




## Location and Extent Staff Report

**DATE:** OCTOBER 24, 2024  
**TO:** DOUGLAS COUNTY PLANNING COMMISSION  
**FROM:** ERIC PAVLINEK, PRINCIPAL PLANNER   
JEANETTE BARE, AICP, PLANNING MANAGER   
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES   
**SUBJECT:** CANYONS SOUTH FILING 2, LOT 201 AND FILING 3, TRACT B – LOCATION AND EXTENT FOR 3 PARKS

**PROJECT FILE:** LE2024-026

**APPLICANT:**

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1  
1144 15<sup>TH</sup> STREET, SUITE 2600  
DENVER, CO 80202

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**PLANNING COMMISSION HEARING:**

**NOVEMBER 4, 2024 @ 6:00 PM**

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**I. EXECUTIVE SUMMARY**

The Crowfoot Valley Ranch Metropolitan District No. 1 (District) requests approval of a Location and Extent (L & E) application for construction of three parks on property within Canyons South Planned Development (PD). The community is being marketed under the name “Macanta.”

The PD is located in the central portion of Douglas County, northeast of the Town of Castle Rock (Town), east of Crowfoot Valley Road, and north of Founders Parkway. The parks will be located in the northern portion of the development and are intended to serve residents in the community.

**II. REQUEST**

**A. Request**

The applicant requests approval of an L & E application to construct three parks within Macanta. The District will own and maintain the park improvements.

## **B. Location**

The park sites are located north and south of the intersection of Crowfoot Valley Road and Longstory Avenue. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

## **C. Project Description**

The applicant is requesting approval of a L & E for construction of three local parks on property within the development. The park sites are located within Macanta, north and south of the intersection of Crowfoot Valley Road and Longstory Avenue. The park amenities will primarily serve the development. A description of each park is as follows:

**Lot 201 – Future Filing 5, Tract C Park** – 5.80-acre park to include pickleball court, bocce ball court, basketball half-court, playground area, multi-purpose turf area, and parking lot. Other site furnishings include shade shelter, shelter seating, trails, lighting, landscaping, and berming. The final plat to establish this tract is currently in process.

**Lot 201 – Future Filing 5, Tract F Park** – 2.24-acre park to include gas fire pit and seating. Other site furnishings include shade shelter, boulder wall, trails, lighting, and landscaping. The final plat to establish this tract is currently in process.

**Filing 3, Tract B Park** – 2.12-acre park to include a multilevel playground climbing structure, boulder retaining wall, and shade shelter. Other site furnishings include shelter seating, trails, and landscaping.

Access to each park will primarily be accomplished via sidewalks and trails. The park in Tract C will include a formal concrete parking lot for approximately 19-cars. The parking lot will connect to internal subdivision public roads in the development.

A conceptual landscape plan was included with the submittal and depicts tree and shrub plantings surrounding each park. Minor modifications to final park landscaping and amenities are anticipated to occur during the park construction process. Exterior lighting has not been specified but is conceptually shown on the L & E exhibit. Lighting will be required to comply with all applicable Douglas County lighting standards.

The applicant expects park construction to commence in 2025. Anticipated impacts will be from construction-related activities.

## **III. CONTEXT**

### **A. Background**

Lot 201 was platted and approved in March of 2022 as a superblock lot intended for future development as part of Canyons South Filing 2. A final plat, Canyons South

Filing 5, is currently in process to plat 182 residential lots and 6 tracts on approximately 306 acres. The final plat is expected to be considered by the Board sometime this year. Tract B was platted as part of Canyons South Filing 3, approved by the Board in August of 2022. The final plat included 90 residential lots and 4 tracts on approximately 119 acres.

**B. Adjacent Land Uses and Zoning**

The park sites are located in the northern portion of the PD, surrounded by other property within the development. The following table reflects those zone districts and land uses surrounding the project sites.

	ZONING	LAND USE
<b>NORTH</b>	PD Agricultural One	Macanta Regional Park Residential
<b>EAST</b>	PD Town	Platted lots and tracts in Canyons South Platted lots and tracts in Liberty Village
<b>SOUTH</b>	PD	Platted lots and tracts in Canyons South
<b>WEST</b>	Agricultural One City of Castle Pines	Residential Agricultural Vacant land

**IV. SITE CHARACTERISTICS**

**A. Site Characteristics and Constraints**

No existing physical conditions are present that constrain construction of the proposed park improvements.

**B. Access and Parking**

Access to each park is provided by existing public roads in the subdivision. In addition to the street network, the residents may access the parks via existing and planned trail and sidewalk connections. A formal parking lot will be constructed along the eastern portion of the park in Tract C.

**C. Drainage and Erosion**

A Grading, Erosion, Sediment Control (GESC) plan and report and construction plans will be required to be reviewed and approved by Public Works Engineering (Engineering) prior to construction. All required engineering plans must be approved by Engineering prior to permits being issued for the proposed park improvements.

**D. Floodplain**

No floodplain is present on-site.

## **V. PROVISION OF SERVICES**

### **A. Fire Protection**

Castle Rock Fire Rescue provides firefighting and emergency medical services to the development. The fire department reviewed the request and had no objections.

### **B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. No response was received from DCSO. The Office of Emergency Management reviewed the application and had no concerns with the project.

### **C. Water and Sanitation**

Water and sanitation service in Macanta is provided by the Town through intergovernmental agreements with the Crowfoot Valley Ranch Metropolitan Districts and the Pinery Water & Wastewater District.

### **D. Utilities**

Area utility service providers were provided a referral on this application. AT&T and Xcel Energy reviewed the request and had no conflicts with the proposal. CORE Electric Cooperative had no comment. No other utility provider issued comments on the application.

### **E. Other Required Processes and Permits**

In addition to the L & E approval, the following permits and other approvals will be required prior to commencement of construction:

- Engineering
  - Construction Plans
  - GESC Plan & Report
  - Drainage Conformance Letters
- Building Division
  - Building and Electrical Permits

## **VI. PUBLIC NOTICE AND INPUT**

Courtesy notices of an application in process were sent to adjacent property owners. No adjacent property owners or members of the public commented on the proposal. Agency responses that have been received are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

## **VII. STAFF ASSESSMENT**

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the neighborhood parks will provide

amenities and recreation opportunities to the residents of Macanta. Should the Planning Commission approve the L & E request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

<b>ATTACHMENTS</b>	<b>PAGE</b>
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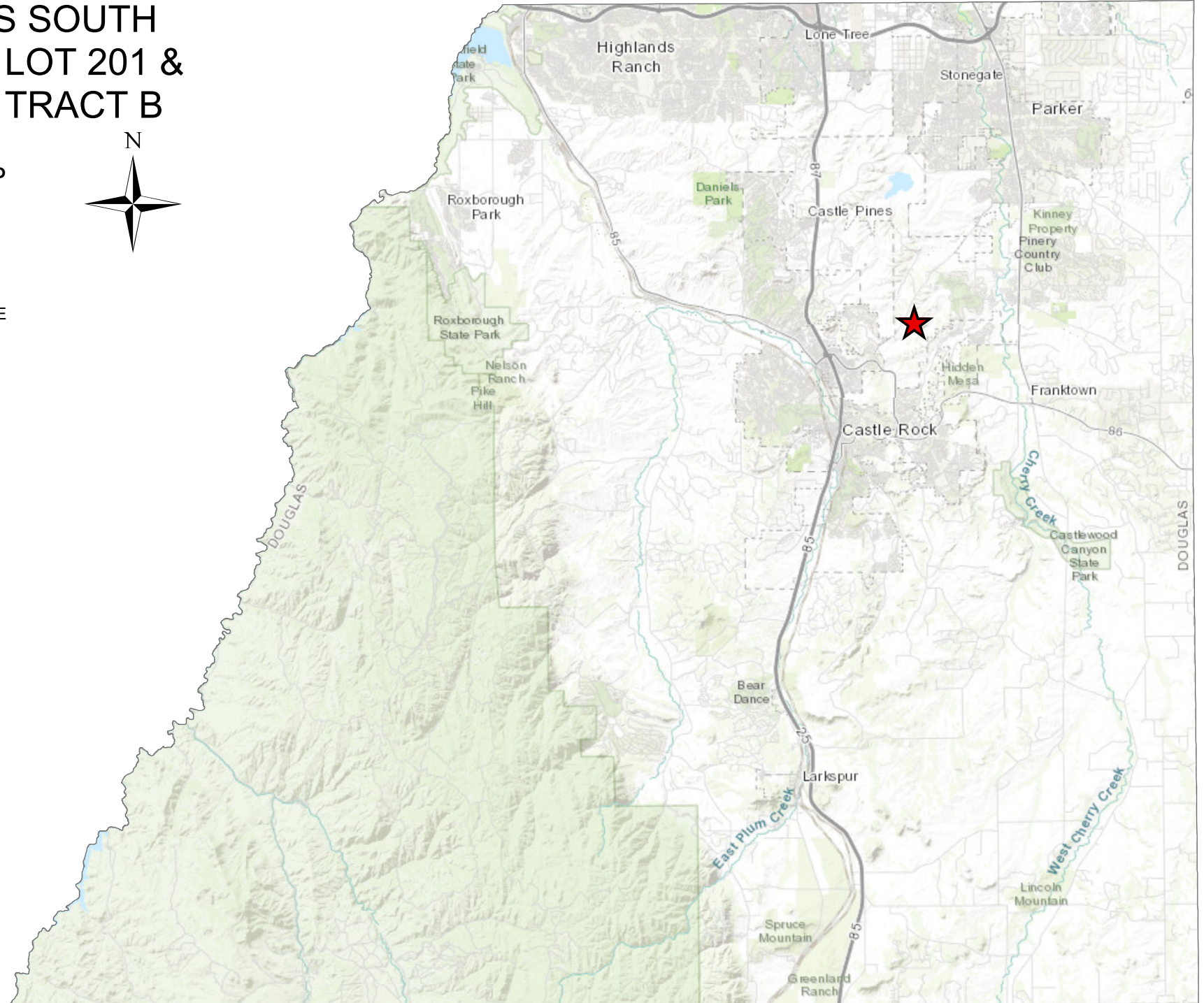
# CANYONS SOUTH FILING 2, LOT 201 & FILING 3, TRACT B

LE2024-026  
VICINITY MAP



## LEGEND

 PROJECT SITE












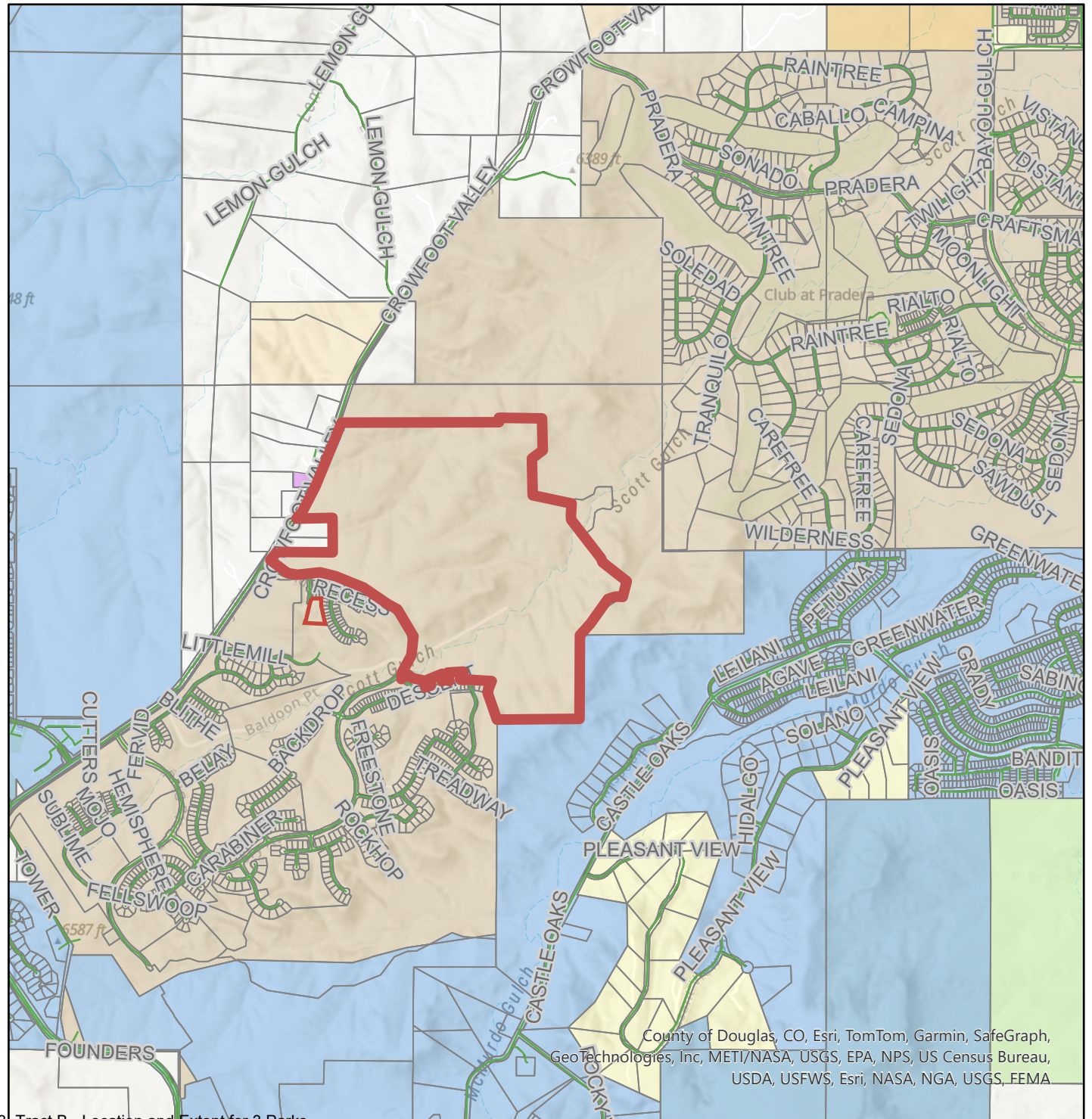
# CANYONS SOUTH FILING 2, LOT 201 & FILING 3, TRACT B

LE2024-026  
Zoning Map



## 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



County of Douglas, CO, Esri, TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,  
USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

# CANYONS SOUTH FILING 2, LOT 201 & FILING 3, TRACT B

LE2024-026  
Aerial Map



## LEGEND

- Major Roads
- Roads
- ▭ Parcels - PARCELS



Esri Community Maps Contributors, County of Douglas, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community





www.douglas.co.us

**LAND USE APPLICATION**

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us). Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

<b>OFFICE USE ONLY</b>	
<b>PROJECT TITLE:</b>	<b>Canyons South Filing 2, Lot 201 and Filing 3, Tract B</b>
<b>PROJECT NUMBER:</b>	<b>LE2024-026</b>

**PROJECT TYPE:** Location & Extent Application - Filing 3 and Filing 5

**MARKETING NAME:** Macanta

**PRESUBMITTAL REVIEW PROJECT NUMBER:** \_\_\_\_\_

**PROJECT SITE:**

Address: 4688 Crowfoot Valley RD. Castle Rock, CO 80108

State Parcel Number(s): 234919101001

Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

**PROPERTY OWNER(S):**

Name(s): Hines (Chad Murphy)

Address: 114 15th Street, Suite 3675, Denver, Co, 80202

Phone: 720-932-0522

Email: Chad.Murphy@hines.com; Richard.cross@hines.com

**AUTHORIZED REPRESENTATIVE:** *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: PCS Group (Liam Hogan)

Address: 200 Kalamath St, Denver, CO 80223

Phone: 303.653.9772

Email: liam@pcsgroupco.com

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

\_\_\_\_\_  
Date

**100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460**

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: HIMH GP LLC, its general partner

By: Hines Real Estate Holdings Limited Partnership,  
its sole member

By: JCH Investments, Inc., its general partner

Initial  
RC

DocuSigned by:



By:

Name: Chad Murphy

Title: Managing Director



October 1st, 2024

**Narrative for Location and Extent Application**  
**Filing 3 (Tract B) and Filing 5 West (Tract C)/ East (Tract F)**

**Site Context**

The applicant, Crowfoot Valley Metropolitan District #1, & HT Canyons South Land LP, are pleased to propose the Location and Extent (L&E) for the following parks/ landscape tracts within the Canyons South Planned Development (PD): (1) one tract in Filing 3 and (2) two tracts in Filing 5. Hines, the primary developer and current manager of the district, is responsible for various public improvements and services, including extensive open space and recreational facilities.

The first of the three tracts is the Filing 3 landscape tract (tract B) which covers approximately 2.12 acres. The other two tracts (tract C and tract F) are in Filing 5, covering 5.80 acres for the western tract and 2.24 acres for the eastern tract.

This narrative and community impact report, along with the site plan exhibits, detail the proposed recreation amenities, improvements, and opportunities. It also outlines the anticipated construction timeframe and identifies potential impacts.

Pending approval by the County and relevant referral agencies, all necessary reports and construction plans for permitting and construction will be submitted. The tract, within Filing 3 and this L&E submittal, has already been approved with the construction document submittal to the Town of Castle Rock. For the two filing 5 tracts, a separate construction documents submittal will need to be submitted and reviewed for approval by the Town of Castle Rock.



## **Design Intent**

The primary goal of the amenity design in the Macanta Community is to preserve and enhance the natural landscape. These amenity spaces will feature native grasses and shrubs, with limited use of shade, ornamental, and evergreen trees to blend seamlessly with the existing environment. Sod is proposed for the western Filing 5 park, to create a versatile recreational space for active community use, since this park has the space and topography to accommodate it.

In Filing 3, the landscape tract will feature a playground with a strategically placed shade shelter at its southern end. Situated on a high point, this shelter will provide expansive views of the community and the southern landscape. We anticipate that residents will be able to parallel park on Fervid Street, which will serve as the main access point to the park. Additionally, a winding trail will meander through the native landscape to connect the shade shelter and playground area to the broader community, enhancing connectivity while offering a scenic route for residents.

The western park in Filing 5 will be the largest amenity area in the Macanta Community. Designed to offer a variety of active recreational options, it will feature a bocce court, a half-court basketball area, pickleball courts, a large open sod area for active play, and a playground. A centrally located shade shelter with picnic-style seating will serve as the hub for these activities. Since this will be one of the larger park areas proposed for the residents of Macanta, a parking lot will be included with the park design.

To mitigate the additional noise generated by these amenities, berms and evergreen trees will be incorporated just to the southwest of the proposed development to buffer sound that will come from the park area and parking lot. Connecting this space to the rest of the tract, an additional crusher fine trail will offer a more passive recreational experience.



On the east side of Filing 5, this landscape tract is strategically positioned to offer expansive views of Scott Gulch and its associated valley to the northeast. The design of this space focuses on providing a differing passive experience for residents. A pea gravel pad will feature a shade shelter oriented to the northeast, complete with a picnic table and Adirondack-style seating. At the east end of the pad, a gas fire pit will be installed with additional seating for a cozy gathering spot.

A crusher fine trail will connect the adjacent cul-de-sac to this amenity space, while an additional trail will branch off, leading north into the surrounding native landscape.

For the reasons described above, these three tracts are believed to be consistent with the intended vision of the *Douglas County Comprehensive Master Plan*.

### **Community Impacts**

The landscape tracts in Filing 3 and Filing 5 are expected to have positive impacts to the Macanta community. Currently, there is ongoing construction with limited residents living around Filing 3, but the filing 3 tracts space will provide additional recreational space for both current and future Macanta residents. Once permits and plans for Filing 5 are approved, the Macanta community will then gain additional amenities, including active recreation areas in the western park and a passive overlook in the eastern park. These tracts will connect to the existing and proposed Macanta trail system, encouraging residents to use the trails and reduce on-road traffic.

While construction may cause some inconvenience and affect local traffic in the short term within the Macanta neighborhood, a traffic impact analysis is being included in this report for further analysis by the county and other referral agencies.



Construction access and phasing will follow all Douglas County review and permitting processes. Work on the Filing 3 tract is expected to start in early 2025 and be completed by mid-2025. Construction for the (2) Filing 5 tracts is anticipated to begin in 2025.

### **Traffic and Drainage Reports**

The Final Drainage Report and Traffic Study for Filing 3 was approved in August of 2022. The Final Drainage Report and Traffic Study for Filing 5 is currently being reviewed by County Staff.

**Referral Agency Response Report**

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

**Project File #:** LE2024-026

**Date Sent:** 10/03/2024

**Date Due:** 10/17/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/03/2024	<p><b>Verbatim Response:</b>                      The proposed address for the park on Tract B is 3730 FERVID STREET. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>The parks on Tract E and Tract F may not be addressed until after recordation of Canyons South Filing 5. Once that final plat is recorded and new streets are established, addresses will be assigned on Tapered Court and Traction Place.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>	Comments provided to applicant.
Arapahoe County Public Airport Authority-Centennial		No Response Received.	
AT&T Long Distance - ROW	10/03/2024	<p><b>Summary of Response:</b>                      There should be no conflicts with AT&amp;T Long Lines facilities.</p>	No action required.
Black Hills Energy		No Response Received.	
Building Services	10/04/2024	<p><b>Verbatim Response:</b>                      Permit(s) is required for structure(s).</p>	Permits will be obtained for any structure that requires building and electrical permits.
Castle Park Ranch Property Owners Association		No Response Received.	
Castle Rock Fire and Rescue Department	10/07/2024	<p><b>Summary of Response:</b>                      The department has no comments.</p>	No action required.
CenturyLink		No Response Received.	
City of Castle Pines		No Response Received.	
Comcast		No Response Received.	
CORE Electric Cooperative	10/15/2024	<p><b>Verbatim Response:</b>                      No Comment.</p>	No action required.

**Referral Agency Response Report**

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

**Project File #:** LE2024-026

**Date Sent:** 10/03/2024

**Date Due:** 10/17/2024

Agency	Date Received	Agency Response	Response Resolution
Crowfoot Valley Ranch Metro #1 & 2		No Response Received.	
Douglas County Health Department	10/11/2024	<b>Summary of Response:</b> DCHD provided comments related to fugitive dust.	Comments provided to applicant.
Douglas County Parks and Trails	10/09/2024	<b>Verbatim Response:</b> Parks has no concerns with this project.	No action required.
Douglas County School District RE 1		No Response Received.	
Engineering Services	10/17/2024	<b>Summary of Response:</b> Engineering provided comments related to parking on Fervid Street. GESC Plans and Reports are required for the three park sites. Construction plans are required for any improvements and access to public roads. Drainage conformance letters will be required for the three park sites.	Comments provided to applicant.
Office of Emergency Management	10/04/2024	<b>Verbatim Response:</b> OEM has no concerns with this project	No action required.
Pinery Water and Wastewater District		No Response Received.	
Pradera Homeowners' Association		No Response Received.	
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	
Town of Castle Rock	10/16/2024	<b>Summary of Response:</b> The Town provided technical comments related to the landscape and irrigation plan review required for two of the three parks. Other technical comments were provided related to the location of the trails. Please see the attached memo.	Comments provided to applicant.
Town of Parker Development Review		No Response Received.	
Town of Parker Public Works	10/07/2024	<b>Verbatim Response:</b> No Comment.	No action required.
Xcel Energy-Right of Way & Permits	10/11/2024	<b>Summary of Response:</b> Xcel Energy has not apparent conflict.	No action required.



## Eric Pavlinek

---

**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Thursday, October 3, 2024 5:31 PM  
**To:** Eric Pavlinek  
**Cc:** Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** Canyons South Parker, Colorado Douglas County eReferral #LE2024-026  
**Attachments:** Canyons South 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 Canyons South Parker, Colorado. The Earth map shows the project area in red. 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: Thursday, October 3, 2024 12:16 PM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (LE2024-026) 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: LE2024-026

Project title: Canyons South Filing 2, Lot 201 and Filing 3, Tract B - Location and Extent

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

This referral will close on Thursday, October 17, 2024.

If you have any questions, please contact me.

Sincerely,



Canyons South



**From:** [FDPLANS](#)  
**To:** [Eric Pavlinek](#)  
**Subject:** RE: Douglas County eReferral (LE2024-026) Is Ready For Review  
**Date:** Monday, October 7, 2024 8:59:30 AM  
**Attachments:** [image002.png](#)

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Eric,

F1) Fire has reviewed the submitted plans and has no comments or objections. Fire requires no further Fire Department permitting for this specific submission review.

Respectfully,

Kevin "Sully" Sullivan  
Assistant Fire Marshal

[Form Center • Request a Construction Inspection or Reinspect \(crgov.com\)](#)



Life Safety Division  
Castle Rock Fire and Rescue Department  
300 Perry Street  
Castle Rock, CO 80104  
303.663.3120 Office  
e-mail [FPO@crgov.com](mailto:FPO@crgov.com)



*An internationally accredited Fire/Rescue agency since 2012*

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments, and notify the sender by reply email or contact the sender at the number listed.

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**From:** epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
**Sent:** Thursday, October 3, 2024 12:16 PM  
**To:** FPO <FPO@crgov.com>  
**Subject:** Douglas County eReferral (LE2024-026) 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>

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This referral will close on Thursday, October 17, 2024.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek  
Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)

October 11th, 2024

Eric Pavlinek  
100 Third St.  
Castle Rock, CO 80104

RE: LE2024-026

Thank you for the opportunity to review and comment on the amendment to the Development of 3 parks within Canyons South PD. 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).

**Fugitive Dust – Recommendations for temporary uses**

Exposure to air pollution is associated with several health problems including asthma, lung cancer, and heart disease. This project may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

Sincerely,

Caden Thompson  
Environmental Health Specialist I  
Douglas County Health Department

DV24-441



www.douglas.co.us

Department of Community Development  
Planning Services

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: October 3, 2024

Comments due by: October 17, 2024

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

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**Project File #:** LE2024-026

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

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:  _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> <u>ENGINEERING</u>	<b>Phone #:</b> <u>4318</u>
<b>Your Name:</b> <u>AL PETERSON</u> (please print)	<b>Your Signature:</b> <u>[Signature]</u>
	<b>Date:</b> <u>10/17/2024</u>

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

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

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460



October 17, 2024

DV 24-441

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

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

Dear Eric,

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

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

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

Respectfully,

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

Al Peterson  
Sr. Development Review Engineer

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



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**External Referral Comments**

---

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

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

**DATE:** October 16, 2024

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

---

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

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

---

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

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

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

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

**PARKS** **MATT ROTH**

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

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

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

EXCELLENCE • DEDICATION • SERVICE





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

October 11, 2024

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

Attn: Eric Pavlinek

**Re: Canyons South Filing 2, Lot 201 and Filing 3, Tract B - Location and Extent  
Case # LE2024-026**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Canyons South Filing 2, Lot 201 and Filing 3, Tract B - Location and Extent** 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](mailto:violeta.ciocanu@xcelenergy.com)



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

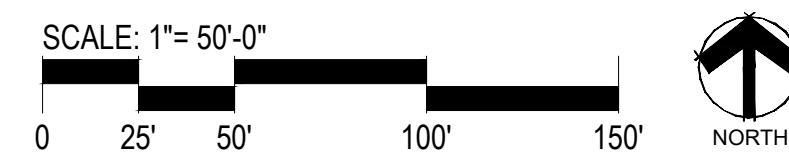
TRACT B OF THE CANYONS SOUTH FILING NO. 3 AND TRACTS C AND F OF FILING NO. 5  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 2.12 ACRES - 1 TRACT  
 ZRXXXX-XX



## LEGEND

- ① Playground Area
- ② Shade/Seating Patio Area (+/- 13' height)
- ④ Tract Boundary Line
- ⑤ Trail
- ⑥ Native Seed Planting Area
- ⑦ Boulder Retaining Wall
- ⑧ Planting Area

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



1 PLAYGROUND AREA  
 Scale: NTS



2 SHADE SHELTER  
 Scale: NTS

**NOTE:**  
 THE IMAGERY DETAILING ASSOCIATED WITH THE DESIGN IS TO PROVIDE DESIGN INTENT AND IS CONCEPTUAL. ITEMS, MATERIALS, AND STRUCTURES ARE SUBJECT TO CHANGE DURING THE SUBMITTAL AND REVIEW PROCESS.

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

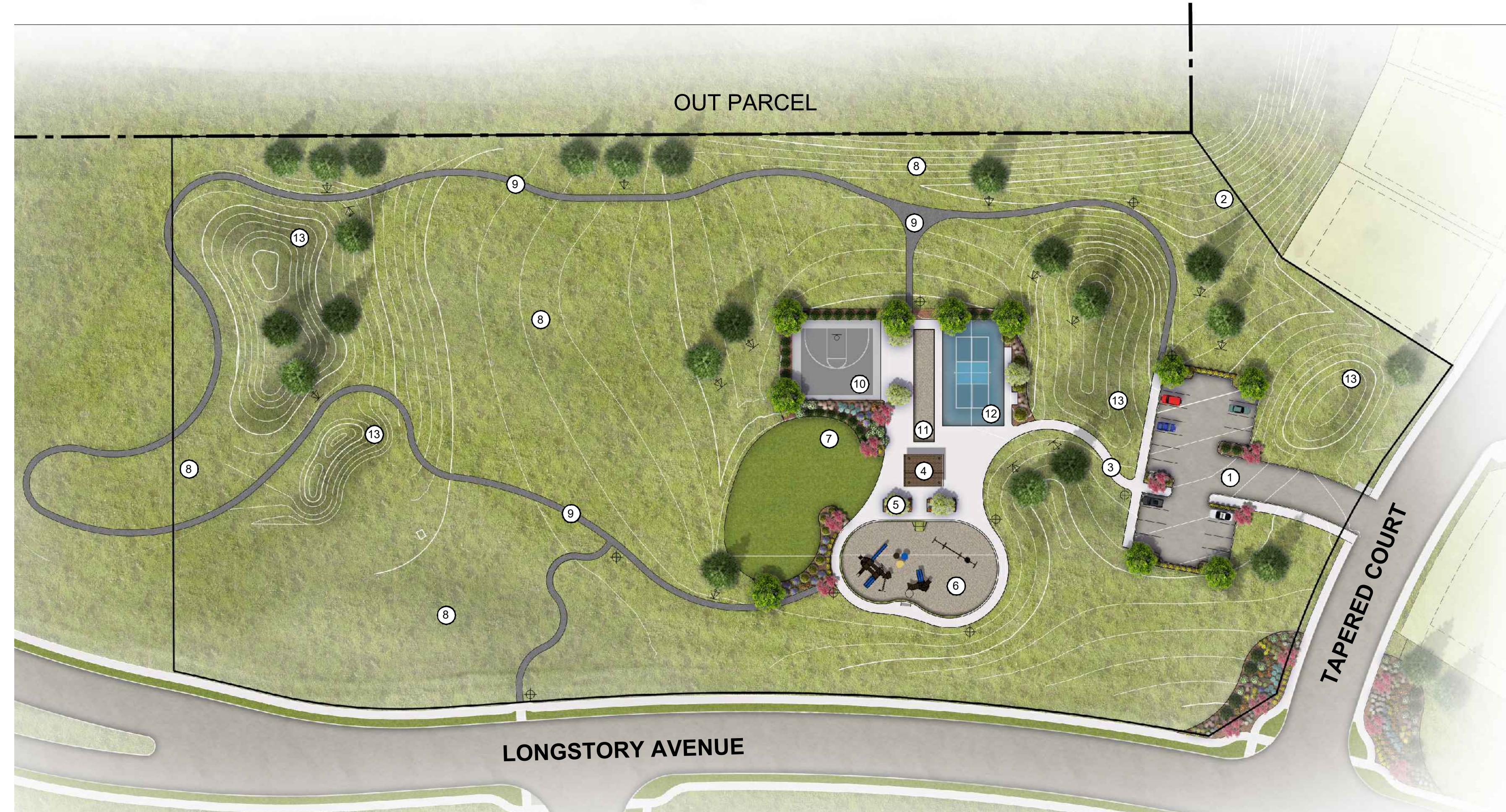


SHEET NUMBER	DRAWN BY: MLH	CHECKED BY: AC	DATE: OCT 1ST, 2024	SCALE: AS SHOWN	FILING 3 PARK (TRACT B) ILLUSTRATIVE DOUGLAS COUNTY, CO LOCATION & EXTENT PLAN	OWNER: HINES 1144 FIFTEENTH STREET DENVER, CO 80202	LANDSCAPE ARCHITECT/PLANNER: people PCS GROUP, INC. WWW.PCSGROUP.COM 200 N. MARY STREET, DENVER, CO 80203 E: 303.553.1495	ARCHITECT:	Revisions	No.	Appr.	Date
				FILE NO.:					Date	Init.	Date	



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

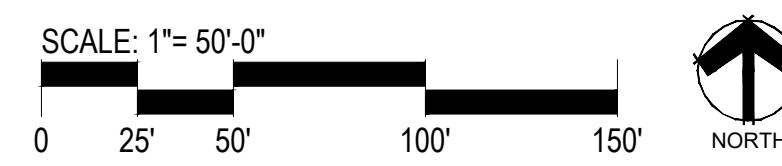
TRACT B OF THE CANYONS SOUTH FILING NO. 3 AND TRACTS C AND F OF FILING NO. 5  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF DOUGLAS, STATE OF COLORADO  
 5.80 ACRES - 1 TRACT  
 ZRXXXX-XX



## LEGEND

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

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



**NOTE:**  
 THE IMAGERY DETAILING ASSOCIATED WITH THE DESIGN IS TO PROVIDE DESIGN INTENT AND IS CONCEPTUAL. ITEMS, MATERIALS, AND STRUCTURES ARE SUBJECT TO CHANGE DURING THE SUBMITTAL AND REVIEW PROCESS.



④ SHADE SHELTER  
 Scale: NTS



⑥ PLAYGROUND AREA  
 Scale: NTS



⑩ HALF-COURT BASKETBALL  
 Scale: NTS



⑫ PICKLEBALL COURT  
 Scale: NTS



⑪ BOCCE BALL COURT  
 Scale: NTS

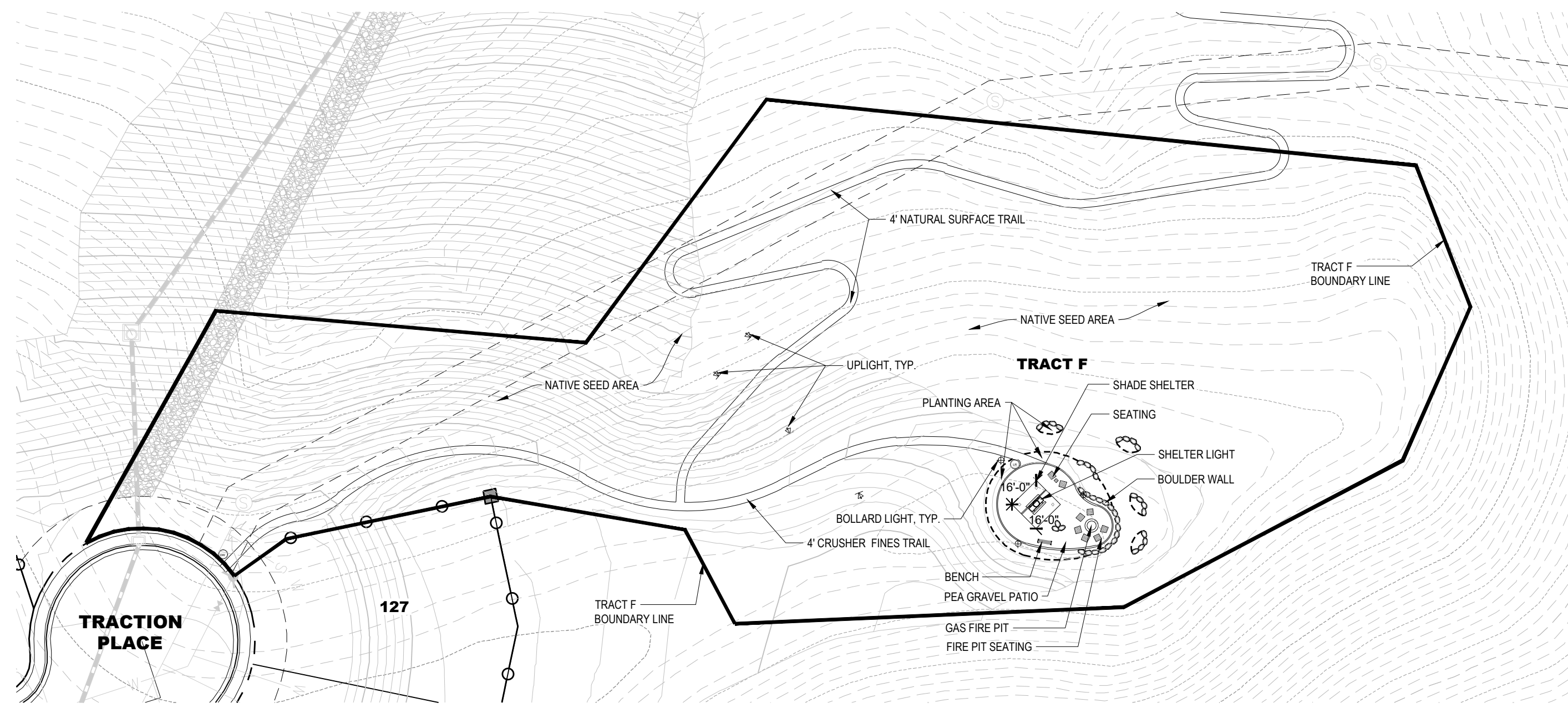
Y:\HINES\CANYONS SOUTH\LANDSCAPE ARCHITECTURE\CURRENT DWG\SL&E (F&F5)\CANYONS SOUTH\_L-SHEETS (L&E F&F5 PARK).DWG, ALLIE, 2/10/24



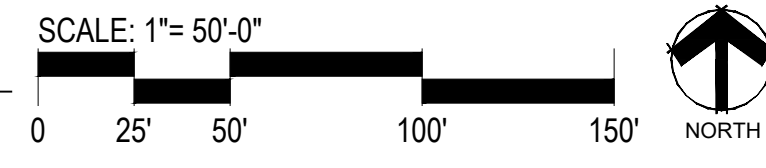
SHEET NUMBER	DRAWN BY: MLH	CHECKED BY: AC	DATE: OCT 1ST, 2024	SCALE:	FILE NO.:	NO.	DATE	APPR.	DATE
				AS SHOWN					
4 OF 5	LANDSCAPE ARCHITECT/PLANNER: CIVIL ENGINEER			people creating spaces		Revisions	Date	Date	Date
	HINES			PCS GROUP, INC. www.pcsgruonline.com					
FILING 5 PARK WEST (TRACT C) ILLUSTRATIVE				1144 FIFTEENTH STREET DENVER, CO 80202					
DOUGLAS COUNTY, CO									
LOCATION & EXTENT PLAN									

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

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



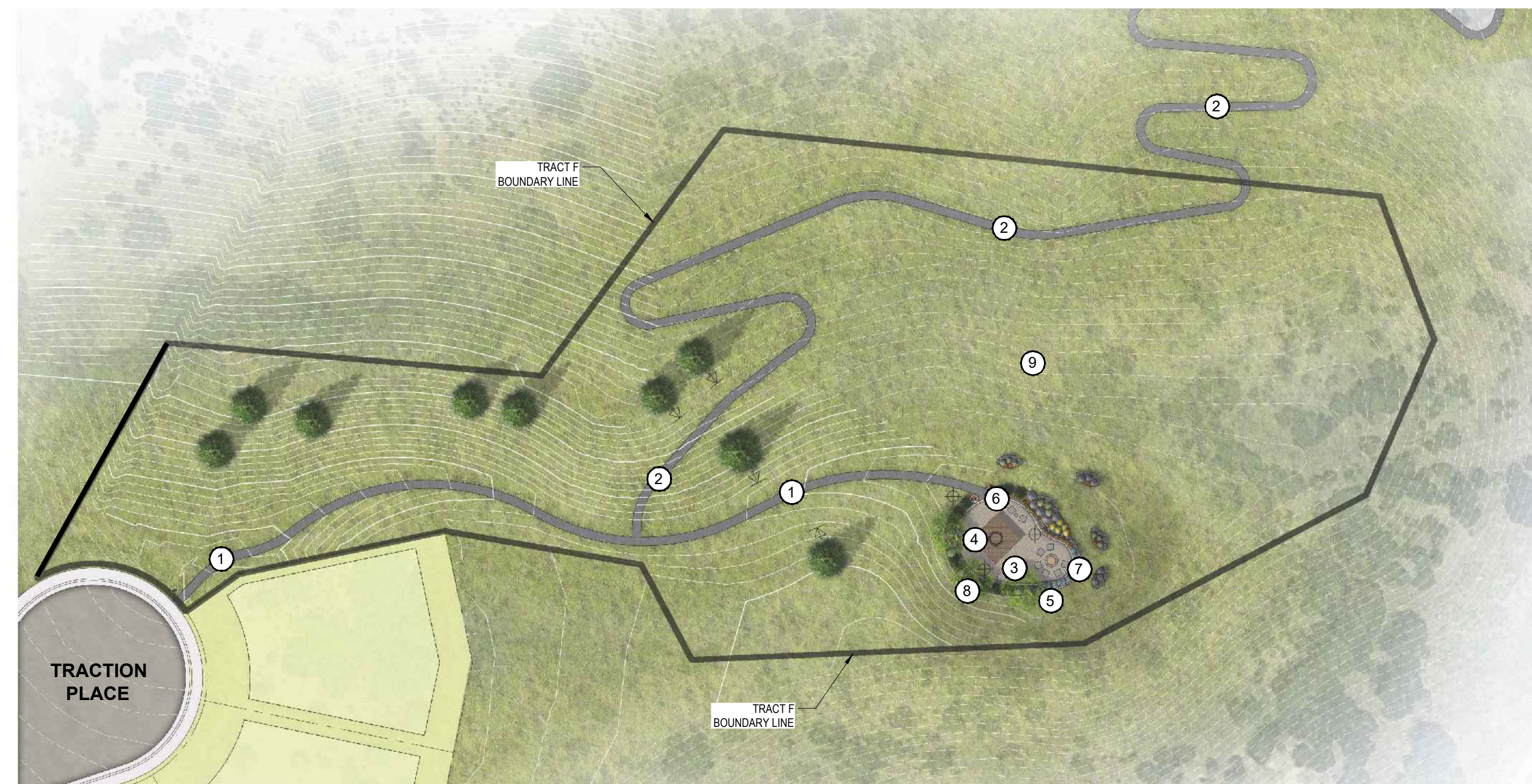
L&E - FILING 5 PARK - EAST (TRACT F)  
 Scale: 1"= 50'-0"



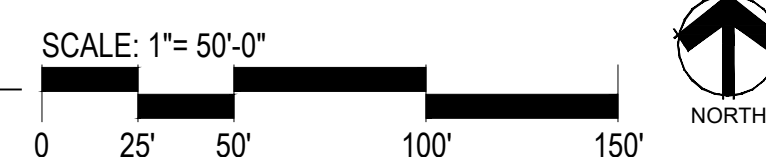
3 PEA GRAVEL PATIO  
 Scale: NTS



4 SHADE SHELTER  
 Scale: NTS



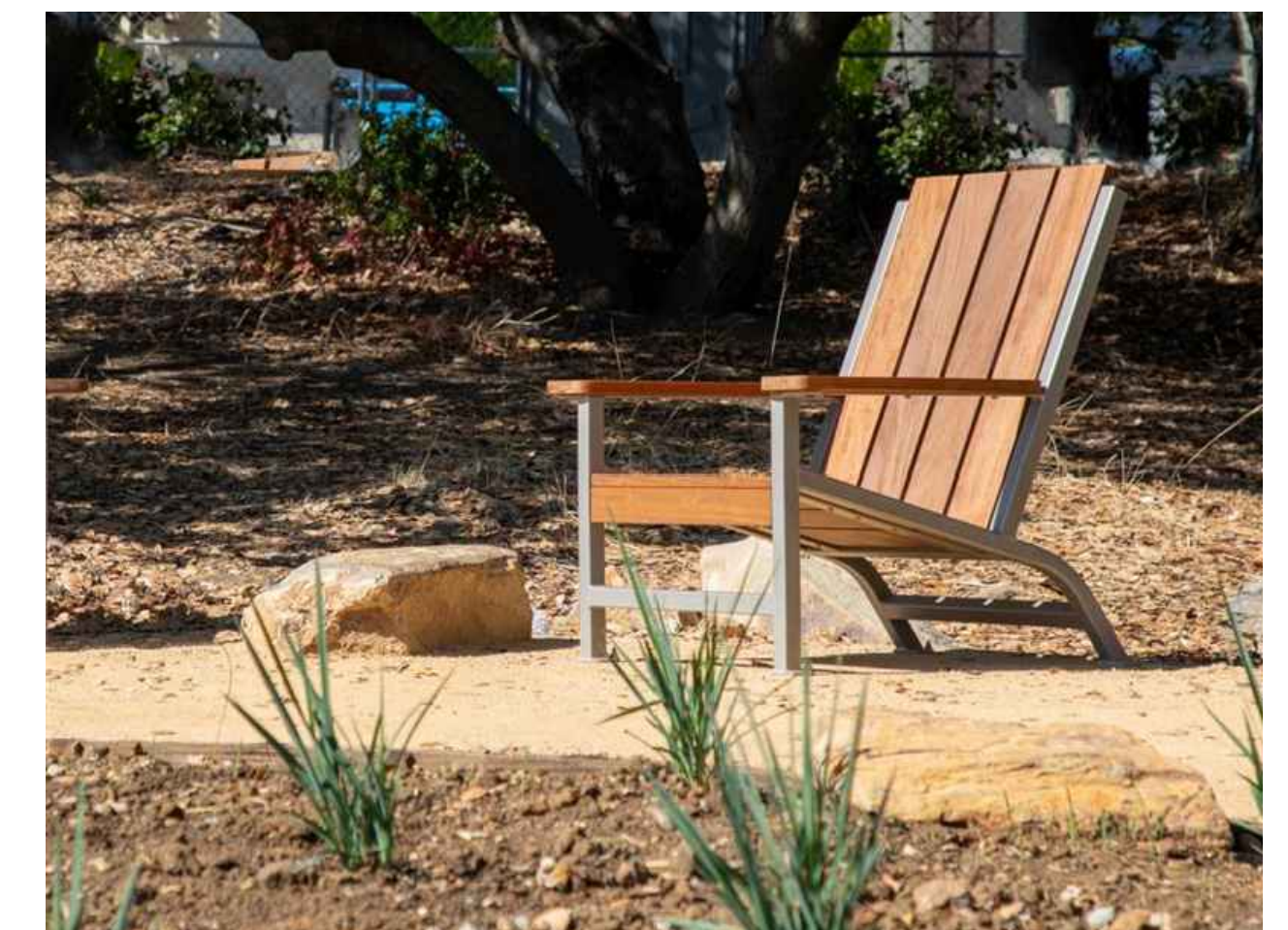
L&E - FILING 5 PARK - EAST ILLUSTRATIVE (TRACT F)  
 Scale: 1"= 50'-0"



- LEGEND**
- ① Crusher Fines Trail
  - ② 4' wide Natural Surface Trail
  - ③ Pea Gravel Patio with Concrete Edge
  - ④ Shade Shelter (+/- 13' height)
  - ⑤ Gas Fire Pit
  - ⑥ Seating
  - ⑦ Boulder Wall
  - ⑧ Planting Bed
  - ⑨ Native Seed Planting Area



5 GAS FIRE PIT  
 Scale: NTS



6 SEATING  
 Scale: NTS

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Y:\HINES\CANYONS SOUTH\LANDSCAPE ARCHITECTURE\CURRENT DWG\SL&E (F&F5)\CANYONS SOUTH\_L-SHEETS (L&E F&F5 PARK)\DWG\_ALLIE\_2101011



SHEET NUMBER	DRAWN BY: MLH	CHECKED BY: AC	SCALE: AS SHOWN	FILE NO.:	ARCHITECT:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT/PLANNER:	No.	Revisions	Date	Appr.	Date
			DATE: OCT 1ST, 2024									
5 OF 5					FILING 5 PARK EAST (TRACT F)							
					OWNER: HINES 1144 FIFTEENTH STREET DENVER, CO 80202							
					DOUGLAS COUNTY, CO							
					LOCATION & EXTENT PLAN							