	53°07'48"	17.00'	15.76'

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

SCALE: 1" = 50'

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

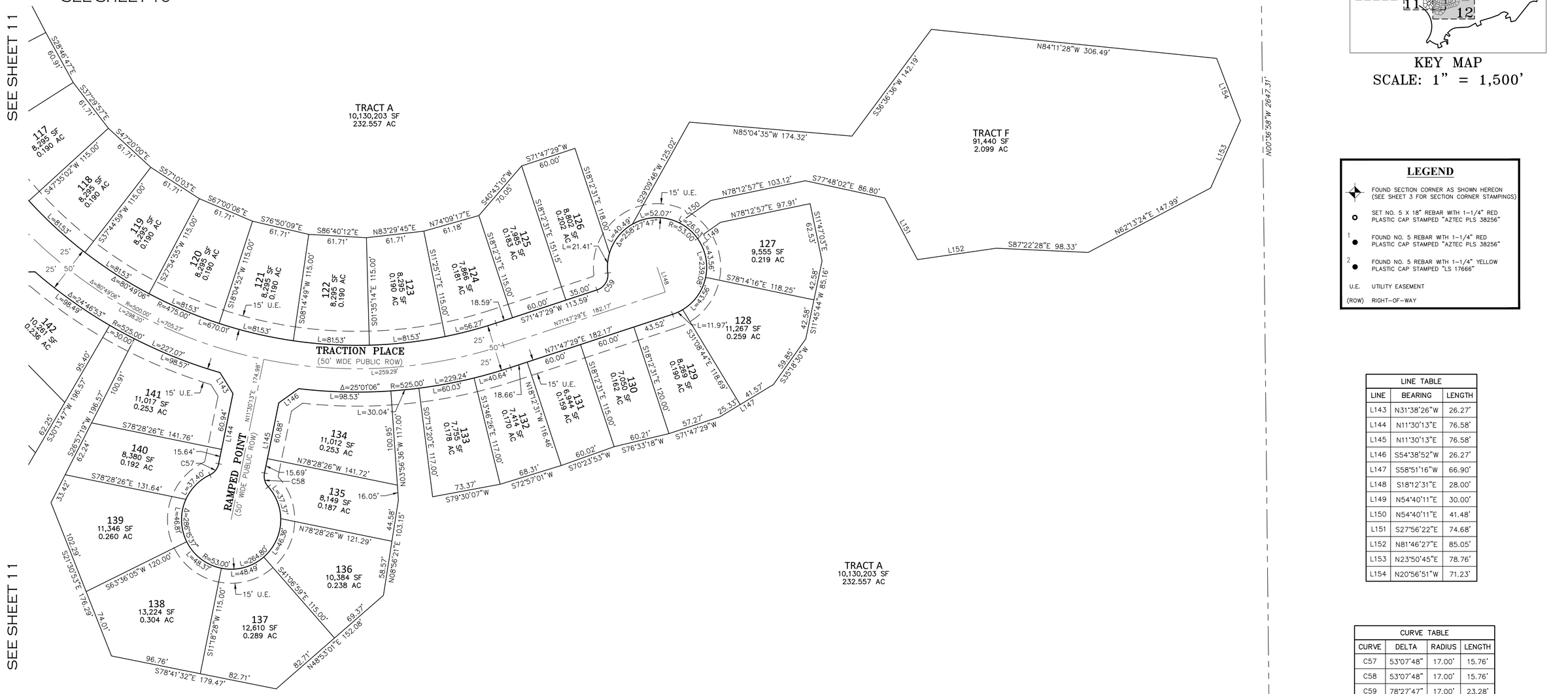
AzTec Proj. No.: 190524-01 Drawn By: BAM

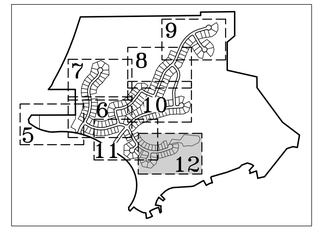
CANYONS SOUTH FILING NO. 5
SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION: 05-03-2024
SCALE: 1" = 50'
SHEET 11 OF 12

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, C, D & E
SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE EAST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB____-____





KEY MAP
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LEGEND

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- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L143	N31°38'26"W	26.27'
L144	N11°30'13"E	76.58'
L145	N11°30'13"E	76.58'
L146	S54°38'52"W	26.27'
L147	S58°51'16"W	66.90'
L148	S18°12'31"E	28.00'
L149	N54°40'11"E	30.00'
L150	N54°40'11"E	41.48'
L151	S27°56'22"E	74.68'
L152	N81°46'27"E	85.05'
L153	N23°50'45"E	78.76'
L154	N20°56'51"W	71.23'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C57	53°07'48"	17.00'	15.76'
C58	53°07'48"	17.00'	15.76'
C59	78°27'47"	17.00'	23.28'

N

0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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300 East Mineral Ave., Suite 1
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AzTec Proj. No.: 190524-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 12 OF 12	

Eric Pavlinek

Subject: RE: Canyons South Filing 5

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Tuesday, October 29, 2024 7:50 AM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: RE: Canyons South Filing 5

Good morning Eric

CORE approves the plat.

Thanks

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.core.coop.

Book time to meet with me

From: Eric Pavlinek <epavlinek@douglas.co.us>
Sent: Monday, October 28, 2024 2:54 PM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: RE: Canyons South Filing 5

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Hi Brooks,

The applicant resubmitted their final plat exhibit. Attached is the revised exhibit and below is their response to your comments. Please let me know if your comments have been addressed.

added to the plat sheets.

CORE Electric Comments

1. They didn't show the existing easements in Tract A (Sheet 11&12) , Tract B, C (Sheet 5 &6), D (Sheet 6 &

The existing easements have been added to the plat.

Thanks,

Eric Pavlinek | Principal Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4377 **Main** | 303.660.7460
Email epavlinek@douglas.co.us

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

July 1, 2024

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: SB2024-038

Dear Mr. Pavlinek,

Thank you for the opportunity to review and comment on the request to establish 182 single-family residential lots. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

Water and Sewer Service
A will-serve letter has been provided by Castle Rock Water. *Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.*

Please feel free to contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,

Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

Eric Pavlinek

Subject: RE: SB2024-038

From: Nick Giauque <ngiauque@douglas.co.us>
Sent: Wednesday, July 24, 2024 11:51 AM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: RE: SB2024-038

Hi Eric,
Thanks for the opportunity to provide a response to this referral.

Parks has noticed in the PD that $450,000 shall be contributed to the county for regional park improvements and with the planning and design of Macanta Park happening currently would like more information on the process for receiving this money.

Thanks,
Nick

Nick Giauque, CPRP | Parks Program Manager
Douglas County Department of Community Development
Parks, Trails & Building Grounds Division
Address | 9651 S. Quebec St., Littleton, CO 80130
Phone | 720-733-6983
Email | ngiauque@douglas.co.us

Eric Pavlinek

From: Shavon Caldwell <shavon.caldwell@dcsdk12.org>
Sent: Tuesday, July 16, 2024 4:57 PM
To: Eric Pavlinek
Subject: Re: [EXTERNAL] Douglas County eReferral (SB2024-038) Is Ready For Review

Hi Eric,

DCSD has no comment on this application granted the proposed residential lots do not exceed the max 968 units allowed in the Canyons PD 9th Amendment. Please let me know if this is not the case and I'd be happy to provide an updated letter.

Best,

Shavon Caldwell-Planning Manager
Planning and Construction Department
Douglas County School District

scaldwell2@dcsdk12.org
303.387.0417

2808 Highway 85, Bldg B
Castle Rock, CO 80109

On Wed, Jun 26, 2024 at 8:50 AM <epavlinek@douglas.co.us> wrote:

> **CAUTION: This email originated from outside Douglas County School District. Use caution and judgment in responding to this message.**
>
> There is an eReferral for your review. Please use the following link to log on to your account:
> https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!EGopUXURJw!hnE55cb6Ic77s8cEDQ-A1fvy1HDBzXnRMJStVEvOmbpNip7ZJ-a2wLNQ68pyWXCx5YE7R2DF75L7EyjZ0pVf4shVUg$
>
> Project number: SB2024-038
>
> Project title: Canyons South Filing 5
>
> Project Summary: The request is for approval of a final plat application for 182 single-family detached residential lots, 6 tracts, and associated public roads on approximately 306 acres within the Canyons South Planned Development.
>
> This referral will close on Wednesday, July 24, 2024.
>
> If you have any questions, please contact me.
>
> Sincerely,
>
> Eric Pavlinek
> Planning Services

DV24-302

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST – FINAL PLAT

Date Sent: June 26, 2024 Comments due by: July 24, 2024

Project Name:	Canyons South Filing 5
Project File #:	SB2024-038
Project Summary:	The request is for approval of a final plat application for 182 single-family detached residential lots, 6 tracts, and associated public roads on approximately 306 acres within the Canyons South Planned Development.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐	No Comment	
☐	Please be advised of the following concerns:	
☒	See letter attached for detail.	
Agency:	ENGINEERING	**Phone #:** 4318
Your Name:	AL PETERSON *(please print)*	**Your Signature:** Al Peterson
		Date: 7/24/24

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Eric Pavlinek

Eric Pavlinek, Principal Planner
Enclosure

DOUGLAS COUNTY
COLORADO

July 24, 2024 DV 24-302

Brian Moss, P.E.
Cover 3 Engineering
Centennial, CO. 80016

RE: Canyons South Filing No. 5

Dear Brian,

Engineering has reviewed the Plat and supporting Construction Documents for the above referenced project and the following items have been noted:

Plat

1. This project will require a Subdivision Improvement Agreement (SIA). This agreement is to provide for the completion of the improvements proposed by all construction plans and supporting documents for this 4th Filing. This SIA document will need to contain the following additional exhibit:

    - Exhibit C for the entire costs of the future signal at Longstory and Crowfoot.

    The SIA document may be downloaded from the County's website at www.douglas.co.us. Please submit an executed original, complete with Exhibits A, B and C to Engineering for review and processing.

2. In Board of County Commissioners Certificate, please include "sight distance easements are hereby accepted" in the first paragraph.

3. Please define the locations of all applicable sight distance easements on the plat document.

4. In General Note #14 please verify that all references are to Filing #5.

5. On Sheet 3, please define all known 100-year floodplain (FHAD) limits to verify that all proposed lots do fall within those limits.

6. Please note in the General Notes which lots are required to be sprinklered by the Castle Rock Fire District.

Construction Plans

7. Signage and Striping comments will be forwarded once they have been received from the Traffic Division.

8. Please revise Douglas County Standard Note #8 to read: "Water Tie-In: **N/A**". All water line service has already been stubbed to this Filing.

9. Please verify that all utility crossings maintain an 18" clearance distance from all storm sewer.

10. All Storm Sewer that has been profiled on the Roadway Plan and Profile Sheets need to have the drainage structures labeled in plan view.

11. In the Curb Return Plan Views and Profiles:

    - Please show the locations of High and Low Points in plan view.
    - Please provide Stationing in Plan view that coordinates with the profiles.
    - Label the flowline grade across the HC Ramps to verify the 1.5% maximum has not been exceeded.

12. In Curb Returns 23, 24, 25 and 26 no grade break can occur in the ramp section. Ramps must be straight graded from the landings to the flowline.

13. It is unclear why IN-7 is stationed (located) almost 20' from the low point in Hardtail Way. The opposing IN-8 across the street is located in the low point. It appears IN-7 should be relocated to Station 11+26.

14. Please relocate IN-16 and IN-17 to the low point Station 12+25 in Adrenaline Way. This will better locate IN-17 to strattle the property line between lots 162 and 163.

15. Please identify in the storm sewer profiles all pipe velocities for those pipes segments that exceed a 16% pipe grade.

16. Please add major event hydraulic grade lines to the outfall pipes from all 3 newly proposed Detention/WQ ponds.

17. On the Pond Detail sheets it defines: "Fabricate and place reinforcing bars in accordance with CRSI Manual of Standard Practice……". This information needs to be contained in this plan set as the contractor will not have this information in the field. If desired, you may simply use the M&S Standards for rebar placement. However, that information would also be required in this plan set.

18. In the Pond F Details, please verify whether a restrictor plate is required within the box that covers the 24" outfall pipe.

19. In the Channel Plan and Profile, please identify the location where the tributary channel from Pond E intersects the Scott Gulch improvements.

20. Please attach the "new" Type R inlet detail that accounts for the width of the sidewalk in the inlet deck.

21. Please provide an O&M manual for Ponds E, F and Z.

22. Please verify the "New" MHFD Percent Impervious and Runoff Coefficients were used in the hydrological computations. (see attached)

23. In the sump Inlet calculations, please verify the major storm ponding depths. It is not clear how ponding depths of 7.7 and 8.6 inches would not be overtopping the back of walk and spilling into the emergency oveflows.

24. Please add flow arrows within the streets, the size of the Type R inlet and whether it is in an on-grade or sump condition to the drainage maps. This way the maps will directly correlate to the Inlet Manage tables and Inlet Capacity calculations.

GESC Plans

25. These GESC Plans do not show any "terracing" for the finished cut and fill slopes as done in previous filings. Please reference Section 3.17.19 of the County GESC manual.

26. Please provide some rough horizontal dimensions for the Stabilized Staging Area (SSA).

Engineering cannot support the approval of this Plat and Construction Plans until these issues have been addressed. With the next submittal, please enclose a written response to these comments. Should you have any questions regarding these comments, I can be reached at 303-660-7490.

Respectfully,

Al Peterson
Senior Development Review Engineer

C: Brad Jackson, P.E., Development Review Supervisor
Eric Pavlinek, Douglas County Community Development
DV File

External Referral Comments

TO: Eric Pavlinek, Douglas County Planning

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

DATE: July 12, 2024

SUBJECT: COU24-0015, Project No. SB2024-038

Thank you for the opportunity to review and respond to the Canyons South Filing 5 request to establish 182 single family residential lots. 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.

DEVELOPMENT SERVICES — TJ KUCEWEKSY

DS1. Please contact TJ Kucewesky with questions at tkucewesky@crgov.com or 720-733-3593.
DS2. Please provide total platted lots for Canyons South to confirm conformance with IGA for water and sanitary services provided by the Town.

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

July 19, 2024

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: Canyons South Filing 5, Case # SB2024-038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Canyons South Filing 5** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Eric Pavlinek

From: Al Peterson
Sent: Tuesday, July 23, 2024 8:28 AM
To: Bob Jones
Cc: Eric Pavlinek; Ken Worthington
Subject: RE: Canyons South Filing 5

Bob,

Ken was out yesterday to inspect the upstream ends of those culverts. He reports the area has been seeded and mulched and veg is becoming established, the silt fence is in place, there is rock at the entrance to the culvert, and there is a rock socks at the entrance to the culverts. These would be the standard BMPs for this type of application. Once the vegetation is fully established, I would expect you'll see far less sediment in the runoff tributary to your ponds.

AP

From: Bob Jones <blstjones@msn.com>
Sent: Monday, July 22, 2024 12:39 PM
To: Eric Pavlinek <epavlinek@douglas.co.us>; Kerri Quinn <schmitt.kerri@gmail.com>; Al Peterson <APeterso@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>
Subject: Fw: Canyons South Filing 5

Eric,

We took some photos of the water coming out of the Crowfoot storm drain pipe that goes to our South pond. This photo was taken after yesterday afternoon's storm. Our rain gauge measured 1/4" of rain. The sediment control measures in-place for the South Canyons Project are ineffective and not maintained. We have been expressing our concerns about sediment traveling from the project to our ponds for 2 years. Something needs to be done.

Thanks - Bob and Kerri

From: Kerri Quinn <schmitt.kerri@gmail.com>
Sent: Wednesday, July 10, 2024 12:09 PM
To: BOB JONES <blstjones@msn.com>
Subject: Fwd: Canyons South Filing 5

---------- Forwarded message ---------
From: **Eric Pavlinek** <epavlinek@douglas.co.us>
Date: Wed, Jul 10, 2024 at 10:57 AM
Subject: RE: Canyons South Filing 5
To: Kerri Quinn <schmitt.kerri@gmail.com>
Cc: Al Peterson <APeterso@douglas.co.us>, Jeanette Bare <JBare@douglas.co.us>

Kerri,

Please send us the pictures and we will have a GESC inspector take a look in the field.

Thanks,

Eric Pavlinek | Principal Planner

Douglas County Department of Community Development

Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4377 **Main** | 303.660.7460

Email epavlinek@douglas.co.us

From: Kerri Quinn <schmitt.kerri@gmail.com>
Sent: Wednesday, July 10, 2024 10:36 AM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Cc: Al Peterson <APeterso@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>
Subject: Re: Canyons South Filing 5

Thanks Eric,
1. Maintaining storm water bmp's. We have pictures of needed.
2. Revegitation of disturbed areas. Pictures available.

On Wed, Jul 10, 2024, 9:58 AM Eric Pavlinek <epavlinek@douglas.co.us> wrote:

> Kerri,
>
> Thank you for the email regarding the Canyons South development. Can you clarify the specific current state environmental requirements that are not being met?
>
> **Eric Pavlinek** | Principal Planner
>
> **Douglas County Department of Community Development**
>
> **Planning Services Division**
> **Address** | 100 Third St., Castle Rock, CO 80104
> **Direct** | 303.814.4377 **Main** | 303.660.7460

Email epavlinek@douglas.co.us

From: Kerri Quinn <schmitt.kerri@gmail.com>
Sent: Wednesday, July 10, 2024 8:55 AM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: Canyons South Filing 5

Eric we have some serious concerns regarding the whole Canyons South projects and especially Filing 5. **The developer is not meeting current state environmental requirements**. We're concerned any further development will only increase negative impact to downstream municipalities and users. We would like to see the Dept. of Public Health and Safety, the towns of Parker, Cherry Creek, and Centennial be brought into this discussion.

We would be happy to discuss this in more detail with you and the county commissioners.

Kerri Quinn

4347 Crowfoot Valley Rd.

Castle Rock, Co 80108

schmitt.kerri@gmail.com

719.351.8293

--
Kerri Quinn M.S.
schmitt.kerri@gmail.com
719.351.8293

Adjunct Professor University of Colorado - Colorado Springs
Restorative Justice
kschmit2@uccs.edu

Canyons South Filing 5 - Final Plat
Project File: SB2024-038
Board of County Commissioners Staff Report -

Canyons South Filing No. 5

Project File: SB2024-038

Douglas County Planning Comments

1. Verify that all easements are depicted on the plans, including existing, and proposed, public and private on and adjacent to the limits of the final plat. The easements should be clearly dimensioned and depicted.

The proposed and existing easements are shown and labeled on the plat.

2. Remove duplicate references to lots/tracts that are in close proximity on the same page. All proposed lots and tracts shall be shown entirely on one sheet. It appears that some lots are not shown entirely on one sheet. Revise accordingly.

The lots have been shown completely on one sheet.

3. Fill in the reception numbers once the plat for Canyons South Filing 4 is recorded. Refer to redlines.

At time of this submittal the recording information was not available for Filing 4. It will be added when available.

4. Depict the planned trails on the final plat exhibit. Revise general note 16 to reflect all tracts trails are planned through.

The trails have been shown per the 9th PD.

5. Ensure that proposed trail connections align with those proposed for Macanta Regional Park and other connections to the Town of Castle Rock.

The trail connections have been coordinated and are shown on the landscape plans.

6. Add the sight distance easements to the plat exhibit. Refer to redlines.

The sight distance easements have been added to the plat.

7. Verify that the final plat exhibit includes the correct lenders and owners based on the title commitment provided with the submittal.

The lender information has been verified and will be checked again prior to mylars.

Douglas County Engineering Comments

Plat

1. This project will require a Subdivision Improvement Agreement (SIA). This agreement is to provide for the completion of the improvements proposed by all construction plans and supporting documents for this 4th Filing. This SIA document will need to contain the following additional exhibit:
   - Exhibit C for the entire costs of the future signal at Longstory and Crowfoot.

   The SIA document may be downloaded from the County's website at www.douglas.co.us. Please submit an executed original, complete with Exhibits A, B and C to Engineering for review and processing.

The SIA exhibits have been provided with the resubmittal.

2. In Board of County Commissioners Certificate, please include "sight distance easements are hereby accepted" in the first paragraph.

The certificate was updated.

3. Please define the locations of all applicable sight distance easements on the plat document.

The sight easements were added to the plat.

4. In General Note #14 please verify that all references are to Filing #5.

The note was revised.

5. On Sheet 3, please define all known 100-year floodplain (FHAD) limits to verify that all proposed lots do fall within those limits.

The 100-yr water surface was shown on the plat and no lots are impacted.

6. Please note in the General Notes which lots are required to be sprinklered by the Castle Rock Fire District.

The comment is noted. We are currently working through this comment with Castle Rock Fire specific to the definition of "Remoteness" and how it is being applied to the lots in Filing 5.

Construction Plans

7. Signage and Striping comments will be forwarded once they have been received from the Traffic Division.

Comments were received and revised accordingly.

8. Please revise Douglas County Standard Note #8 to read: "Water Tie-In: N/A". All water line service has already been stubbed to this Filing.

The note was updated.

9. Please verify that all utility crossings maintain an 18” clearance distance from all storm sewer.

Crossing information was added to the plans and all crossings have a minimum of 18”.

10. All Storm Sewer that has been profiled on the Roadway Plan and Profile Sheets need to have the drainage structures labeled in plan view.

The structures have been identified in plan view.

11. In the Curb Return Plan Views and Profiles:
    - Please show the locations of High and Low Points in plan view.
    - Please provide Stationing in Plan view that coordinates with the profiles.
    - Label the flowline grade across the HC Ramps to verify the 1.5%
    - maximum has not been exceeded.

The requested information has been added.

12. In Curb Returns 23, 24, 25 and 26 no grade break can occur in the ramp section. Ramps must be straight graded from the landings to the flowline.

Per the clarifying email on 7/25 this comment was disregarded.

13. It is unclear why IN-7 is stationed (located) almost 20’ from the low point in Hardtail Way. The opposing IN-8 across the street is located in the low point. It appears IN-7 should be relocated to Station 11+26.

This is due to the warp for Hardtail Way tying into Longstory Avenue. As Longstory Avenue is sloping down at 3% towards the southeast, the north side of Hardtail Way has to make up 5% of warping to get back to a standard crown. This steeper grade on the north flowline pushes the lowpoint approximately 30’ further than the low point on the south flowline.

14. Please relocate IN-16 and IN-17 to the low point Station 12+25 in Adrenaline Way. This will better locate IN-17 to strattle the property line between lots 162 and 163.

The inlets have been shifted as indicated to straddle the lot line.

15. Please identify in the storm sewer profiles all pipe velocities for those pipes segments that exceed a 16% pipe grade.

The velocities were added to the profiles.

16. Please add major event hydraulic grade lines to the outfall pipes from all 3 newly proposed Detention/WQ ponds.

The HGL’s were added for all pipes.

17. On the Pond Detail sheets it defines: “Fabricate and place reinforcing bars in accordance with CRSI Manual of Standard Practice " This information needs to be contained in this plan set as the contractor will not have this information in the field.

If desired, you may simply use the M&S Standards for rebar placement. However, that information would also be required in this plan set.

The reference to the CRSI Manual has been removed and the DC details are referenced.

18. In the Pond F Details, please verify whether a restrictor plate is required within the box that covers the 24" outfall pipe.

The restrictor plate has been added to the detail.

19. In the Channel Plan and Profile, please identify the location where the tributary channel from Pond E intersects the Scott Gulch improvements.

The location has been marked on the plan with a note. A culvert was added to protect the maintenance path.

20. Please attach the "new" Type R inlet detail that accounts for the width of the sidewalk in the inlet deck.

The Type R inlet detail has been revised to accommodate the width of the sidewalk.

21. Please provide an O&M manual for Ponds E, F and Z.

The O & M manual will be included with the second submittal.

22. Please verify the "New" MHFD Percent Impervious and Runoff Coefficients were used in the hydrological computations (see attached)

The updated values have been implemented in the current submittal.

23. In the sump Inlet calculations, please verify the major storm ponding depths. It is not clear how ponding depths of 7.7 and 8.6 inches would not be overtopping the back of walk and spilling into the emergency oveflows.

The 8.6" value was incorrect. The value of 7.7" was used in previous filings. The total available depth is 9.1". (4" curb, 5' sidewalk @ 1.5%, and 17.5' @ 2% to the back of the dry utility easement)

Basins A4 and A5A include 6" curb, 5' sidewalk @ 1.5%, and 19.5' @ 2% to the back of the easement for a depth of 11.6".

24. Please add flow arrows within the streets, the size of the Type R inlet and whether it is in an on-grade or sump condition to the drainage maps. This way the maps will directly correlate to the Inlet Manage tables and Inlet Capacity calculations.

The arrows have been added and the inlet labels have been updated.

GESC Plans

25. These GESC Plans do not show any “terracing” for the finished cut and fill slopes as done in previous filings. Please reference Section 3.17.19 of the County GESC manual.

The grading has been revised to reflect terracing.

26. Please provide some rough horizontal dimensions for the Stabilized Staging Area (SSA).

The dimensions have been added.

Castle Rock Fire Comments

1. Where there are over 30 one- or two-family residences on a single public or private fire apparatus access road, either a second access road must be installed and placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property OR the homes must be sprinklered in accordance with NFPA 13D.

The comment is noted. We are currently working through this comment with Castle Rock Fire specific to the definition of “Remoteness” and how it is being applied to the lots in Filing 5.

Castle Rock Water/Sewer Comments

U1. Please contact Mimi Short, PE, Plan Review Engineer with questions. mshort@crgov.com or 303-663-4456

U2. The rating for this review is YELLOW. Explanation for rating: Please address the redline comments on the Construction Documents. No comments at this time on the Final Utility Report. Note: This rating is specific to this discipline and may not be the overall rating for this review.

U3. Please see attached redline comments.

The redline comments have been addressed. The comment responses have been added to the plan sheets.

DS1. Please contact TJ Kucewesky with questions, TKucewesky@crgov.com or 720-733-3593

DS2. This review is rated Green. Only minor comments remain. Note: This rating is specific to this discipline and may not be the overall rating for this review.

DS3. Please update all documents with Town of Castle Rock Project Number CD24-0021.

The project number was added to the cover sheet.

Please provide total platted lots for Canyons South to confirm conformance with IGA for water and sanitary services provided by the Town.
The approval of Filing 5 (182 lots) will bring the total number of platted lots within this development to 968 single family detached lots.

Colorado Division of Water Resources Comments

1. The proposed water use is for single-family rresidential and use for parks. The estimated water demand was not provided.

The water demand was included in the utility report with this submission.

2. No objections and no comments so long as well nos. 35008 & 90929 will be plugged and abandoned upon recordation of the final plat.

The wells will be plugged and abandoned prior to recordation of the final plat.

3. Detention ponds must meet the criteria of section 37-92-608(8), C.R.S.

The proposed detention ponds are designed in accordance with the above-mentioned criteria.

Douglas County Assessor Comments

1. Revise legal description in title

The legal description has been updated.

2. Please label dedication statement clearly.

The dedication statement title was added above the statement.

Douglas County School District

1. DCSD has no comment on this application granted the proposed residential lots do not exceed the max 968 units allowed in the Canyons PD 9th Amendment.
   The total number of lots does not exceed 968 as allowed.

Douglas County Parks and Trails

1. Parks has noticed in the PD that $450,000 shall be contributed to the county for regional park improvements and with the planning and design of Macanta Park happening currently would like more information on the process for receiving this money.
   The fee will be paid with the recordation of the Filing 5 final plat.

CORE Electric Comments

1. Add existing easements to the plat as shown on attached redlines.

The existing easements have been added to the plat.

Arapahoe County Public Airport Authority

- 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.
  Applicant notes that the subject property is approximately 9 miles from the Centennial Airport and approximately 5 miles from the Airport Influence Area. This property is not located in either the Runway Safety Zone or the Fan Safety Zone. As noted with prior applications for Canyons South, there is no regulatory requirement for an avigation easement, nor have avigation easements been required or provided with prior applications. Consistent with prior applications, Applicant declines to record an avigation easement with this plat. Additionally,

- 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.
  Given the property's distance from the Airport, Applicant declines to conduct a noise study.

- 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 may be required for both the building and associated cranes. In addition, please have crane operators advise the airport prior to erecting the crane.
  Applicant notes that the subject property is approximately 9 miles from the Centennial Airport and approximately 5 miles from the Airport Influence Area. This property is not located in either the Runway Safety Zone or the Fan Safety Zone.

- Please include the Airport on the vicinity map.
  Given the property's distance from the Airport, Applicant declines to add the Airport to the vicinity map.

Adjacent Neighbor Correspondence

- Maintaining storm water bmp's.

Storm water BMP's are in place and will be maintained per Douglas County storm water regulations.

- Revegetation of disturbed areas.

The disturbed areas have been reseeded and will be maintained per Douglas County storm water regulations.

The following agencies did not provide comments or had no objection.

Douglas County Addressing, AT&T Long Distance, Black Hills Energy, Douglas County Building Services, Castle Park Ranch Property Owners Association, CenturyLink, City of Castle Pines, Comcast, Crowfoot Valley Ranch Metro 1 & 2, Douglas County Health Department, Douglas County School District RE 1, Office of Emergency Management, Open Space and Natural Resources, Pinery Water and Wastewater District, Pradera Homeowners' Association, Rural Water Authority of Douglas County, Sheriff's Office, Sheriff's Office E911, The Pinery HOA, Town of Parker Development Review, Town of Parker Public Works, Douglas County Wildfire Mitigation, and Xcel/PSCo.

CASTLE ROCK Qwater

Securing our future *drop by drop*

May 22, 2023

Hines
Attn: Richard Cross
1144 15th St. Ste. 2600
Denver, CO 80202
Email: Richard.cross@hines.com

RE: Water and Wastewater Service
See attached for all locations

Dear Mr. Cross:

This letter confirms that the Town of Castle Rock will provide water and wastewater service to the above referenced project provided that:

1) the builder and developer meet all obligations under pertinent legal agreements with the Town this includes the Water Service Agreement for Canyons South;
2) the development conforms to the plans approved by the Town; and
3) the development complies with applicable provisions of the Castle Rock Municipal Code concerning utility connection and service.

Sincerely,

Mark Marlowe
Director of Castle Rock Water

MM:mw

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

April 23, 2024

Mr. Brian Moss
Cover 3 Engineering
6966 S. Chapparal Circle West
Centennial, CO 80016

Re: Canyons Filing 5
Trip Assignment and Traffic
Signal Warrant Memorandum
Douglas County, CO
LSC #240230

Dear Mr. Moss:

In response to your request, LSC Transportation Consultants, Inc. has prepared this trip assignment and traffic signal warrant memorandum for the proposed Canyons Filing 5 development in Douglas County, Colorado. As shown on Figure 1, the site is located east of Crowfoot Valley Road and north of Longstory Avenue in Douglas County, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, posted speed limits, etc.; the existing weekday peak-hour traffic volumes; the typical weekday site-generated traffic volume projections for the site; the assignment of the projected traffic volumes to the area roadways for Filing 5 and all prior Filings not yet completed; and a traffic signal warrant analysis.

LAND USE AND ACCESS

The Filing 5 site is proposed to include 182 single-family detached dwelling units. Full movement access is proposed to Crowfoot Valley Road via Longstory Avenue and Macanta Boulevard as shown in the conceptual site plan in Figure 2.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **Crowfoot Valley Road** is a north-south, two-lane arterial roadway west of the site. The intersections with Macanta Boulevard and Longstory Avenue are stop-sign controlled. The

Macanta Boulevard intersection is expected to be signalized in the near future. The posted speed limit in the vicinity of the site is 45 mph.

- **Longstory Avenue** is an east-west, two-lane roadway south of the site. The intersection with Crowfoot Valley Road is stop-sign controlled but proposed to be signalized once warrants are met. The posted speed limit in the vicinity of the site is 30 mph.

- **Macanta Boulevard** is an east-west, two-lane roadway south of the site. The intersection with Crowfoot Valley Road is stop-sign controlled but planned to be signalized in the near future. The posted speed limit in the vicinity of the site is 30 mph.

Existing Traffic Conditions

Figure 3 shows the existing peak-hour and daily traffic volumes, existing lane geometries, and traffic controls as well as the posted speed limits in the site's vicinity on a typical weekday. The traffic volumes are based on the attached traffic counts conducted by Counter Measures, Inc. in March, 2024.

2028 Background Traffic

Figure 4 shows the estimated 2028 background traffic which is the sum of the volumes in Figures A-1, A-2, A-3, and A-4. No connection is assumed to the south into Canyons Far South by 2028.

Figure A-1 is the baseline traffic on Crowfoot Valley Road grown at an annual rate of two percent.

Figures A-2, A-3, and A-4 are the estimated trip assignment for the unbuilt portion of Filings 2, 3, and 4.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed development based on rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE). Table 1 also shows the trip generation potential for the previously approved land uses yet to be constructed in Filings 3, 4, and 5.

The Filing 5 site is expected to generate about 1,716 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 33 vehicles would enter and about 94 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 108 vehicles would enter and about 63 vehicles would exit the site.

TRIP DISTRIBUTION

Figure 5 shows the estimated directional distribution of the site-generated traffic volumes on the area roadways. The estimates were based on the location of the site with respect to the

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regional population, employment, and activity centers; the site's proposed land use; and the existing traffic counts.

TRIP ASSIGNMENT

Figure 6 shows the estimated Filing 5 site-generated traffic volumes which are the directional distribution percentages (from Figure 5) applied to the Filing 5 trip generation estimate (from Table 1).

2028 TOTAL TRAFFIC

Figure 7 shows the 2028 total traffic which is the sum of the 2028 background traffic volumes (from Figure 4) and the site-generated traffic volumes (from Figure 6). Figure 7 also shows the 2028 total traffic lane geometry and traffic control.

SIGNAL WARRANT ANALYSIS

Figure 8 shows the warrant analysis for a Four-Hour Vehicular Volume warrant (Warrant #2) at the Crowfoot Valley Road/Longstory Avenue intersection. Figure 8 shows a warrant is expected to be met with buildout of Filing 5.

CONCLUSIONS AND RECOMMENDATIONS

Trip Generation

1. The site is expected to generate about 1,716 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, about 33 vehicles would enter and about 94 vehicles would exit the site. During the afternoon peak-hour, about 108 vehicles would enter and about 63 vehicles would exit the site.

Warrant Analysis

2. A traffic signal warrant is expected to be met at the Crowfoot Valley Road/Longstory Avenue intersection with the buildout of Filing 5.

Conclusions

3. The impact of the Canyons Filing 5 development can be accommodated by the existing roadway network with the following recommendations.

Recommendations

4. A traffic signal should be constructed at the intersection of Crowfoot Valley Road/Longstory Avenue with Filing 5.

* * * * *

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We trust our findings will assist you in gaining approval of the proposed Canyons Filing 5 development. Please contact me if you have any questions or need further assistance.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:_____
Christopher S. McGranahan, P.E.
Principal/President

CSM/wc

Enclosures: Table 1
Figures 1 - 8
Appendix Figures A-1 through A-4
Traffic Counts

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Table 1
ESTIMATED TRAFFIC GENERATION
Canyons Filing 5
Douglas County, CO
LSC #240230; April, 2024

Trip Generating Category	Quantity	Trip Generation Rates [1] Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Total Trips Generated Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out
PREVIOUSLY APPROVED LAND USE YET TO BE CONSTRUCTED (NOT CAPTURED IN TRAFFIC COUNTS)											
Filing 2 - 180 Lots Remaining [2]	180 DU [3]	9.43	0.182	0.518	0.592	0.348	1,697	33	93	107	63
Filing 3 - 90 Lots [2]	90 DU [3]	9.43	0.182	0.518	0.592	0.348	849	16	47	53	31
Filing 4 - 154 Lots [2]	154 DU [3]	9.43	0.182	0.518	0.592	0.348	1,452	28	80	91	54
					Previously Approved Total =		3,998	77	220	251	148
CURRENTLY PROPOSED LAND USE											
Single-Family Detached Housing [2]	182 DU [3]	9.43	0.182	0.518	0.592	0.348	1,716	33	94	108	63

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
(2) ITE Land Use No. 210 - Single-Family Detached Housing
(3) DU - Dwelling Units

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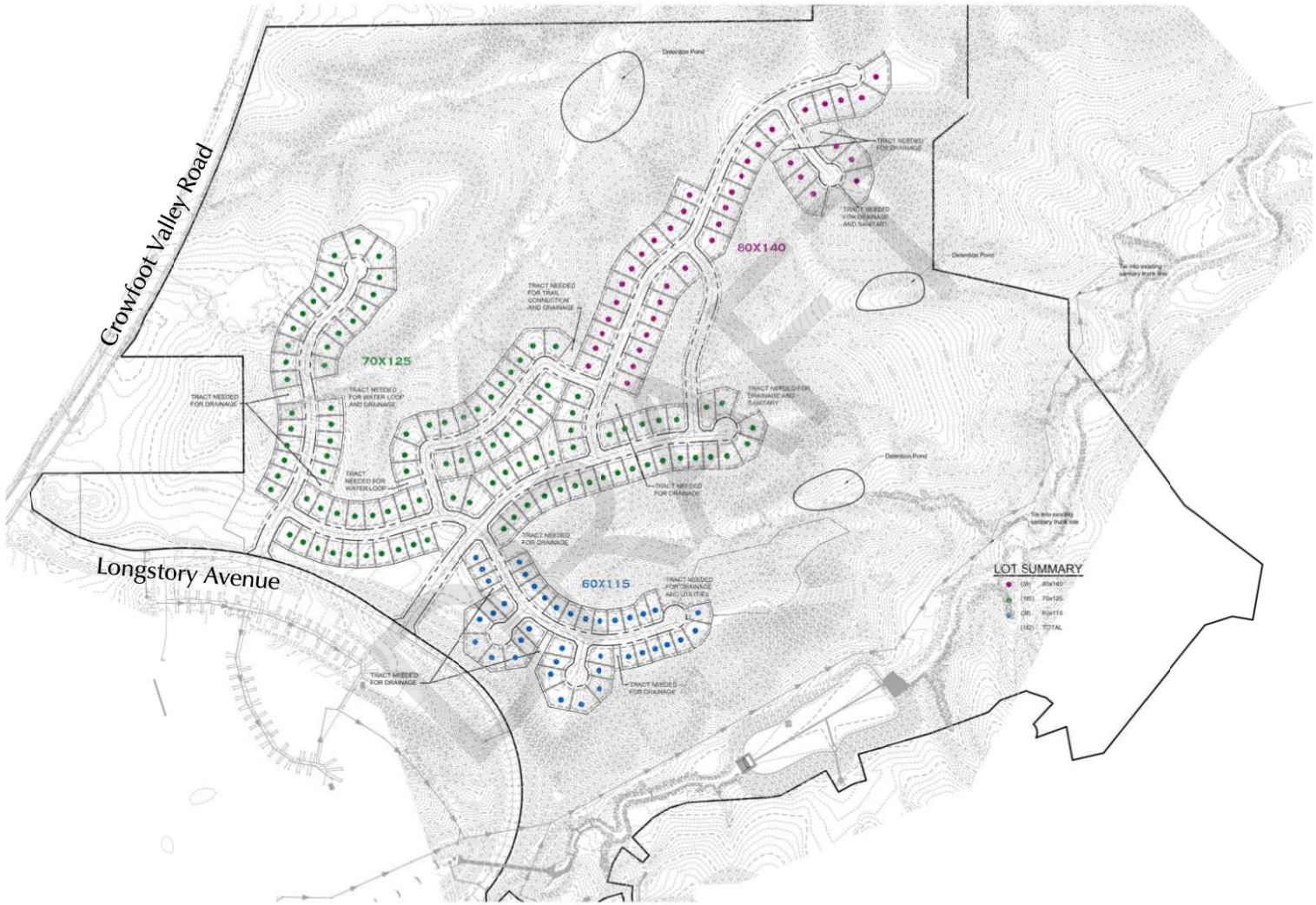
Figure 1

Vicinity Map

Canyons Filing 5 (LSC #240230)



Approximate Scale
Scale: NTS

Figure 2

Site Plan

Canyons Filing 5 (LSC #240230)

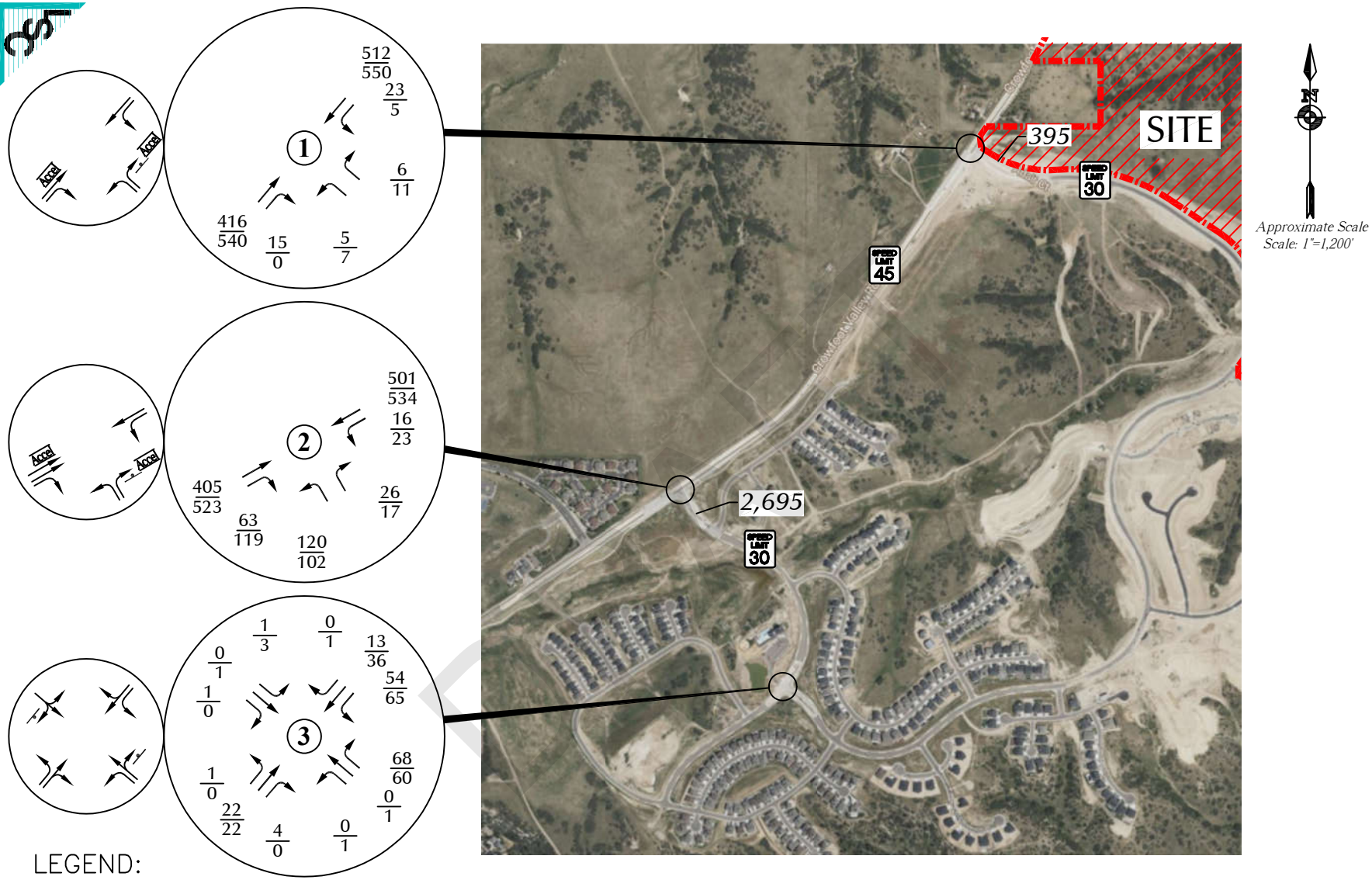
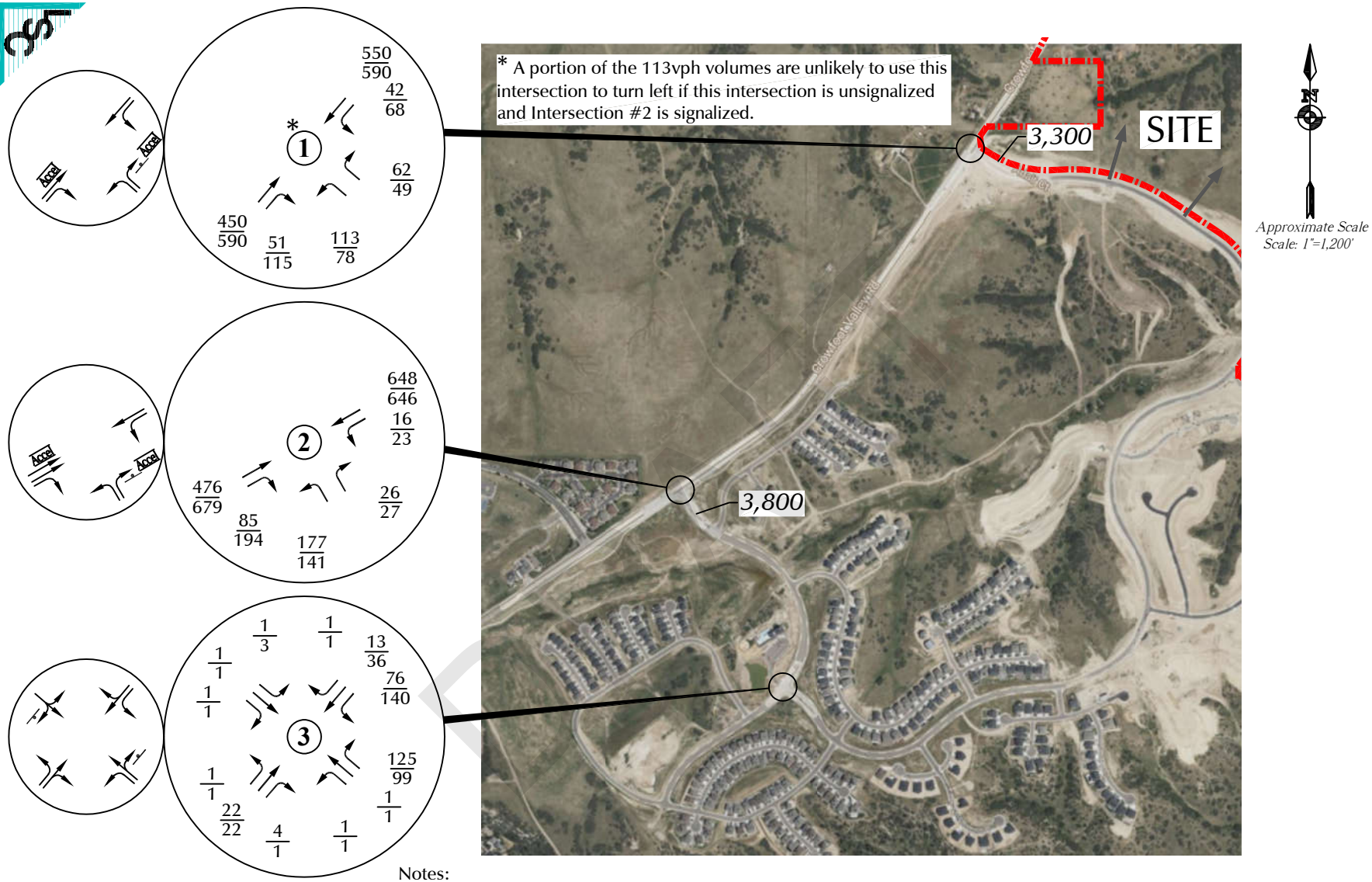


Figure 3

Existing Traffic, Lane Geometry and Traffic Control

Canyons Filing 5 (LSC #240230)



LEGEND:

⊦	= Stop Sign
26/35	= AM Peak Hour Traffic / PM Peak Hour Traffic
1,000	= Average Daily Traffic

Notes:
1. These volumes are the sum of the volumes in Figures A-1, A-2, A-3 and A-4.
2. No connection is assumed to the south into Canyon Far South by 2028.

Figure 4

Year 2028 Background Traffic, Lane Geometry and Traffic Control

Canyons Filing 5 (LSC #240230)

N

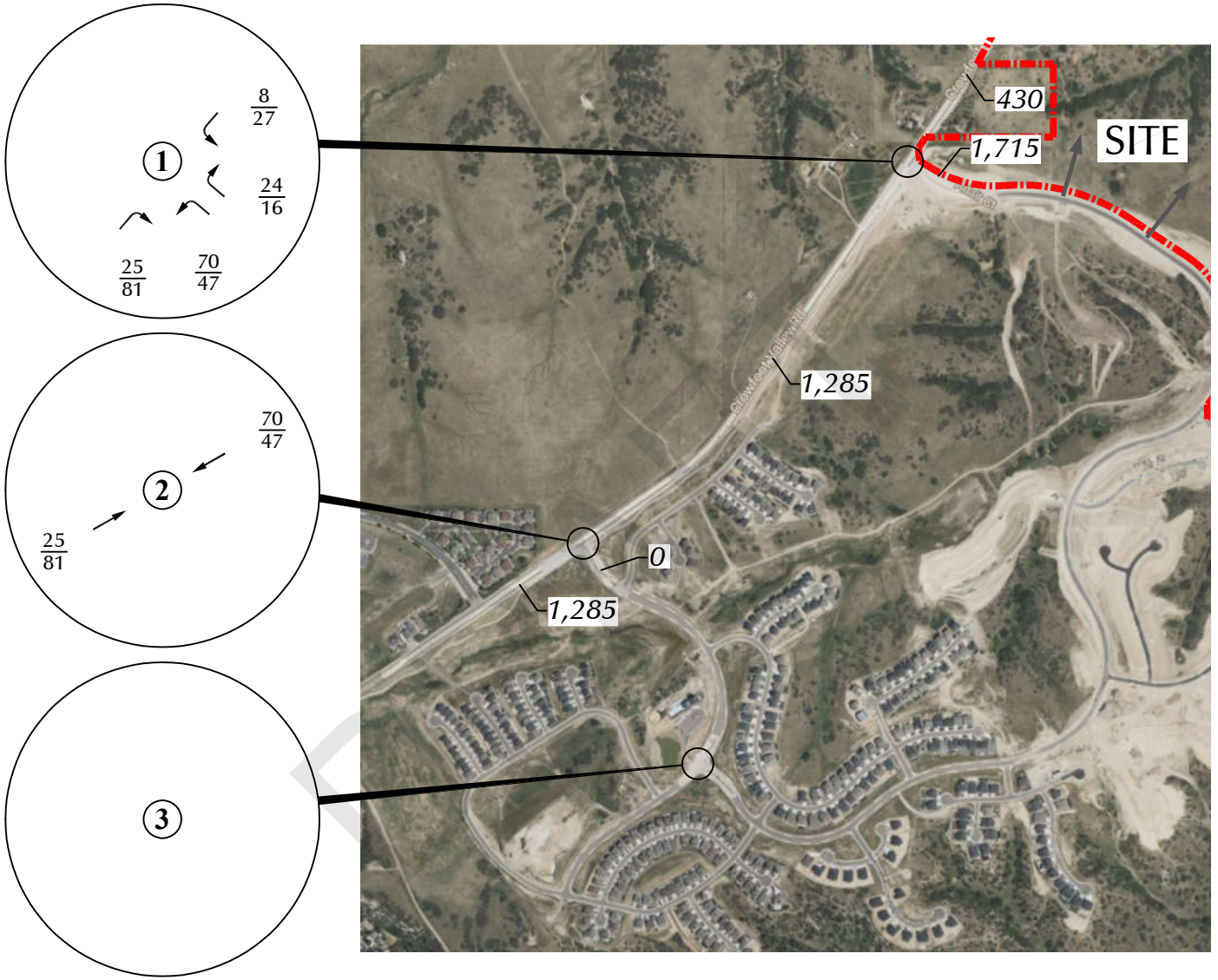
Approximate Scale
Scale: 1"=1,600'

LEGEND:
65% = Percent Directional Distribution

Figure 5

Directional Distribution of Site-Generated Traffic

Canyons Filing 5 (LSC #240230)



LEGEND:

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

Figure 6

Assignment of Site-Generated Traffic

Canyons Filing 5 (LSC #240230)

LEGEND:

⊦ = Stop Sign

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

Notes:
1. These volumes are the sum of the volumes in Figures 4 and 6.
2. No connection is assumed to the south into Canyon Far South by 2028.

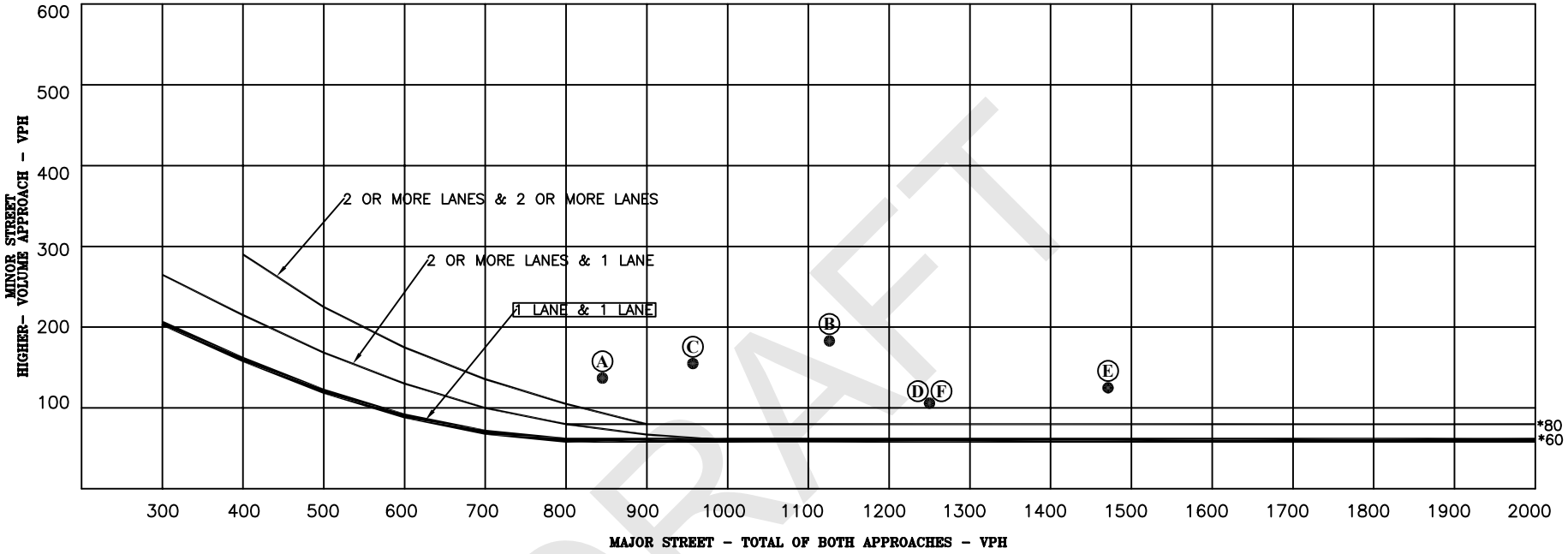
Figure 7

Year 2028 Total Traffic, Lane Geometry and Traffic Control

Canyons Filing 5 (LSC #240230)

Figure 4C-2. Warrant 2 Four-Hour Vehicular Volume (70% Factor)

(Community Less than 10,000 population or above 40 mph on Major Street)



* Note: 80 vph applies as the lower threshold volumes for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

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2028 Total Traffic (Figure 7)
Data Points = (Major Street, Minor Street)

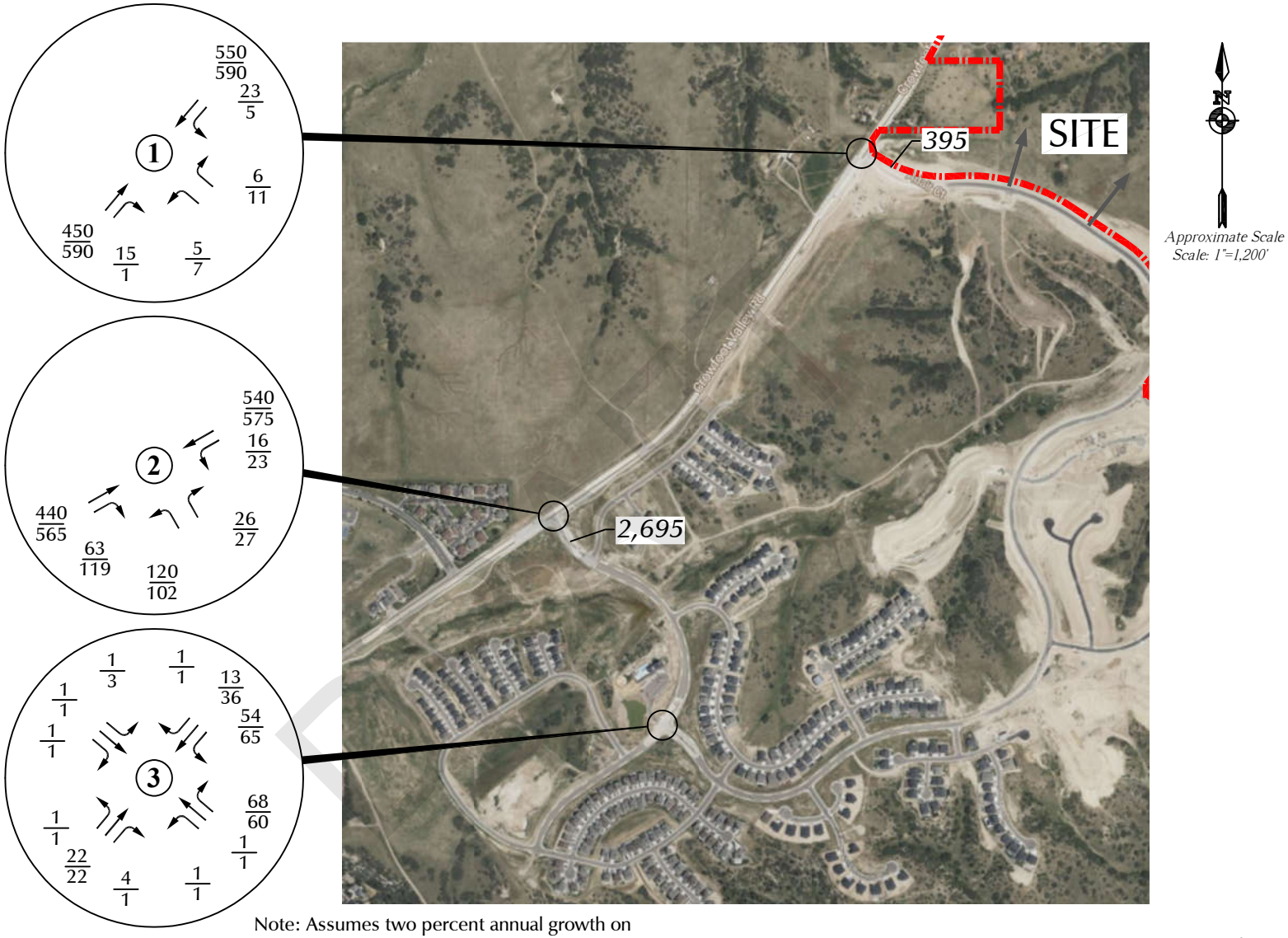
Ⓐ Hour Before AM Peak Hour (75%) = (845,137)
Ⓑ AM Peak Hour = (1126,183)
Ⓒ Hour After AM Peak Hour (85%) = (957,155)
Ⓓ Hour Before PM Peak Hour (85%) = (1250,106)
Ⓔ AM Peak Hour = (1471,125)
Ⓕ Hour After PM Peak Hour (85%) = (1250,106)

Notes:
1. Only the left-turn movement from Longstory Avenue was included in the minor street volume.
2. This warrant is expected to be met with development of Filing 5.

Figure 8

Warrant 2 - Four-Hour Vehicular Volume Crowfoot Valley Road/Longstory Avenue

Canyons Filing 5 (LSC #240230)



Note: Assumes two percent annual growth on Crowfoot Valley Road.

LEGEND:

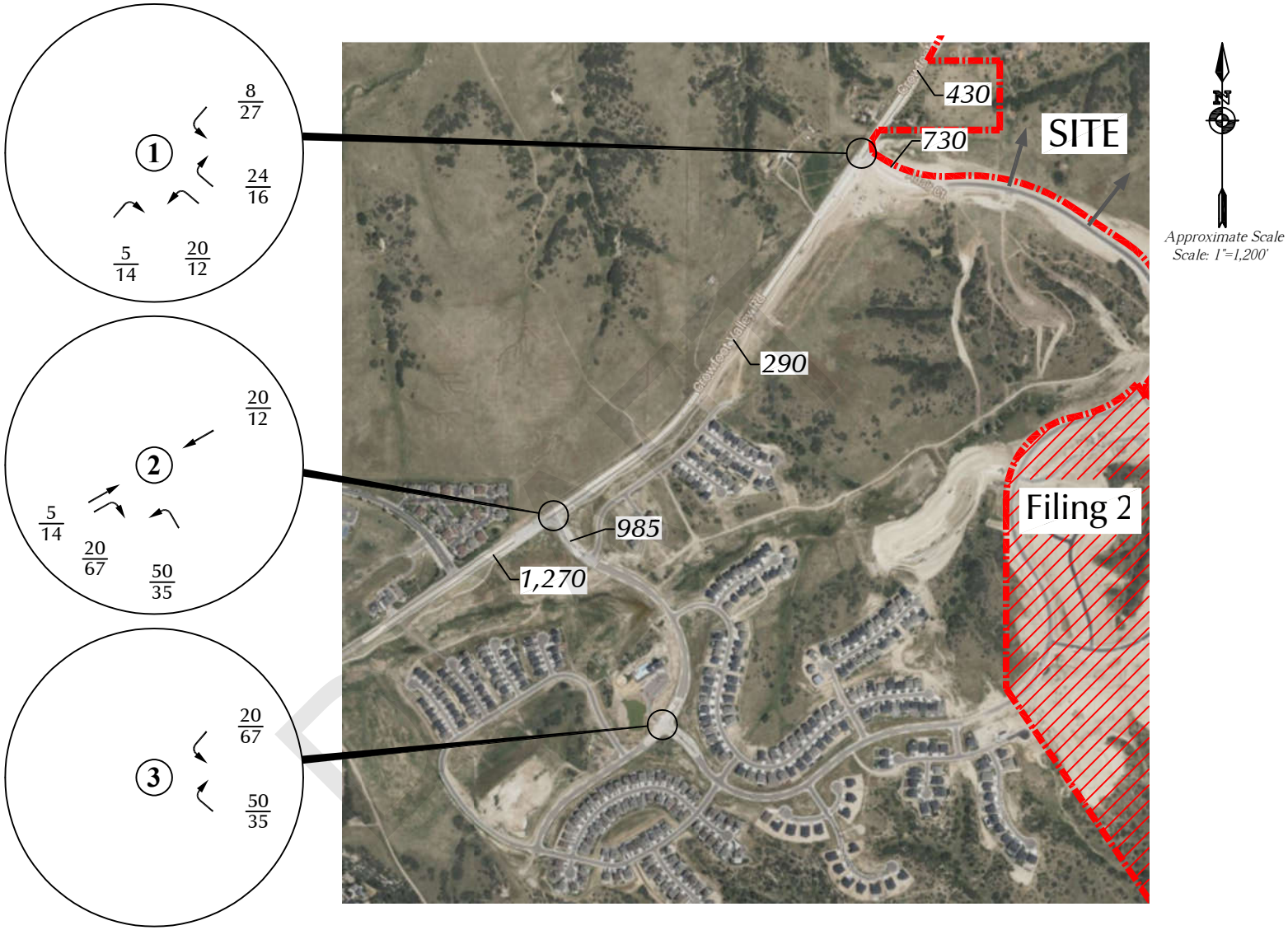
$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

Figure A-1

Year 2028 Background Traffic, w/ No Additional Development Within Canyons

Canyons Filing 5 (LSC #240230)



LEGEND:

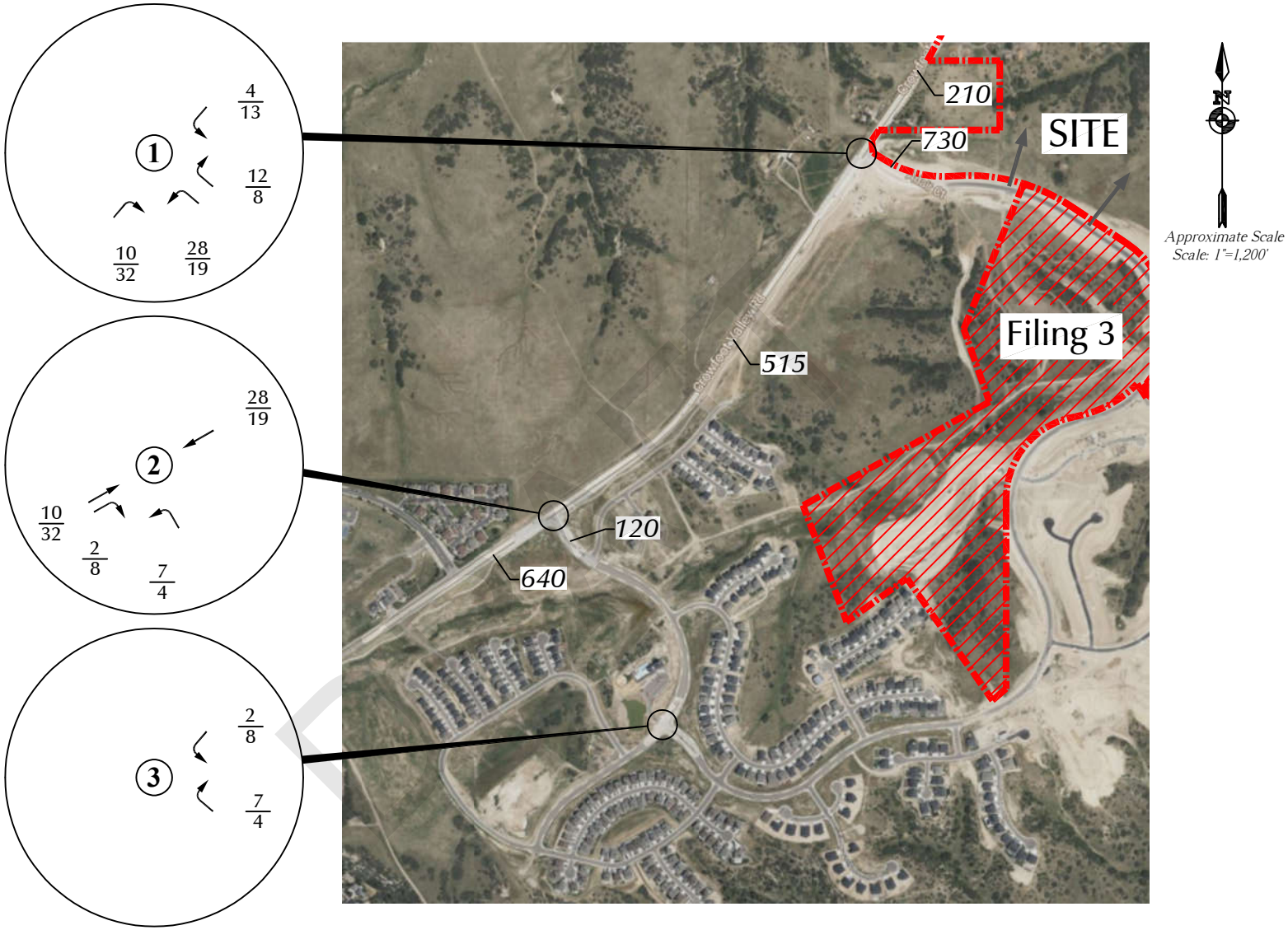
$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

Figure A-2

Assignment of Site-Generated Traffic from 180 Remaining Lots Approved in Filing 2

Canyons Filing 5 (LSC #240230)



LEGEND:

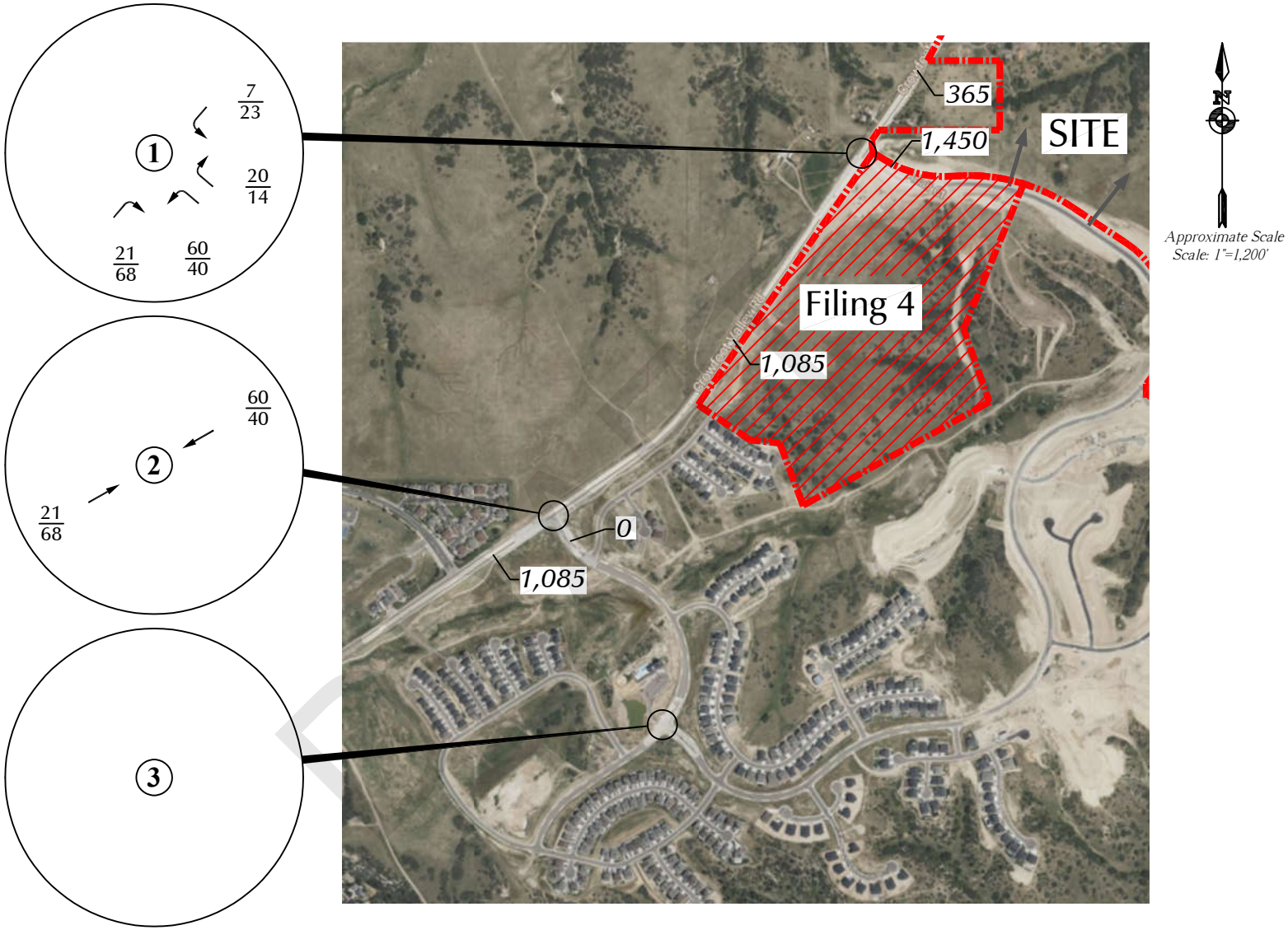
$\frac{26}{35}$ = AM Peak Hour Traffic / PM Peak Hour Traffic

1,000 = Average Daily Traffic

Figure A-3

Assignment of Site-Generated Traffic from 90 Lots Approved in Filing 3

Canyons Filing 5 (LSC #240230)



LEGEND:

$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

1,000 = Average Daily Traffic

Figure A-4

Assignment of Site-Generated Traffic from 154 Lots Approved in Filing 4

Canyons Filing 5 (LSC #240230)

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: CROWFOOT VALLEY RD
E/W STREET: LONG STORY AVE
CITY: PARKER
COUNTY: DOUGLAS

File Name : CROWLONG
Site Code : 00000011
Start Date : 3/27/2024
Page No : 1

Groups Printed- VEHICLES

	CROWFOOT VALLEY RD Southbound				LONGSTORY AVE Westbound				CROWFOOT VALLEY RD Northbound				NO ACCESS Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	3	59	0	0	0	0	0	0	0	49	5	0	0	0	0	0	116
06:45 AM	5	95	0	0	0	0	0	0	0	91	6	0	0	0	0	0	197
Total	8	154	0	0	0	0	0	0	0	140	11	0	0	0	0	0	313
07:00 AM	6	92	0	0	1	0	2	0	0	107	6	0	0	0	0	0	214
07:15 AM	5	126	0	0	2	0	0	0	0	105	2	0	0	0	0	0	240
07:30 AM	6	116	0	0	0	0	3	0	0	98	5	0	0	0	0	0	228
07:45 AM	6	111	0	0	2	0	1	0	0	98	2	0	0	0	0	0	220
Total	23	445	0	0	5	0	6	0	0	408	15	0	0	0	0	0	902
08:00 AM	6	91	5	0	2	0	2	0	0	104	6	0	0	0	0	0	216
08:15 AM	8	110	0	0	2	0	3	0	0	99	2	0	0	0	0	0	224
Total	14	201	5	0	4	0	5	0	0	203	8	0	0	0	0	0	440
04:00 PM	4	160	0	0	12	0	8	0	0	130	4	0	0	0	0	0	318
04:15 PM	1	119	0	0	5	0	10	0	0	119	1	0	0	0	0	0	255
04:30 PM	4	137	0	0	0	0	3	0	0	143	1	0	0	0	0	0	288
04:45 PM	2	121	0	0	2	0	4	0	0	95	0	0	0	0	0	0	224
Total	11	537	0	0	19	0	25	0	0	487	6	0	0	0	0	0	1085
05:00 PM	1	135	0	0	0	0	5	0	0	117	0	0	0	0	0	0	258
05:15 PM	1	125	0	0	5	0	1	0	0	115	0	0	0	0	0	0	247
05:30 PM	1	128	1	0	0	0	1	0	0	154	0	0	0	0	0	0	285
05:45 PM	1	113	0	0	0	0	6	0	0	88	2	0	0	0	0	0	210
Total	4	501	1	0	5	0	13	0	0	474	2	0	0	0	0	0	1000
Grand Total	60	1838	6	0	33	0	49	0	0	1712	42	0	0	0	0	0	3740
Apprch %	3.2	96.5	0.3	0.0	40.2	0.0	59.8	0.0	0.0	97.6	2.4	0.0	0.0	0.0	0.0	0.0	
Total %	1.6	49.1	0.2	0.0	0.9	0.0	1.3	0.0	0.0	45.8	1.1	0.0	0.0	0.0	0.0	0.0	

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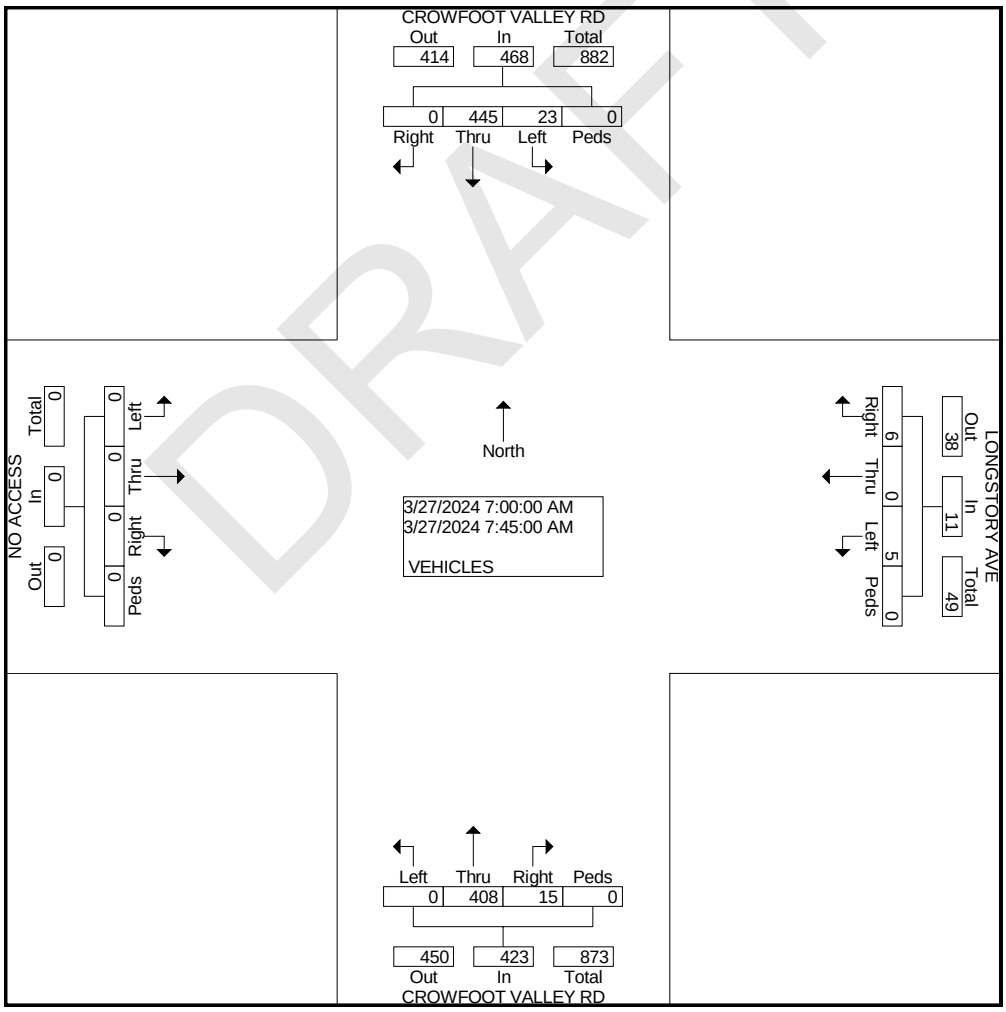
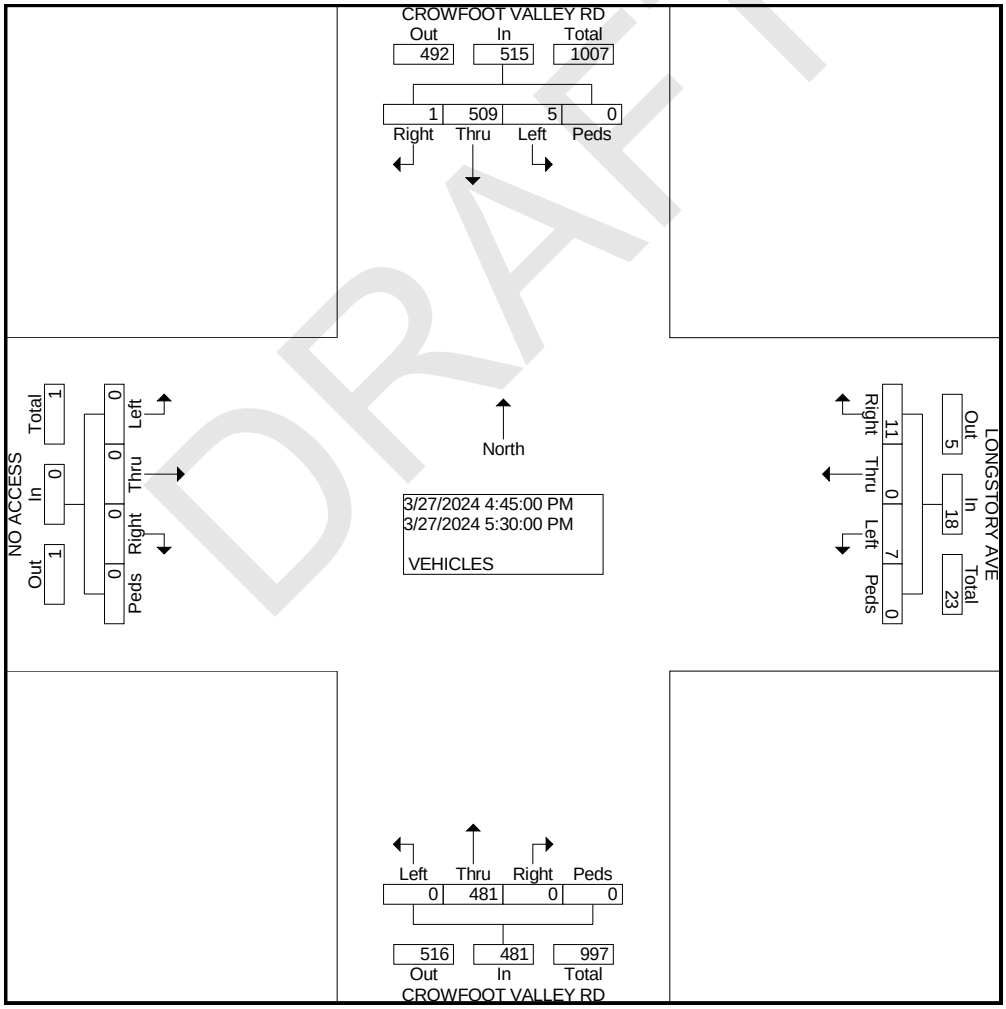
	CROWFOOT VALLEY RD Southbound					LONGSTORY AVE Westbound					CROWFOOT VALLEY RD Northbound					NO ACCESS Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:00 AM to 07:45 AM - Peak 1 of 1																					
Intersection	07:00 AM																				
Volume	23	445	0	0	468	5	0	6	0	11	0	408	15	0	423	0	0	0	0	0	902
Percent	4.9	95.1	0.0	0.0		45.5	0.0	54.5	0.0		0.0	96.5	3.5	0.0		0.0	0.0	0.0	0.0		
07:15 Volume	5	126	0	0	131	2	0	0	0	2	0	105	2	0	107	0	0	0	0	0	240
Peak Factor																					0.940
High Int.	07:15 AM					07:00 AM					07:00 AM										
Volume	5	126	0	0	131	1	0	2	0	3	0	107	6	0	113						
Peak Factor					0.893					0.917					0.936						



DRAFT

	CROWFOOT VALLEY RD Southbound					LONGSTORY AVE Westbound					CROWFOOT VALLEY RD Northbound					NO ACCESS Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:45 PM to 05:30 PM - Peak 1 of 1																					
Intersection 04:45 PM																					
Volume	5	509	1	0	515	7	0	11	0	18	0	481	0	0	481	0	0	0	0	0	1014
Percent	1.0	98.8	0.2	0.0		38.9	0.0	61.1	0.0		0.0	100.0	0.0	0.0		0.0	0.0	0.0	0.0		
05:30 Volume	1	128	1	0	130	0	0	1	0	1	0	154	0	0	154	0	0	0	0	0	285
Peak Factor																					0.889
High Int.	05:00 PM					04:45 PM					05:30 PM										
Volume	1	135	0	0	136	2	0	4	0	6	0	154	0	0	154						
Peak Factor					0.947					0.750					0.781						



DRAFT

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: CROWFOOT VALLEY RD
E/W STREET: MACANTA BLVD
CITY: PARKER
COUNTY: DOUGLAS

File Name : CROWMACANTA
Site Code : 00000025
Start Date : 3/28/2024
Page No : 1

Groups Printed- VEHICLES

	CROWFOOT VALLEY RD Southbound				MACANTA BLVD Westbound				CROWFOOT VALLEY RD Northbound				NO ACCESS Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	63	0	0	15	0	5	0	0	48	4	0	0	0	0	0	135
06:45 AM	1	86	0	0	24	1	8	0	0	76	16	0	0	0	0	0	212
Total	1	149	0	0	39	1	13	0	0	124	20	0	0	0	0	0	347
07:00 AM	4	109	0	0	30	0	7	0	0	98	14	0	0	0	0	0	262
07:15 AM	2	115	0	0	32	0	10	0	0	106	17	0	0	0	0	0	282
07:30 AM	3	133	0	0	36	0	3	0	0	106	18	0	0	0	0	0	299
07:45 AM	7	144	0	0	22	1	6	0	0	95	14	0	0	0	0	0	289
Total	16	501	0	0	120	1	26	0	0	405	63	0	0	0	0	0	1132
08:00 AM	9	101	1	0	26	0	7	0	0	66	26	0	0	0	0	0	236
08:15 AM	3	101	0	0	25	0	5	0	0	83	20	0	0	0	0	0	237
Total	12	202	1	0	51	0	12	0	0	149	46	0	0	0	0	0	473
04:00 PM	12	111	0	0	23	0	0	0	1	102	25	0	0	0	0	0	274
04:15 PM	6	145	0	1	29	0	5	0	0	108	27	0	0	0	0	0	321
04:30 PM	6	106	0	0	20	0	4	0	0	133	27	0	0	0	0	0	296
04:45 PM	9	138	0	0	33	0	5	0	0	118	29	0	0	0	0	0	332
Total	33	500	0	1	105	0	14	0	1	461	108	0	0	0	0	0	1223
05:00 PM	6	134	0	0	16	0	5	0	0	154	34	0	0	0	0	0	349
05:15 PM	6	126	0	0	21	0	4	0	0	119	35	0	0	0	0	0	311
05:30 PM	2	136	0	0	32	0	3	0	0	132	21	0	0	0	0	0	326
05:45 PM	7	123	0	0	20	0	2	0	0	129	28	0	0	0	0	0	309
Total	21	519	0	0	89	0	14	0	0	534	118	0	0	0	0	0	1295
Grand Total	83	1871	1	1	404	2	79	0	1	1673	355	0	0	0	0	0	4470
Apprch %	4.2	95.7	0.1	0.1	83.3	0.4	16.3	0.0	0.0	82.5	17.5	0.0	0.0	0.0	0.0	0.0	
Total %	1.9	41.9	0.0	0.0	9.0	0.0	1.8	0.0	0.0	37.4	7.9	0.0	0.0	0.0	0.0	0.0	

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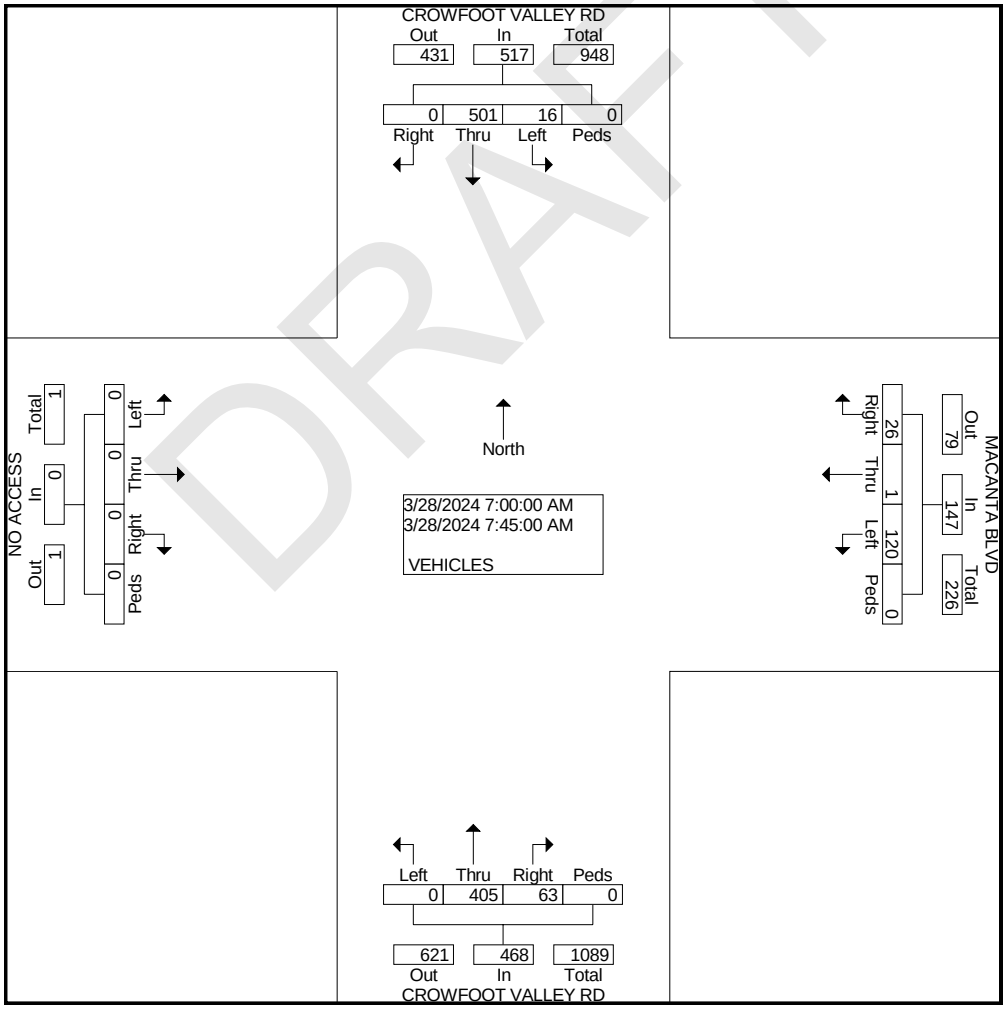
COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: CROWFOOT VALLEY RD
E/W STREET: MACANTA BLVD
CITY: PARKER
COUNTY: DOUGLAS

File Name : CROWMACANTA
Site Code : 00000025
Start Date : 3/28/2024
Page No : 2

	CROWFOOT VALLEY RD Southbound					MACANTA BLVD Westbound					CROWFOOT VALLEY RD Northbound					NO ACCESS Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 06:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:00 AM																				
Volume	16	501	0	0	517	120	1	26	0	147	0	405	63	0	468	0	0	0	0	0	1132
Percent	3.1	96.9	0.0	0.0		81.6	0.7	17.7	0.0		0.0	86.5	13.5	0.0		0.0	0.0	0.0	0.0		
07:30 Volume	3	133	0	0	136	36	0	3	0	39	0	106	18	0	124	0	0	0	0	0	299
Peak Factor																					0.946
High Int.	07:45 AM					07:15 AM					07:30 AM					6:15:00 AM					
Volume	7	144	0	0	151	32	0	10	0	42	0	106	18	0	124						
Peak Factor					0.856					0.875					0.944						



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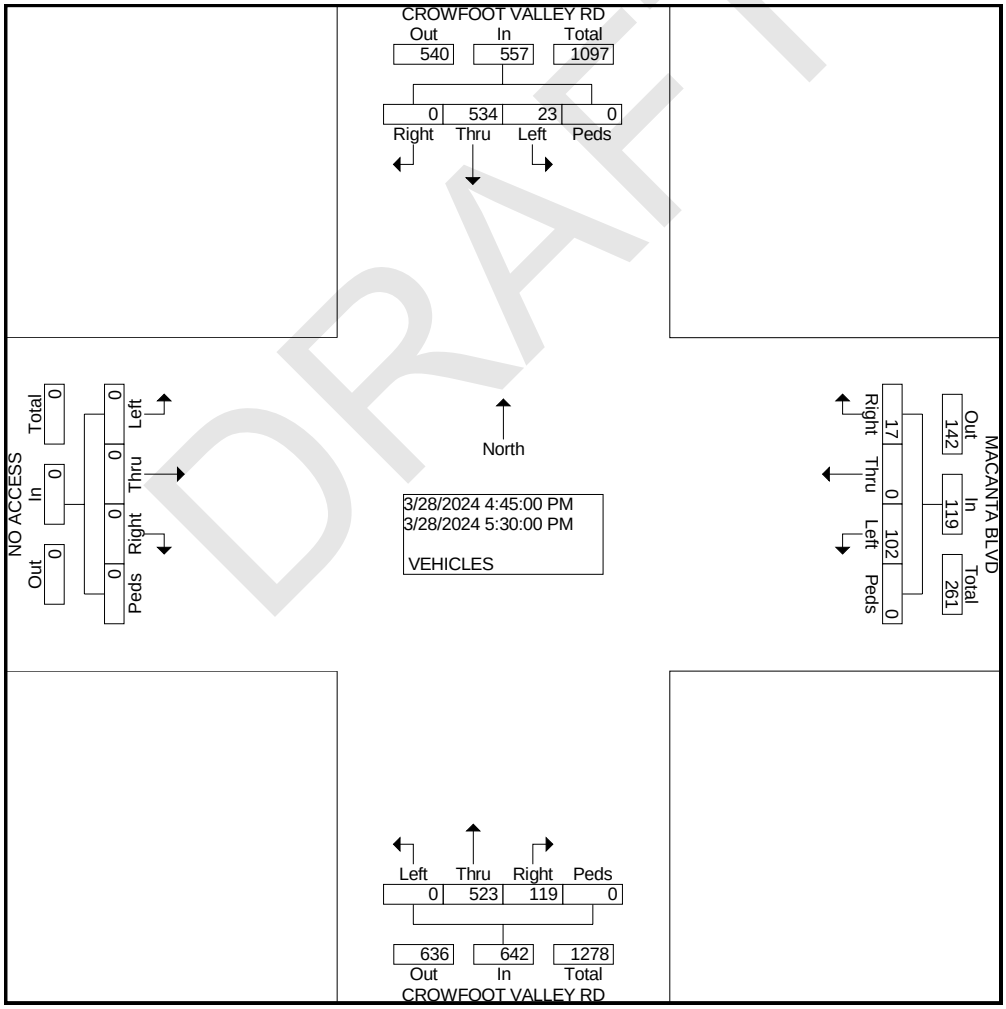
COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: CROWFOOT VALLEY RD
E/W STREET: MACANTA BLVD
CITY: PARKER
COUNTY: DOUGLAS

File Name : CROWMACANTA
Site Code : 00000025
Start Date : 3/28/2024
Page No : 3

	CROWFOOT VALLEY RD Southbound					MACANTA BLVD Westbound					CROWFOOT VALLEY RD Northbound					NO ACCESS Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	23	534	0	0	557	102	0	17	0	119	0	523	119	0	642	0	0	0	0	0	1318
Percent	4.1	95.9	0.0	0.0		85.7	0.0	14.3	0.0		0.0	81.5	18.5	0.0		0.0	0.0	0.0	0.0		
05:00 Volume	6	134	0	0	140	16	0	5	0	21	0	154	34	0	188	0	0	0	0	0	349
Peak Factor																					0.944
High Int.	04:45 PM					04:45 PM					05:00 PM										
Volume	9	138	0	0	147	33	0	5	0	38	0	154	34	0	188						
Peak Factor					0.947					0.783					0.854						



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COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MACANTA BLVD
E/W STREET: LONGSTORY AVE
CITY: PARKER
COUNTY: DOUGLAS

File Name : MACALONG
Site Code : 00000011
Start Date : 3/28/2024
Page No : 1

Groups Printed- VEHICLES

	MACANTA BLVD Southbound				LONGSTORY AVE Westbound				MACANTA BLVD Northbound				LONGSTORY AVE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	5	0	0	0	0	0	8	0	0	7	0	0	0	1	0	0	21
06:45 AM	12	3	0	0	0	0	11	0	1	5	0	0	0	0	0	1	33
Total	17	3	0	0	0	0	19	0	1	12	0	0	0	1	0	1	54
07:00 AM	9	3	0	0	0	0	11	0	0	16	0	0	0	0	0	0	39
07:15 AM	13	2	0	0	0	0	15	0	0	10	0	0	0	0	0	0	40
07:30 AM	12	3	0	0	0	0	17	0	1	5	0	0	1	0	0	0	39
07:45 AM	11	4	0	0	0	0	21	0	0	4	3	0	0	0	1	0	44
Total	45	12	0	0	0	0	64	0	1	35	3	0	1	0	1	0	162
08:00 AM	18	4	0	0	0	0	15	0	0	3	1	0	0	0	0	0	41
08:15 AM	7	2	1	0	1	1	12	0	0	7	2	0	0	0	0	0	33
Total	25	6	1	0	1	1	27	0	0	10	3	0	0	0	0	0	74
04:00 PM	19	9	1	0	0	0	21	0	0	5	0	0	0	0	0	0	55
04:15 PM	9	9	1	0	1	0	16	0	0	8	0	0	1	0	0	0	45
04:30 PM	17	11	1	0	0	0	17	0	0	11	1	0	0	0	0	0	58
04:45 PM	18	11	0	0	0	0	17	0	0	5	0	0	2	1	0	0	54
Total	63	40	3	0	1	0	71	0	0	29	1	0	3	1	0	0	212
05:00 PM	23	12	1	0	1	0	14	0	0	5	0	0	1	0	0	0	57
05:15 PM	15	9	0	0	0	1	17	0	0	6	0	0	0	0	0	0	48
05:30 PM	9	4	0	0	0	0	12	0	0	6	0	0	0	0	0	2	33
05:45 PM	11	10	1	0	0	0	11	0	0	2	0	0	0	0	0	0	35
Total	58	35	2	0	1	1	54	0	0	19	0	0	1	0	0	2	173
Grand Total	208	96	6	0	3	2	235	0	2	105	7	0	5	2	1	3	675
Apprch %	67.1	31.0	1.9	0.0	1.3	0.8	97.9	0.0	1.8	92.1	6.1	0.0	45.5	18.2	9.1	27.3	
Total %	30.8	14.2	0.9	0.0	0.4	0.3	34.8	0.0	0.3	15.6	1.0	0.0	0.7	0.3	0.1	0.4	

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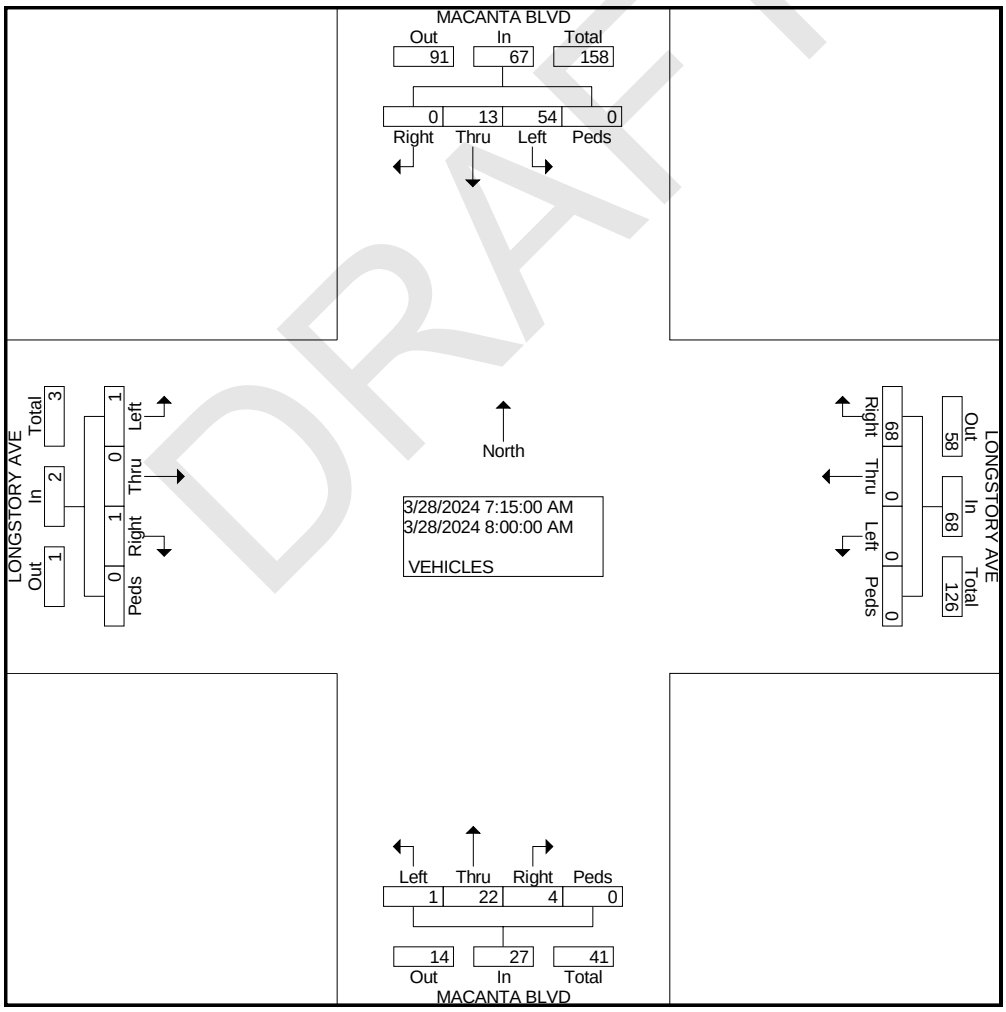
COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MACANTA BLVD
E/W STREET: LONGSTORY AVE
CITY: PARKER
COUNTY: DOUGLAS

File Name : MACALONG
Site Code : 00000011
Start Date : 3/28/2024
Page No : 2

	MACANTA BLVD Southbound					LONGSTORY AVE Westbound					MACANTA BLVD Northbound					LONGSTORY AVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:15 AM to 08:00 AM - Peak 1 of 1																					
Intersection	07:15 AM																				
Volume	54	13	0	0	67	0	0	68	0	68	1	22	4	0	27	1	0	1	0	2	164
Percent	80.6	19.4	0.0	0.0		0.0	0.0	100.0	0.0		3.7	81.5	14.8	0.0		50.0	0.0	50.0	0.0		
07:45 Volume	11	4	0	0	15	0	0	21	0	21	0	4	3	0	7	0	0	1	0	1	44
Peak Factor																					0.932
High Int.	08:00 AM					07:45 AM					07:15 AM					07:30 AM					
Volume	18	4	0	0	22	0	0	21	0	21	0	10	0	0	10	1	0	0	0	1	
Peak Factor					0.761					0.810					0.675					0.500	



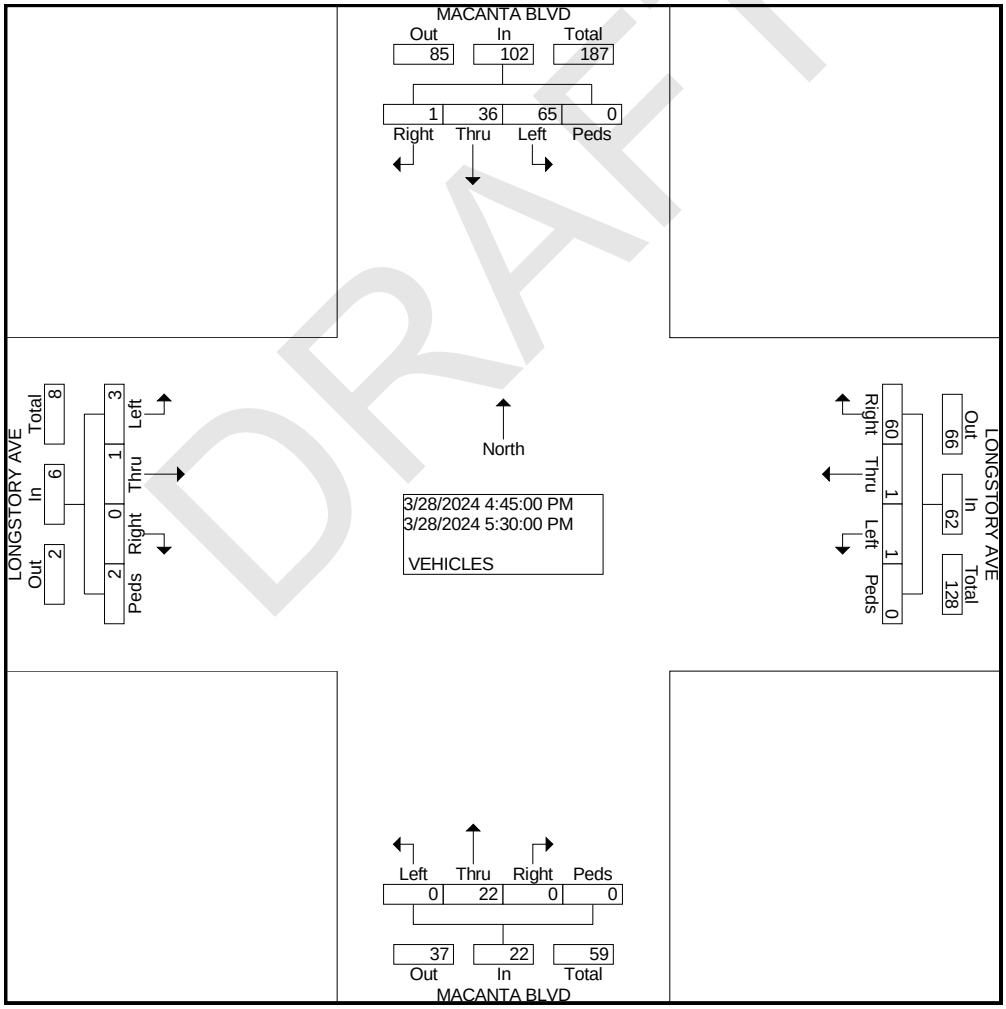
DRAFT

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MACANTA BLVD
E/W STREET: LONGSTORY AVE
CITY: PARKER
COUNTY: DOUGLAS

File Name : MACALONG
Site Code : 00000011
Start Date : 3/28/2024
Page No : 3

	MACANTA BLVD Southbound					LONGSTORY AVE Westbound					MACANTA BLVD Northbound					LONGSTORY AVE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:45 PM to 05:30 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	65	36	1	0	102	1	1	60	0	62	0	22	0	0	22	3	1	0	2	6	192
Percent	63.7	35.3	1.0	0.0		1.6	1.6	96.8	0.0		0.0	100.0	0.0	0.0		50.0	16.7	0.0	33.3		
05:00 Volume	23	12	1	0	36	1	0	14	0	15	0	5	0	0	5	1	0	0	0	1	57
Peak Factor																					0.842
High Int.	05:00 PM					05:15 PM					05:15 PM					04:45 PM					
Volume	23	12	1	0	36	0	1	17	0	18	0	6	0	0	6	2	1	0	0	3	
Peak Factor					0.708					0.861					0.917					0.500	



DRAFT

CANYONS FILING 5
Location: LONGSTORY AVE E-O CROWFOOT VALLEY RD
City: PARKER
County: DOUGLAS
Direction: EAST/WEST

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2427305
Site Code: 2427305
Start Date: 03272024 3/27/2024
End Date: 03282024 3/28/2024
Latitude: 0.000000
Longitude: 0.000000

3/27/2024 Time	EAST	WEST	Total
12:00 AM	*	*	0
1:00	*	*	0
2:00	*	*	0
3:00	*	*	0
4:00	*	*	0
5:00	*	*	0
6:00	*	*	0
7:00	*	*	0
8:00	*	*	0
9:00	21	13	34
10:00	14	11	25
11:00	8	8	16
12:00 PM	9	7	16
1:00	11	12	23
2:00	10	11	21
3:00	9	9	18
4:00	12	15	27
5:00	19	41	60
6:00	18	20	38
7:00	4	8	12
8:00	2	2	4
9:00	1	1	2
10:00	1	2	3
11:00	0	1	1
Total	139	161	300
Percent	46.3%	53.7%	
AM Peak	9:00	9:00	9:00
Volume	21	13	34
PM Peak	5:00	5:00	5:00
Volume	19	41	60

DRAFT

CANYONS FILING 5
Location: LONGSTORY AVE E-O CROWFOOT VALLEY RD
City: PARKER
County: DOUGLAS
Direction: EAST/WEST

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2427305
Site Code: 2427305
Start Date: 03272024 3/27/2024
End Date: 03282024 3/28/2024
Latitude: 0.000000
Longitude: 0.000000

3/28/2024 Time	EAST	WEST		Total
12:00 AM	0	0		0
1:00	0	0		0
2:00	0	1		1
3:00	1	1		2
4:00	2	0		2
5:00	8	0		8
6:00	13	1		14
7:00	24	2		26
8:00	30	12		42
9:00	21	13		34
10:00	*	*		0
11:00	*	*		0
12:00 PM	*	*		0
1:00	*	*		0
2:00	*	*		0
3:00	*	*		0
4:00	*	*		0
5:00	*	*		0
6:00	*	*		0
7:00	*	*		0
8:00	*	*		0
9:00	*	*		0
10:00	*	*		0
11:00	*	*		0
Total	99	30		129
Percent	76.7%	23.3%		
AM Peak	8:00	9:00		8:00
Volume	30	13		42
PM Peak				
Volume				
Grand Total	238	191		429
Percent	55.5%	44.5%		
ADT		ADT: 395	AADT: 395	

DRAFT

CANYONS FILING 5
Location: MACANTA BLVD E-O CROWFOOT VALLEY RD
City: PARKER
County: DOUGLAS
Direction: EAST/WEST

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2427304 2427304
Site Code: 2427304 2427304
Start Date: 03272024 3/27/2024
End Date: 03282024 3/28/2024
Latitude: 0.000000
Longitude: 0.000000

3/27/2024 Time	EAST	WEST	Total
12:00 AM	*	*	0
1:00	*	*	0
2:00	*	*	0
3:00	*	*	0
4:00	*	*	0
5:00	*	*	0
6:00	*	*	0
7:00	*	*	0
8:00	*	*	0
9:00	93	79	172
10:00	56	63	119
11:00	84	99	183
12:00 PM	111	76	187
1:00	89	74	163
2:00	92	116	208
3:00	100	111	211
4:00	140	82	222
5:00	121	94	215
6:00	108	90	198
7:00	85	62	147
8:00	71	29	100
9:00	32	11	43
10:00	14	8	22
11:00	7	2	9
Total	1203	996	2199
Percent	54.7%	45.3%	
AM Peak	9:00	11:00	11:00
Volume	93	99	183
PM Peak	4:00	2:00	4:00
Volume	140	116	222

DRAFT

CANYONS FILING 5
Location: MACANTA BLVD E-O CROWFOOT VALLEY RD
City: PARKER
County: DOUGLAS
Direction: EAST/WEST

COUNTER MEASURES, INC.
TRAFFIC AND TRANSPORTATION FIELD DATA

Site Code:2427304 2427304
Site Code: 2427304 2427304
Start Date: 03272024 3/27/2024
End Date: 03282024 3/28/2024
Latitude: 0.000000
Longitude: 0.000000

3/28/2024 Time	EAST	WEST	Total
12:00 AM	0	0	0
1:00	2	2	4
2:00	1	0	1
3:00	1	1	2
4:00	1	6	7
5:00	6	31	37
6:00	30	80	110
7:00	75	146	221
8:00	57	56	113
9:00	*	*	0
10:00	*	*	0
11:00	*	*	0
12:00 PM	*	*	0
1:00	*	*	0
2:00	*	*	0
3:00	*	*	0
4:00	*	*	0
5:00	*	*	0
6:00	*	*	0
7:00	*	*	0
8:00	*	*	0
9:00	*	*	0
10:00	*	*	0
11:00	*	*	0
Total	173	322	495
Percent	34.9%	65.1%	
AM Peak	7:00	7:00	7:00
Volume	75	146	221
PM Peak Volume			
Grand Total	1376	1318	2694
Percent	51.1%	48.9%	
ADT		ADT: 0	AADT: 0

DRAFT

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SIGNATURE SHEET, GENERAL NOTES
SHEETS 3-4	OVERALL LAYOUT
SHEETS 5-12	LOT DETAILS

LEGAL DESCRIPTION

LOT 154, CANYONS SOUTH FILING NO. 4, RECORDED SEPTEMBER 11, 2024 AT RECEPTION NO. 2024038530, COUNTY OF DOUGLAS, STATE OF COLORADO.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **CANYONS SOUTH FILING NO. 5**. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. TAPERED COURT, FREEFALL LANE, TRACTION PLACE, COMFORT POINT, HOBNOB POINT, RAMPED POINT, WHIP STREET, ADRENALINE WAY AND HARDTAIL WAY RIGHTS-OF-WAYS AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, SIGHT DISTANCE EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, FOR PUBLIC USES AND PURPOSES.

OWNER:

HT CANYONS SOUTH DEVELOPMENT LP

BY: HT CANYONS SOUTH DEVELOPMENT LLC, ITS GENERAL PARTNER

BY: HT CANYONS SOUTH LP, ITS SOLE MEMBER

BY: HINES CANYONS SOUTH LLC, ITS GENERAL PARTNER

BY: HINES CANYONS SOUTH ASSOCIATES LP, ITS SOLE MEMBER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: _____
NAME: CHAD MURPHY
TITLE: MANAGING DIRECTOR

STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____, THE _____ OF HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF HINES CANYONS SOUTH ASSOCIATES LP, AS SOLE MEMBER OF HINES CANYONS SOUTH LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LP, AS SOLE MEMBER OF HT CANYONS SOUTH DEVELOPMENT LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH DEVELOPMENT LP, ON BEHALF OF SAID ENTITIES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

OWNER:

HT CANYONS SOUTH LAND LP

BY: HT CANYONS SOUTH LAND LLC, ITS GENERAL PARTNER

BY: HT CANYONS SOUTH LP, ITS SOLE MEMBER

BY: HINES CANYONS SOUTH LLC, ITS GENERAL PARTNER

BY: HINES CANYONS SOUTH ASSOCIATES LP, ITS SOLE MEMBER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: _____
NAME: CHAD MURPHY
TITLE: MANAGING DIRECTOR

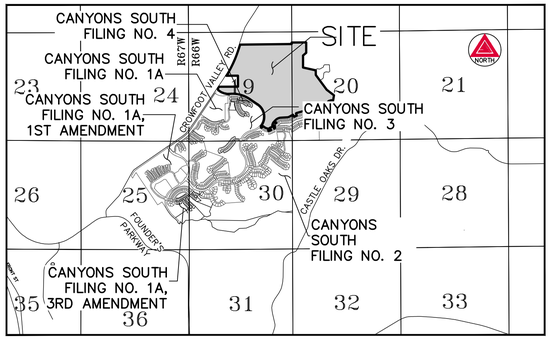
STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____, BY ROBERT W. WITTE, THE SENIOR MANAGING DIRECTOR OF HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF HINES CANYONS SOUTH ASSOCIATES LP, AS SOLE MEMBER OF HINES CANYONS SOUTH LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LP, AS SOLE MEMBER OF HT CANYONS SOUTH LAND LLC, AS GENERAL PARTNER OF HT CANYONS SOUTH LAND LP, ON BEHALF OF SAID ENTITIES.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



VICINITY MAP

SCALE 1" = 3500'

OWNER:

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____,

BY _____ AS _____ OF CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC_____

OWNER:

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____,

BY _____ AS _____ OF CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC_____

EASEMENT OWNER:

TOWN OF CASTLE ROCK

BY: _____
TOWN MANAGER

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

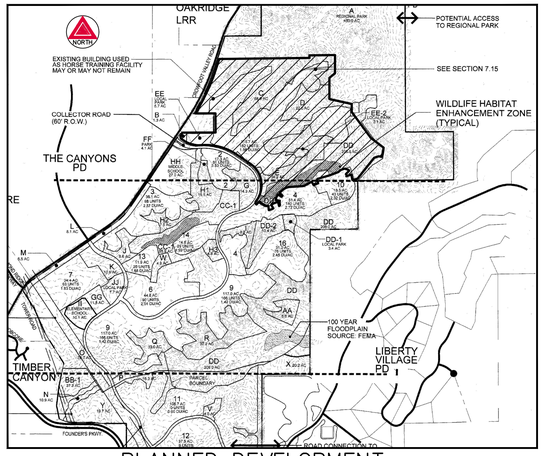
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____,

BY _____, AS _____ OF THE **TOWN OF CASTLE ROCK**

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



PLANNED DEVELOPMENT

SCALE 1" = 2000'

TITLE VERIFICATION

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) IS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES

TITLE: _____

DATE: _____

BY: _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__

BY _____, AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A, TRACT B, TRACT C, TRACT D, TRACT E, AND TRACT F ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

BY: _____

TITLE: _____

STATE OF COLORADO)
)SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY _____ AS _____ OF CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC_____

SURVEYOR'S CERTIFICATE

I, DANIEL E. DAVIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____ ____, _____ BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

FOR REVIEW
DO NOT RECORD

DANIEL E. DAVIS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE _____ DAY OF _____, 20__, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF TAPERED COURT, FREEFALL LANE, TRACTION PLACE, COMFORT POINT, HOBNOB POINT, RAMPED POINT, WHIP STREET, ADRENALINE WAY AND HARDTAIL WAY, UTILITY EASEMENTS, SIGHT DISTANCE EASEMENTS, DRAINAGE, AND BLANKET ACCESS EASEMENTS ARE HEREBY ACCEPTED.

SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4 IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2024038530.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOTS SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN FILE # SB2023-038 FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION JUNE 3, 2024.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

LAST REVISED: 11/5/2024

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 190524-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	N/A
SHEET 1 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038

BENEFICIARY OF DEED OF TRUST:

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

_____ _____
BY: TITLE

STATE OF COLORADO)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____ AS _____ OF WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

BENEFICIARY OF DEED OF TRUST:

FLAGSTAR BANK OF NEW YORK, A NEW YORK CORPORATION

_____ _____
BY: TITLE

STATE OF NEW YORK)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____, AS _____ OF FLAGSTAR BANK OF NEW YORK, A NEW YORK CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

GENERAL NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 30, 2020.
4. BASIS OF BEARINGS: BEARINGS HEREON ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN ON SHEET 2, ASSUMED TO BEAR NORTH 00°24'08" WEST, A DISTANCE OF 2,671.53 FEET.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING OFFICE FILE NUMBER _____, WITH A COMMITMENT DATE OF _____ WAS RELIED UPON FOR ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
6. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0187G MAP REVISED MARCH 16, 2016.
7. A MINIMUM OF 1-FOOT OF FREEBOARD SHALL BE PROVIDED BETWEEN THE 100-YEAR BASE FLOOD ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES (THIS INCLUDES BASEMENTS).
8. BEARINGS AND DISTANCES SHOWN HEREON ARE PER RECORD UNLESS OTHERWISE NOTED.
9. SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4, RECORDED SEPTEMBER 11, 2024 AT RECEPTION NO. 2024038530 IS BEING REPLATTED INTO 182 RESIDENTIAL LOTS, 6 TRACTS AND RIGHT-OF-WAY AS SHOWN HEREIN.
10. THAT SUPERBLOCK LOT NUMBER LISTED IN GENERAL NOTE 9 HEREIN IS HEREBY BEING REPLATTED AND CONSECUTIVELY RENUMBERED BEGINNING WITH LOT 1 AND ENDING WITH LOT 182.
11. TRACTS A, B, D AND E SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, UTILITIES, LANDSCAPE AND TRAILS.
12. TRACTS C AND F SHALL BE OWNED AND MAINTAINED BY CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR PARKS, DRAINAGE, UTILITIES, LANDSCAPE AND TRAILS.
13. ALL NON-EXCLUSIVE UTILITY EASEMENTS LOCATED ACROSS THE TRACTS SHOWN HEREON ARE DEDICATED TO THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND REPLACING FACILITIES LOCATED INSIDE SAID EASEMENTS.
14. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
15. DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY ACROSS ALL TRACTS WITHIN CANYONS SOUTH FILING NO. 5 FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY THE "FACILITIES") IN THE EVENT THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN CANYONS SOUTH FILING NO. 5, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.
16. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
17. TRAIL DESIGNATED FOR BICYCLE AND PEDESTRIAN USE TRAVERSING THROUGH TRACTS A, C AND F AS SHOWN HEREON, SHALL BE IMPROVED WITH CRUSHER FINES OR CONCRETE SURFACE AND SHALL BE SIX FEET AS ILLUSTRATED, WITH THE FINAL ALIGNMENT BEING DETERMINED IN THE FIELD. THE TRAILS WILL BE OWNED AND MAINTAINED BY THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 UPON COMPLETION OF CONSTRUCTION.
18. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE FUTURE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
19. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO, OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°24'08"W	536.00'
L2	S89°47'11"W	563.80'
L3	N38°27'09"E	103.97'
L4	N27°09'32"E	49.23'
L5	N22°01'40"E	57.16'
L6	N18°00'31"E	280.87'
L7	N89°19'11"E	2520.76'
L8	N00°09'02"W	71.40'
L9	N89°19'11"E	713.82'
L10	S00°00'00"W	507.52'
L11	S50°05'03"W	204.24'
L12	S00°00'00"E	589.15'
L13	S77°24'05"E	638.21'
L14	S00°31'51"E	227.13'
L15	S36°28'58"E	898.53'
L16	S52°40'03"E	447.03'
L17	S09°51'23"W	261.50'
L18	N80°08'37"W	94.26'
L19	S72°22'49"W	132.33'
L20	S38°26'14"W	752.84'
L21	S76°52'04"W	145.46'
L22	N10°17'44"W	156.73'
L23	S69°40'57"W	148.00'
L24	N42°29'01"E	130.00'
L25	N47°30'59"W	39.30'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N71°45'26"W	102.10'
L27	S69°40'57"W	126.03'
L28	S44°57'09"W	77.07'
L29	S69°40'57"W	210.00'
L30	S69°45'18"W	70.00'
L31	S73°52'58"W	70.00'
L32	S73°54'07"W	265.00'
L33	S28°54'07"W	21.21'
L34	S16°05'53"E	110.00'
L35	S73°54'07"W	31.62'
L36	S60°47'42"W	48.87'
L37	N29°59'32"W	115.02'
L38	S60°47'42"W	180.00'
L39	S61°22'59"W	58.80'
L40	S81°48'32"W	56.39'
L41	S86°24'50"W	300.42'
L42	S86°49'25"W	73.60'
L43	S72°53'26"W	88.11'
L44	S59°08'22"W	88.11'
L45	S46°33'03"W	68.06'
L46	S48°16'27"W	62.55'
L47	S42°54'44"E	115.00'
L48	N53°01'55"W	118.00'
L49	S30°05'33"W	88.11'
L50	S16°20'30"W	88.11'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S80°32'02"E	118.01'
L52	S08°18'23"E	43.50'
L53	S34°50'16"W	26.30'
L54	N14°12'22"W	117.00'
L55	S72°36'39"W	71.30'
L56	S66°14'41"W	71.30'
L57	S61°22'01"W	63.69'
L58	S29°00'38"E	117.00'
L59	S60°59'22"W	23.47'
L60	N06°10'41"W	115.00'
L61	N86°21'21"W	54.59'
L62	N66°58'47"W	55.65'
L63	N60°46'46"W	60.00'
L64	N58°49'49"W	58.39'
L65	N50°10'22"W	57.60'
L66	S44°11'24"W	115.00'
L67	N45°48'36"W	33.99'
L68	N02°27'23"W	49.44'
L69	N55°58'01"W	459.74'
L70	S86°12'07"W	85.86'
L71	N76°33'08"W	48.76'
L72	N55°52'12"W	114.00'
L73	N10°52'12"W	76.37'
L74	N34°07'48"E	109.64'
L75	N89°47'11"E	898.90'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°41'09"	5780.00'	1178.87'
C2	73°41'46"	53.00'	68.17'
C3	13°06'25"	250.00'	57.19'
C4	10°07'10"	250.00'	44.15'
C5	17°46'06"	250.00'	77.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	1°12'21"	525.00'	11.05'
C7	22°49'58"	275.00'	109.59'
C8	95°31'54"	731.00'	1218.83'
C9	37°49'52"	1531.00'	1010.88'
C10	1°09'25"	694.02'	14.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	16°04'50"	338.00'	94.86'
C12	2°32'19"	312.00'	13.82'
C13	23°13'14"	657.00'	266.27'
C14	9°38'18"	275.00'	46.26'

TRACT SUMMARY TABLE

TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	10,056,868	230.874	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT B	47,674	1.094	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT C	291,253	6.686	PK/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT D	119,346	2.740	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT E	112,560	2.584	OS/DR/UT/LS/TR	CVRMD1	CVRMD1
TRACT F	91,440	2.099	PK/DR/UT/LS/TR	CVRMD1	CVRMD1
TOTAL	10,719,141	246.077			

OS = OPEN SPACE
DR = DRAINAGE
UT = UTILITIES
LS = LANDSCAPE
TR = TRAILS
PK = PARKS

CVRMD1 = CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

LAND SUMMARY CHART

TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (182)	2,027,621	46.549	15%
TRACTS (6)	10,719,141	246.077	80%
ROW	617,041	14.165	5%
TOTALS	13,363,803	306.791	100%

FOR REVIEW
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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www.aztecconsultants.com

AzTec Proj. No.: 190524-01 Drawn By: BAM

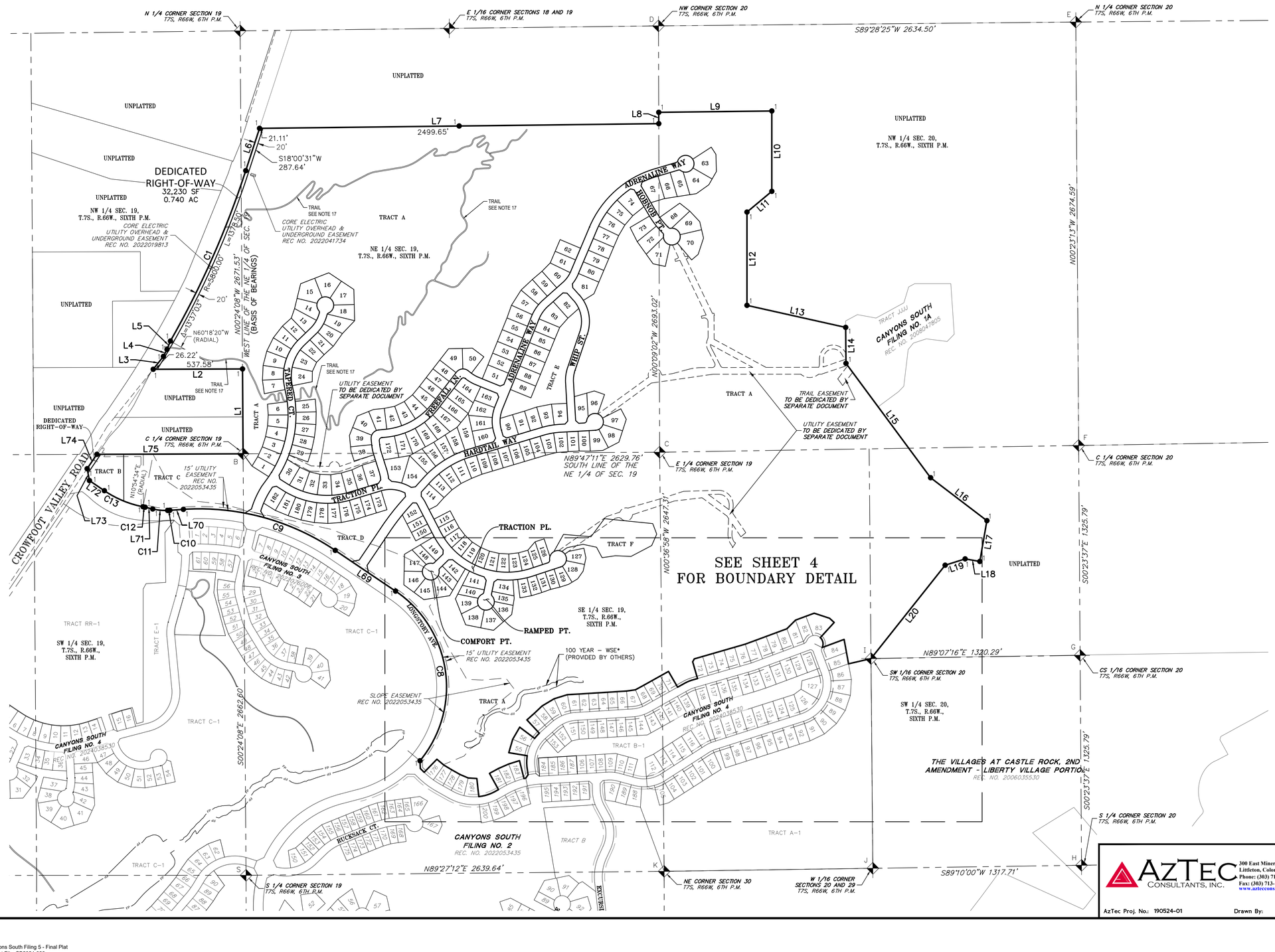
CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	N/A
SHEET 2 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038



LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- B: FOUND 1" AXLE 0.2' ± BELOW SURFACE VERIFIED EXISTING TIES PER MONUMENT RECORD ACCEPTED ON AUGUST 6, 1999 BY PLS 17666
- C: FOUND STONE WITH CHISELED X 0.2' ± ABOVE GROUND PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- D: FOUND STONE WITH CHISELED X AND T-POST 0.4' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- E: FOUND NO 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "1989, LS 13213" WITH PROPER SECTION STAMPING 0.1' ± ABOVE SURFACE IN FENCE LINE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- F: FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "1984, PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- G: FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.8' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- H: FOUND 2-1/2" ALUMINUM PIPE WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 0.6' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155
- I: FOUND 2-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" WITH PROPER SECTION STAMPING 1' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON MAY 30, 2009 BY PLS 25953
- J: FOUND NO 6 REBAR WITH 3-1/2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
- K: FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "RMC, 2003, PLS 23515" WITH PROPER SECTION STAMPING 0.2' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON AUGUST 25, 2003 BY PLS 23515
- S: FOUND STONE WITH CHISELED X 0.3' ± ABOVE SURFACE PER MONUMENT RECORD ACCEPTED ON NOVEMBER 15, 1984 BY PLS 13155

N

0' 150' 300' 600'
SCALE: 1" = 300'

FOR REVIEW DO NOT RECORD

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AzTec Proj. No.: 190524-01 Drawn By: BAM

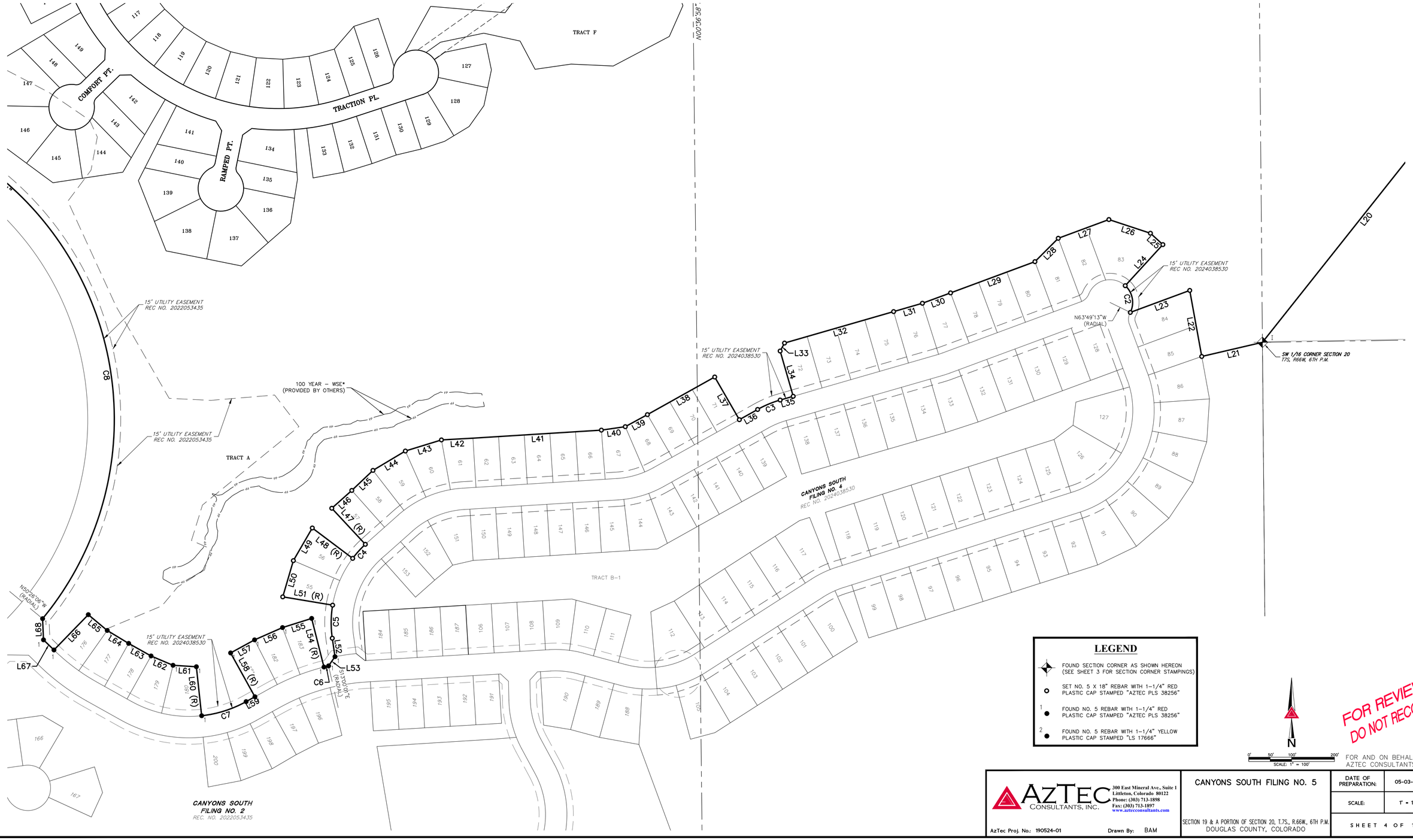
CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 300'
SHEET 3 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038



LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"

N

0' 50' 100' 200'
SCALE: 1" = 100'

FOR REVIEW
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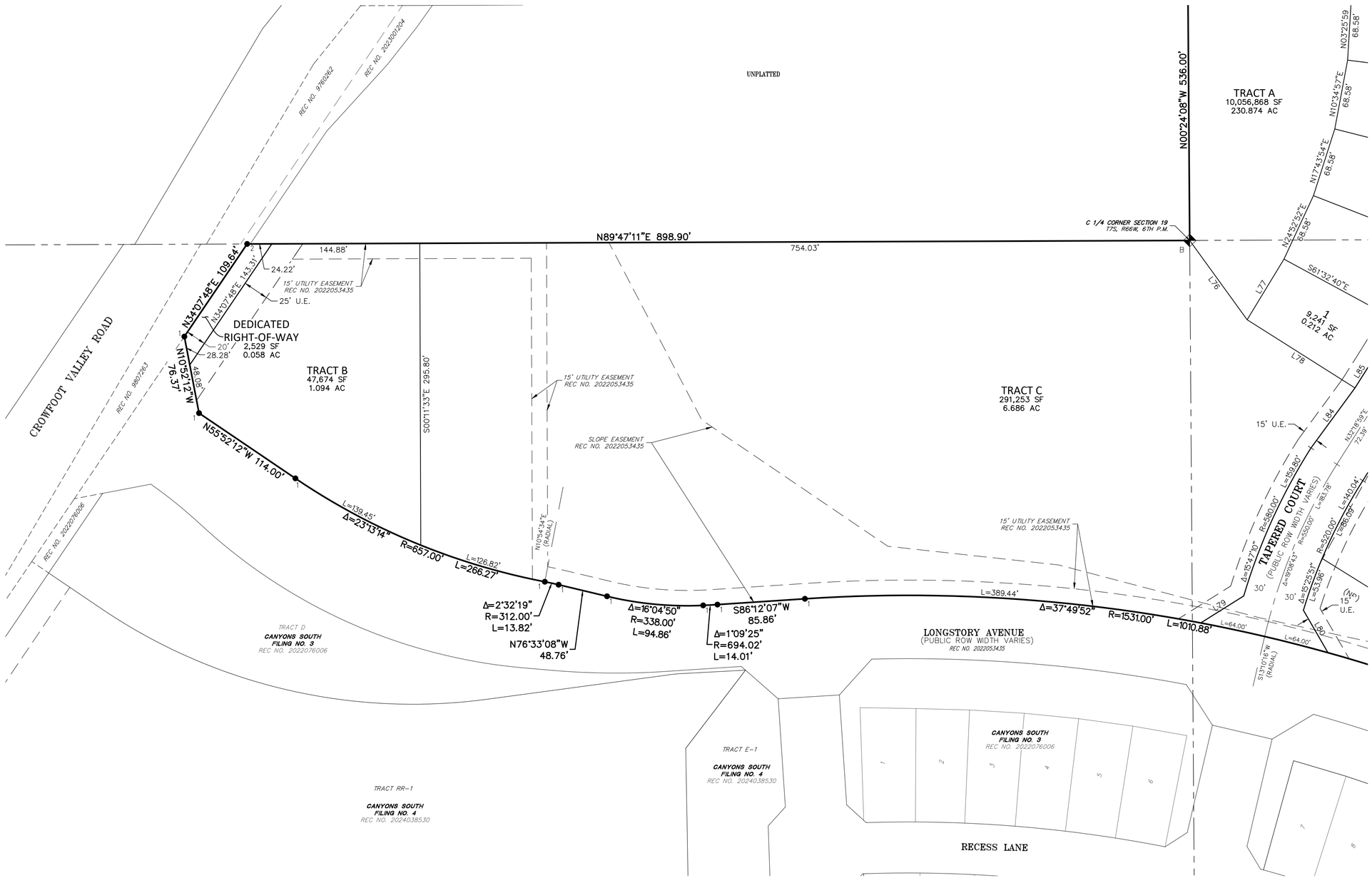
CANYONS SOUTH FILING NO. 5

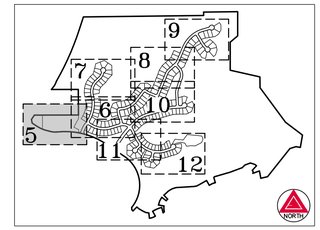
SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 100'
SHEET 4 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038





KEY MAP
SCALE: 1" = 1,500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L76	N35°54'13"W	95.91'
L77	N31°17'13"E	69.47'
L78	S57°41'01"E	125.00'
L79	N57°53'02"E	49.71'
L80	N30°01'44"W	48.05'
L84	S36°14'56"W	72.90'
L85	S32°18'59"W	32.43'

N

0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW
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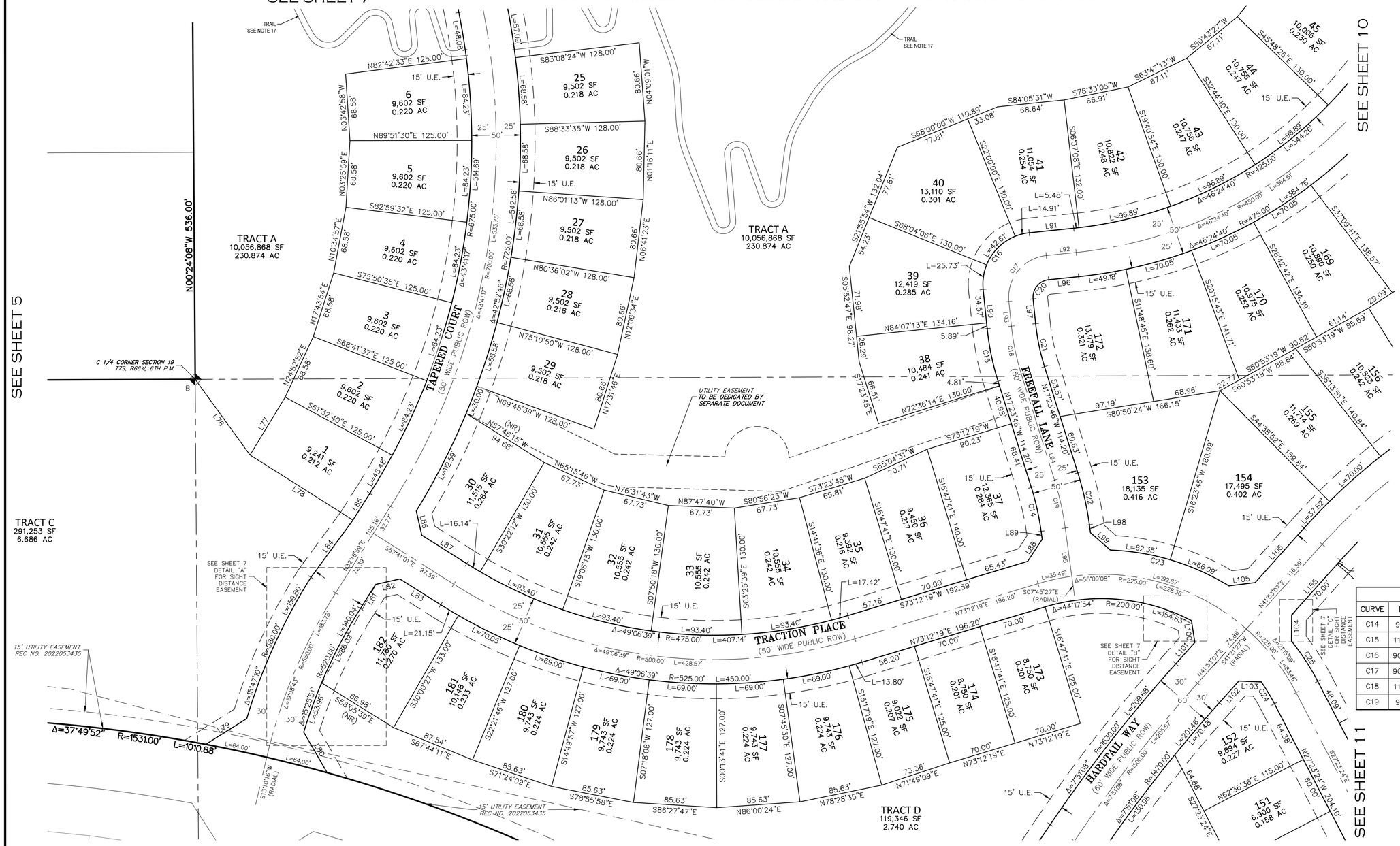
CANYONS SOUTH FILING NO. 5

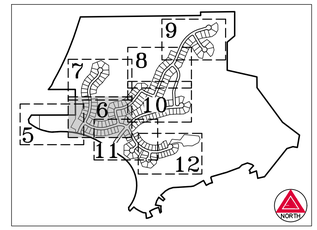
SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 5 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038





KEY MAP
SCALE: 1" = 1,500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L76	N35°54'13"W	95.91'
L79	N57°53'02"E	49.71'
L80	N30°01'44"W	48.05'
L81	N32°18'59"E	29.39'
L82	N77°18'59"E	25.46'
L83	S57°41'01"E	49.59'
L84	S36°14'56"W	72.90'
L85	S32°18'59"W	32.43'
L86	N12°47'55"W	25.51'
L87	N57°41'01"W	54.59'
L88	N33°21'34"E	27.12'
L89	N07°45'27"W	8.24'
L90	N05°52'47"W	40.46'
L91	N84°07'13"E	45.83'
L92	N84°07'13"E	30.83'
L93	N05°52'47"W	25.46'

LINE TABLE		
LINE	BEARING	LENGTH
L94	N17°23'46"W	114.20'
L95	N07°45'27"W	50.00'
L96	N84°07'13"E	30.83'
L97	N05°52'47"W	25.46'
L98	N07°45'27"W	8.25'
L99	N48°51'23"W	27.13'
L100	S08°59'25"E	22.69'
L101	S41°53'07"W	29.28'
L102	S41°53'07"W	29.91'
L103	N87°48'42"W	22.99'
L104	N00°32'52"E	27.03'
L105	S82°44'43"W	27.23'
L106	S41°53'07"W	75.05'
L155	N41°53'07"E	74.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	9°38'18"	275.00'	46.26'
C15	11°30'59"	275.00'	55.27'
C16	90°00'00"	53.00'	83.25'
C17	90°00'00"	43.00'	67.54'
C18	11°30'59"	250.00'	50.25'
C19	9°38'18"	300.00'	50.47'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	90°00'00"	18.00'	28.27'
C21	11°30'59"	225.00'	45.22'
C22	9°38'18"	325.00'	54.67'
C24	29°26'05"	250.00'	128.43'
C24	7°32'22"	200.00'	26.32'
C25	11°20'11"	250.00'	49.46'

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CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 6 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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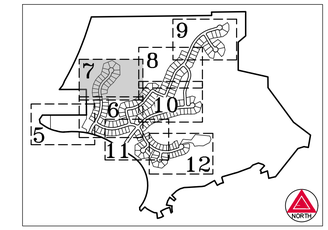
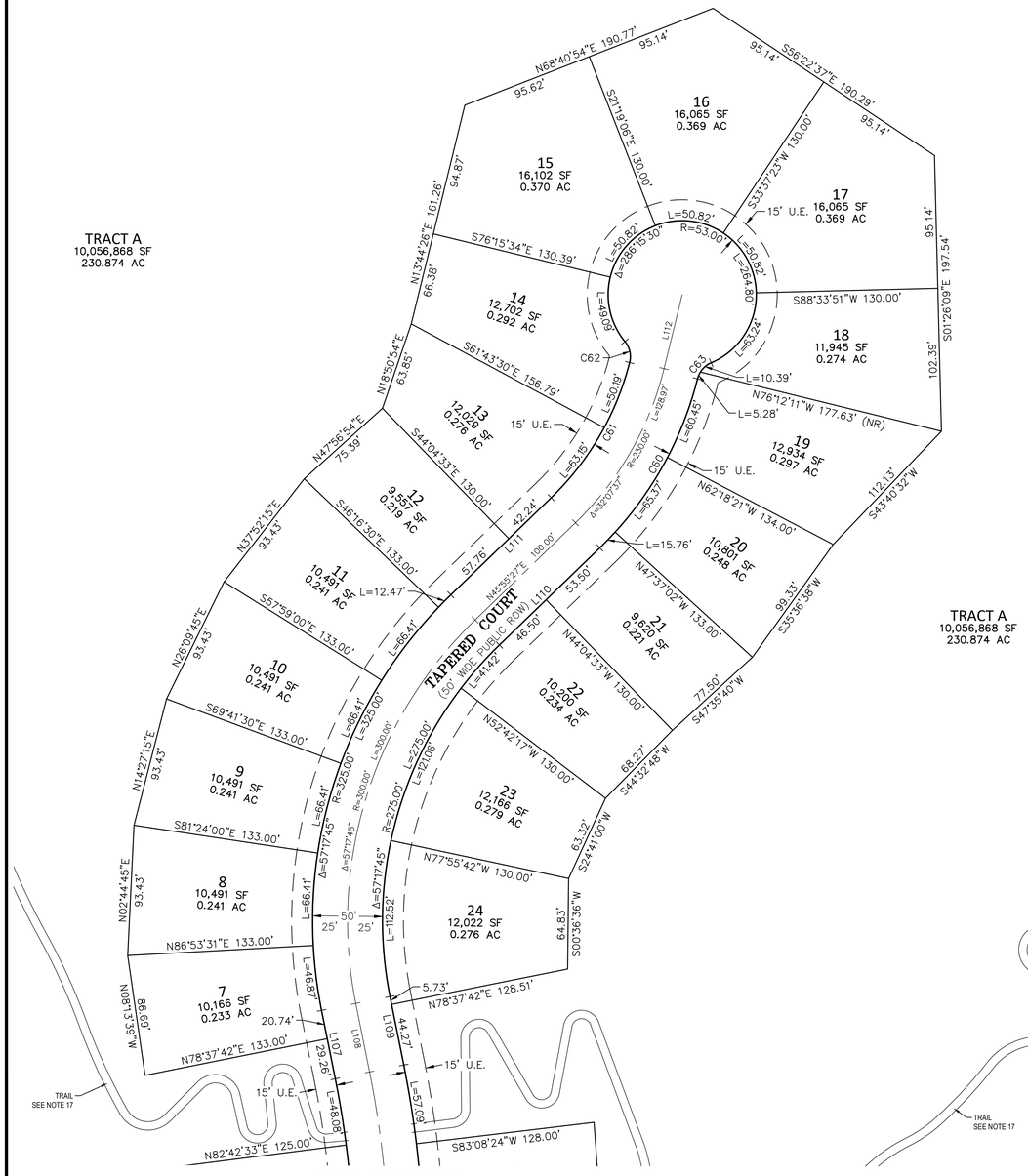
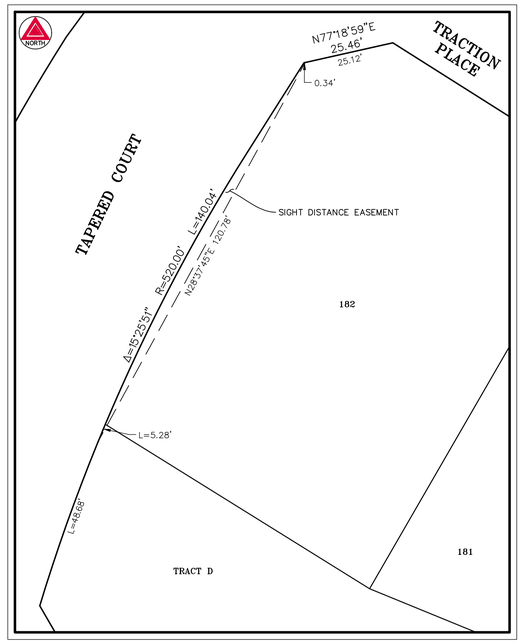


KEY MAP
SCALE: 1" = 1,500'

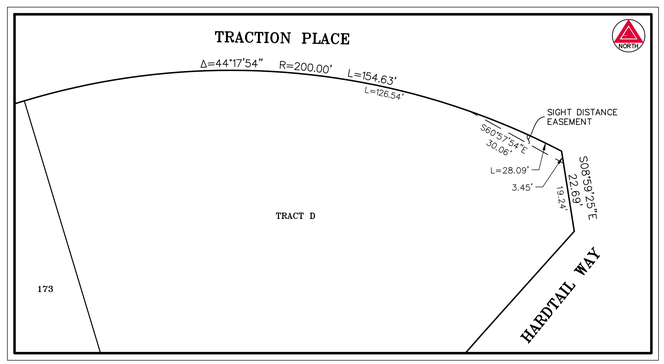
TRACT A
10,056,868 SF
230.874 AC



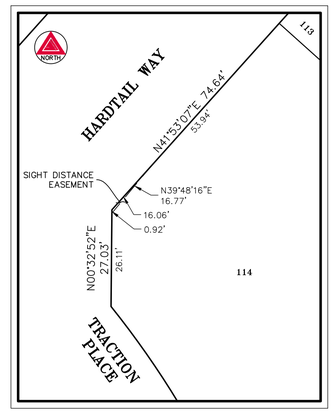
TRACT A
10,056,868 SF
230.874 AC



DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'

LEGEND

✦	FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
○	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
1 ●	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
2 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L107	S11°22'18"E	50.00'
L108	N11°22'18"W	50.00'
L109	N11°22'18"W	50.00'
L110	N45°55'27"E	100.00'
L111	S45°55'27"W	100.00'
L112	N13°47'49"E	54.51'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C60	31°48'48"	255.00'	141.59'
C61	31°40'31"	205.00'	113.33'
C62	53°34'33"	17.00'	15.90'
C63	52°49'13"	17.00'	15.67'

N
0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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www.aztecconsultants.com

AzTec Proj. No.: 190524-01 Drawn By: BAM

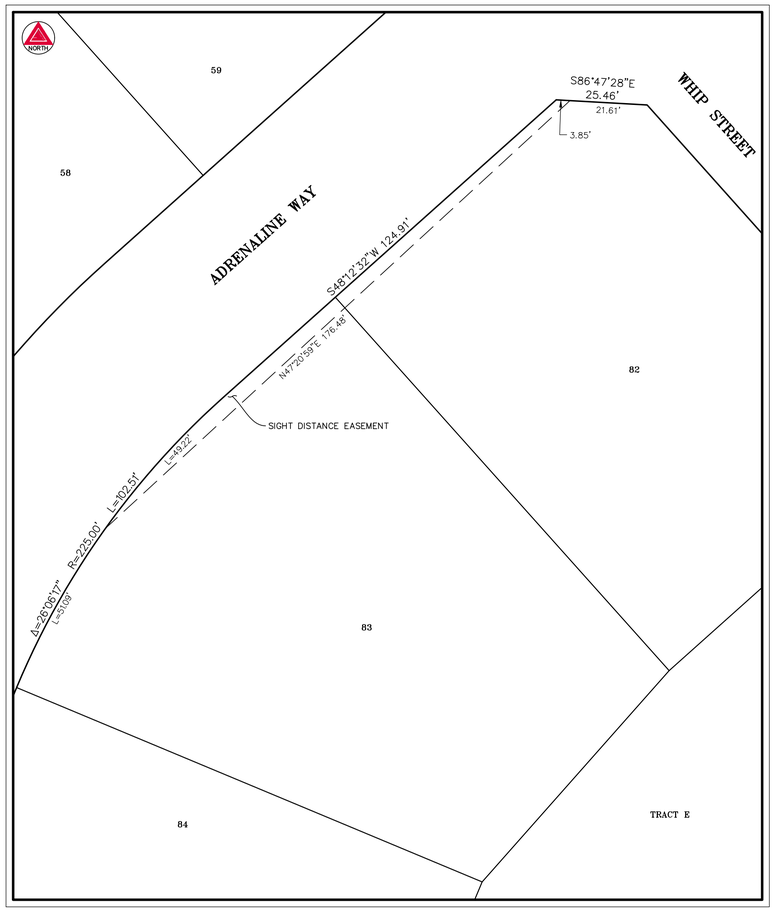
CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

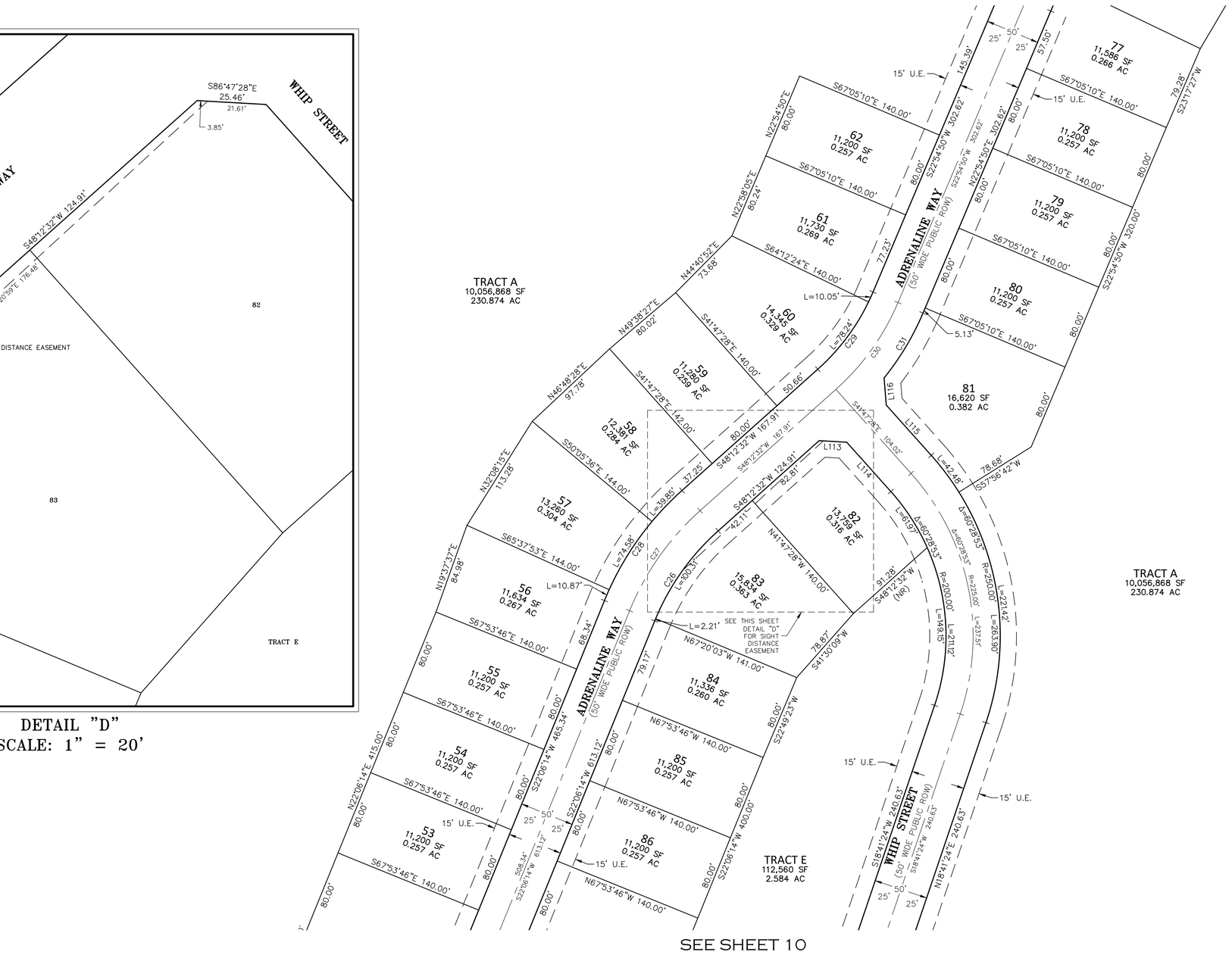
DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 7 OF 12	

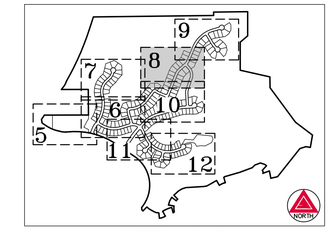
CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038



DETAIL "D"
SCALE: 1" = 20'





KEY MAP
SCALE: 1" = 1,500'

LEGEND

✦	FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
○	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
1 ●	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
2 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L113	S86°47'28"E	25.46'
L114	S41°47'28"E	61.02'
L115	N41°47'28"W	62.27'
L116	N04°32'59"W	25.12'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	26°06'17"	225.00'	102.51'
C27	26°06'17"	250.00'	113.90'
C28	26°06'17"	275.00'	125.29'
C29	25°17'42"	200.00'	88.30'
C30	25°17'42"	225.00'	99.33'
C31	16°02'26"	250.00'	69.99'

N
0' 25' 50' 100'
SCALE: 1" = 50'

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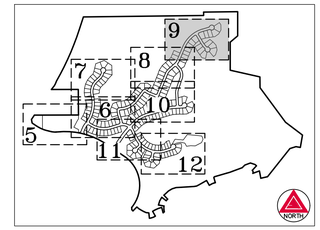
CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

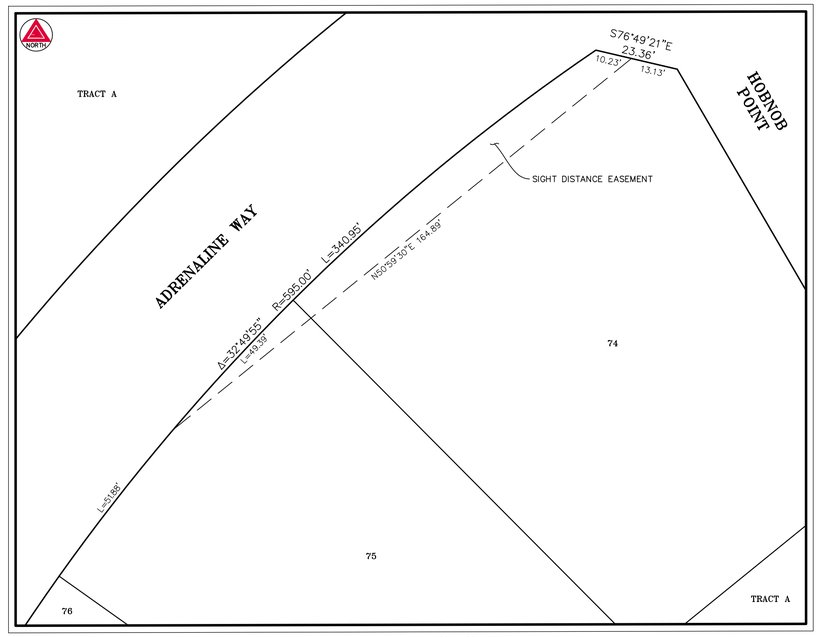
DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 8 OF 12	

CANYONS SOUTH FILING NO. 5

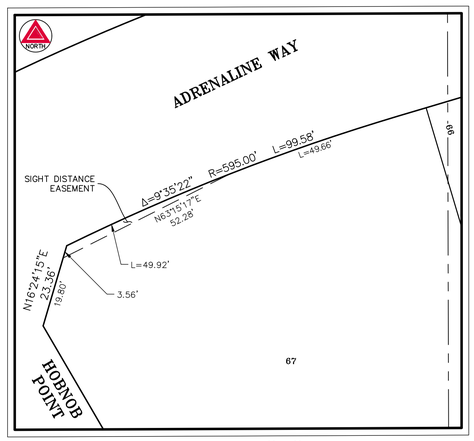
A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO.
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038



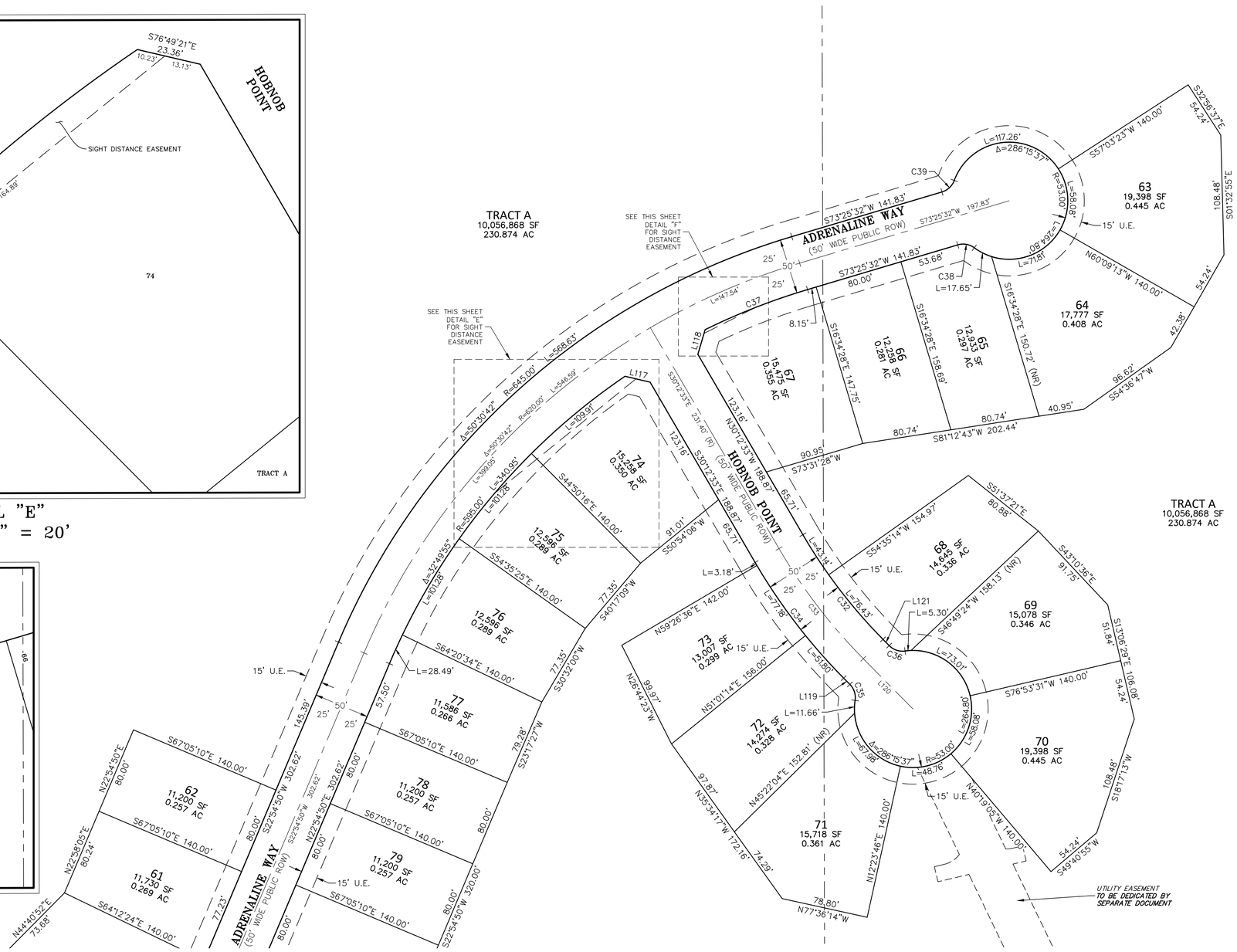
KEY MAP
SCALE: 1" = 1,500'



DETAIL "E"
SCALE: 1" = 20'



DETAIL "F"
SCALE: 1" = 20'



SEE SHEET 8

TRACT A
10,056,868 SF
230.874 AC

LINE TABLE		
LINE	BEARING	LENGTH
L117	S76°49'21"E	23.36'
L118	N16°24'15"E	23.36'
L119	S44°37'56"E	8.00'
L120	N44°37'56"W	64.00'
L121	N44°37'56"W	8.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C32	14°25'24"	475.00'	119.57'
C33	14°25'24"	500.00'	125.87'
C34	14°25'24"	525.00'	132.16'
C35	53°07'48"	17.00'	15.76'
C36	53°07'48"	17.00'	15.76'
C37	9°35'22"	595.00'	99.58'
C38	53°07'48"	17.00'	15.76'
C39	53°07'48"	17.00'	15.76'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

N

0' 25' 50' 100'
SCALE: 1" = 50'

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CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 9 OF 12	

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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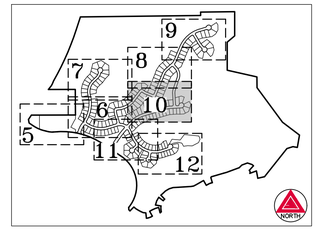
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038



KEY MAP
SCALE: 1" = 1,500'

SEE SHEET 8

SEE SHEET 8

TRACT A
10,056,868 SF
230.874 AC

TRACT E
112,560 SF
2.584 AC

TRACT A
10,056,868 SF
230.874 AC

TRACT A
10,056,868 SF
230.874 AC

SEE SHEET 6

SEE SHEET 11

FREEFALL LANE (50' WIDE PUBLIC ROW)
ADRENALINE WAY (50' WIDE PUBLIC ROW)
WHIP STREET (50' WIDE PUBLIC ROW)
HARDTAIL WAY (50' WIDE PUBLIC ROW)

TRAIL SEE NOTE 17

SEE SHEET 12 DETAIL "G" FOR SIGHT DISTANCE EASEMENT

UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

LEGEND

✦	FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
○	SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
1 ●	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
2 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L122	S52°17'27"E	23.76'
L123	S52°17'27"E	8.76'
L124	S52°17'27"E	8.76'
L125	N67°06'14"E	25.46'
L126	N22°53'46"W	25.46'
L127	S22°06'14"W	61.78'
L128	S16°36'00"E	38.71'
L129	N28°54'28"E	25.79'

LINE TABLE		
LINE	BEARING	LENGTH
L130	S16°36'00"E	38.79'
L131	N60°57'55"W	25.17'
L132	S86°46'10"W	30.90'
L133	S41°46'10"W	25.46'
L134	N48°13'50"W	25.46'
L135	S86°46'10"W	34.65'
L136	N03°13'50"W	28.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C40	90°00'00"	53.00'	83.25'
C41	15°36'19"	200.00'	54.47'
C42	90°00'00"	43.00'	67.54'
C43	15°36'19"	225.00'	61.28'
C44	90°00'00"	18.00'	28.27'
C45	15°36'19"	250.00'	68.09'
C46	38°42'14"	200.00'	135.10'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C47	13°22'10"	475.00'	110.84'
C48	13°22'10"	500.00'	116.67'
C49	13°22'10"	525.00'	122.50'
C50	78°27'47"	17.00'	23.28'
C51	21°55'14"	200.00'	76.52'
C52	21°55'14"	225.00'	86.08'
C53	21°55'14"	250.00'	95.65'

N
0' 25' 50' 100'
SCALE: 1" = 50'

FOR REVIEW
DO NOT RECORD

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CANYONS SOUTH FILING NO. 5
SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION: 05-03-2024
SCALE: 1" = 50'
SHEET 10 OF 12

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
A REPLAT OF SUPERBLOCK LOT 154, CANYONS SOUTH FILING NO. 4
SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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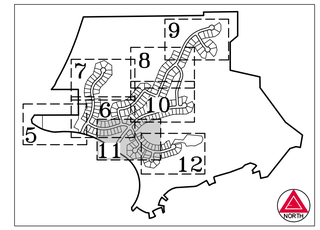
306.791 ACRES - 182 RESIDENTIAL LOTS - 6 TRACTS SB2024-038



KEY MAP
SCALE: 1" = 1,500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
- SET NO. 5 X 18" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "AZTEC PLS 38256"
- 2 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

SEE SHEET 6

SEE SHEET 10

SEE SHEET 5

SEE SHEET 12

SEE SHEET 12

TRACT A
10,056,868 SF
230.874 AC

TRACT D
119,346 SF
2.740 AC

TRACT A
10,056,868 SF
230.874 AC

TRACTION PLACE
(50' WIDE PUBLIC ROW)

HARDTAIL WAY
(60' WIDE PUBLIC ROW)

COMFORT POINT
(50' WIDE PUBLIC ROW)

RAMPED POINT
(50' WIDE PUBLIC ROW)

RECESS LANE

CANYONS SOUTH FILING NO. 3
REC NO. 2022076006

SLOPE EASEMENT
REC NO. 2022053435

15' UTILITY EASEMENT
REC NO. 2022053435

HATCHED PORTION OF SLOPE EASEMENT HEREBY VACATED

PORTION OF SLOPE EASEMENT REC NO. 2022053435 TO REMAIN

SEE SHEET 7 DETAIL "B" FOR SIGHT DISTANCE EASEMENT

SEE SHEET 7 DETAIL "C" FOR SIGHT DISTANCE EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L88	N33°21'34"E	27.12'
L89	N07°45'27"W	8.24'
L95	N07°45'27"W	50.00'
L98	N07°45'27"W	8.25'
L99	N48°51'23"W	27.13'
L100	S08°59'25"E	22.69'
L101	S41°53'07"W	29.28'
L102	S41°53'07"W	29.91'
L103	N87°48'42"W	22.99'
L104	N00°32'52"E	27.03'
L105	S82°44'43"W	27.23'
L106	S41°53'07"W	75.05'

LINE TABLE		
LINE	BEARING	LENGTH
L137	S79°01'59"W	48.08'
L138	S10°58'01"E	48.08'
L139	S02°31'52"W	26.27'
L140	N45°40'31"E	76.60'
L141	S45°40'31"W	76.60'
L142	S88°51'01"W	26.28'
L143	N31°38'26"W	26.27'
L144	N11°30'13"E	76.58'
L145	N11°30'13"E	76.58'
L146	S54°38'52"W	26.27'
L155	N41°53'07"E	74.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	9°38'18"	275.00'	46.26'
C19	9°38'18"	300.00'	50.47'
C22	9°38'18"	325.00'	54.67'
C23	29°26'05"	250.00'	128.43'
C24	7°32'22"	200.00'	26.32'
C25	11°20'11"	250.00'	49.46'
C54	12°14'27"	525.00'	112.16'
C55	53°07'48"	17.00'	15.76'
C56	53°07'48"	17.00'	15.76'
C57	53°07'48"	17.00'	15.76'
C58	53°07'48"	17.00'	15.76'

FOR REVIEW
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0' 25' 50' 100'
SCALE: 1" = 50'

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DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION: 05-03-2024
SCALE: 1" = 50'
SHEET 11 OF 12

CANYONS SOUTH FILING NO. 5

A PORTION OF PLANNING AREAS 1, B, C, D, DD, E, EE & EE-2
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SITUATED IN SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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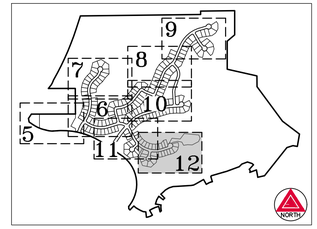

KEY MAP
SCALE: 1" = 1,500'

LEGEND

✦	FOUND SECTION CORNER AS SHOWN HEREON (SEE SHEET 3 FOR SECTION CORNER STAMPINGS)
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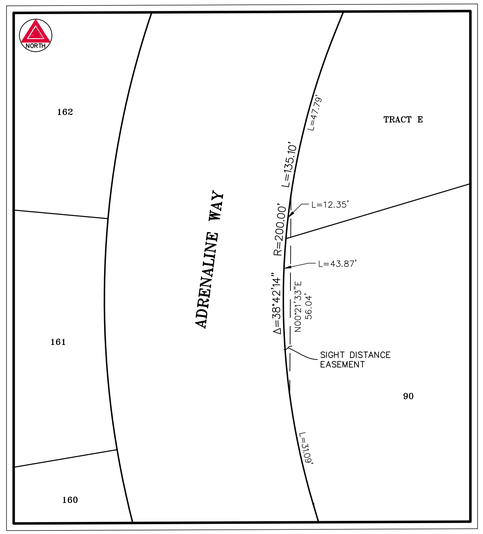
2 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 17666"
U.E.	UTILITY EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L143	N31°38'26"W	26.27'
L144	N11°30'13"E	76.58'
L145	N11°30'13"E	76.58'
L146	S54°38'52"W	26.27'
L147	S58°51'16"W	66.90'
L148	S18°12'31"E	28.00'
L149	N54°40'11"E	30.00'
L150	N54°40'11"E	41.48'
L151	S27°56'22"E	74.68'
L152	N81°46'27"E	85.05'
L153	N23°50'45"E	78.76'
L154	N20°56'51"W	71.23'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C57	53°07'48"	17.00'	15.76'
C58	53°07'48"	17.00'	15.76'
C59	78°27'47"	17.00'	23.28'



DETAIL "G"
SCALE: 1" = 20'

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AzTec Proj. No.: 190524-01 Drawn By: BAM

CANYONS SOUTH FILING NO. 5

SECTION 19 & A PORTION OF SECTION 20, T.7S., R.66W., 6TH P.M.
DOUGLAS COUNTY, COLORADO

DATE OF PREPARATION:	05-03-2024
SCALE:	1" = 50'
SHEET 12 OF 12	