

Attachment J

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

OWNER CERTIFICATION:

JRW Family Limited Partnership LLLP, Colorado limited liability partnership:

BY: _____

TITLE:

State of Colorado, County of _____

Signed before me on _____, 20____ by _____
(name(s) of individual(s) making statement).

(Notary's official signature)

(Title of office)

(Commission Expiration)

I/we _____, duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by JRW Family Limited Partnership LLLP, Colorado limited liability partnership at the time of this application.

Name of Authorized Official

(Date)

State of Colorado, County of _____

Signed before me on _____, 20____ by _____
(name(s) of individual(s) making statement).

(Notary's official signature)

(Title of office)

(Commission Expiration)

COUNTY CERTIFICATION:

This rezoning request to Planned Development has been reviewed and found to be complete and in accordance with the Board Motion Number _____ approving the Planned Development and all applicable Douglas County Regulations.

Chairman, Board of County Commissioners

(Date)

Community Development Director

(Date)

CLERK & RECORDER CERTIFICATION:

I hereby certify that this Plan was filed in my office on this _____ of _____, 20____, A.D. at _____ o'clock a.m./p.m., and was recorded per Reception No. _____

Douglas County Clerk & Recorder

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LEGAL DESCRIPTION:

East Side of I-25, Castle Rock, CO

Parcel A:

The North ½ of the Northeast ¼ of Section 1, Township 8 South, Range 67 West of the 6th P.M.; EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, County of Douglas, State of Colorado.

Parcel B:

The North ½ of the Southeast ¼ of the Southwest ¼ of Section 35, Township 7 South, Range 67 West of the 6th P.M., lying East of Interstate Highway 25, County of Douglas, State of Colorado.

Parcel C:

The North ½ of the Southwest ¼ of the Southeast ¼ of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

Parcel D:

The Southeast ½ of the Southeast ¼ of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

Parcel E:

The Southeast ¼, the East ½ of the Southwest ¼, and the Southwest ¼ of the Southwest ¼ of Section 36, Township 7 South, Range 67 West of the 6th P.M.; EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182.

And

EXCEPT that fee parcel acquired by Department of Transportation, State of Colorado by Rule and Order, Order for Disbursement of Funds, and Order for Release of Lis Pendens in Civil Action 2009CV883, District Court, Douglas County, recorded November 4, 2010 at Reception No. 2010076348, County of Douglas, State of Colorado.

West Side of I-25, Castle Rock, CO

Parcel One:

All that part of the North ½ of the Southwest ¼ of Section 35 and all that part of the Northeast ¼ of the Southeast ¼ of Section 34, Township 7 South, Range 67 West of the 6th P.M., lying West of the West right of way line of Interstate 25 and lying East of the East right of way line of the Atchison, Topeka and Santa Fe Railroad, Except Denver and Rio Grande right of way,

And except right of way for Liggett Road,

And except Lot 1, Douglas County Lions Club,

And except property described in Exhibit A to Rule and Order in Civil Action 2005CV1763, District Court, Douglas County, State of Colorado, recorded June 20, 2008 at Reception No. 2008043978,

County of Douglas, State of Colorado

Parcel Two:

Lot 1,

Douglas County Lions Club, as per the plat thereof recorded March 6, 1987 at Reception No. 8706250,

County of Douglas,

State of Colorado

Parcel Three:

That portion of the Northeast ¼ of Section 34, Township 7 South, Range 67 West of the 6th P.M., more particularly described as follows:

Beginning at a point on the South line of the Northeast ¼ of Section 34 from whence the East ¼ corner bears South 89° 32' 53" East, a distance of 512.11 feet and considering said South line to bear South 89° 32' 53" East, as determined by solar observation, with all bearings contained herein relative thereto;

Thence, the following courses along The Denver and Rio Grande Western Railroad Westerly right of way:

North 25° 25' 05" West, a distance of 744.26 feet;

North 64° 34' 55" East, a distance of 100.00 feet;

North 25° 25' 05" West, a distance of 455.31 feet to a point of curvature, along a curve to the right, having a central angle of 02° 32' 56," a radius of 5620.00 feet, an arc length of 250.00 feet and a chord that bears North

24° 08' 34" West, a distance of 250.00 feet;

Thence, departing said Westerly right of way, South 70° 36' 31" West, a distance of 911.40 feet;

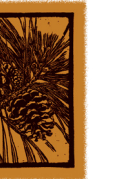
Thence, South 27° 58' 52" East, a distance of 1183.73 feet to a point on the South line of the Northeast ¼ of

Section 34;

Thence, along said South line, South 89° 32' 53" East, a distance of 831.16 feet to the point of beginning, County of Douglas,

State of Colorado

PREPARED FOR:



JRW Family Limited Liability Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



3473 S Broadway,
Englewood, CO 80113
303.703.4444

LAND PLANNING:



www.pcsgroupco.com
PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023
3	DOUGLAS COUNTY REVIEW-3RD	9/16/2023
4	DOUGLAS COUNTY REVIEW-4TH	12/19/2023
5	DOUGLAS COUNTY REVIEW-5TH	2/26/2024
6	DOUGLAS COUNTY REVIEW-6TH	4/15/2024

SHEET INFO:

PINE CANYON
OWNERSHIP, CERTIFICATION
& LEGAL DESCRIPTION

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

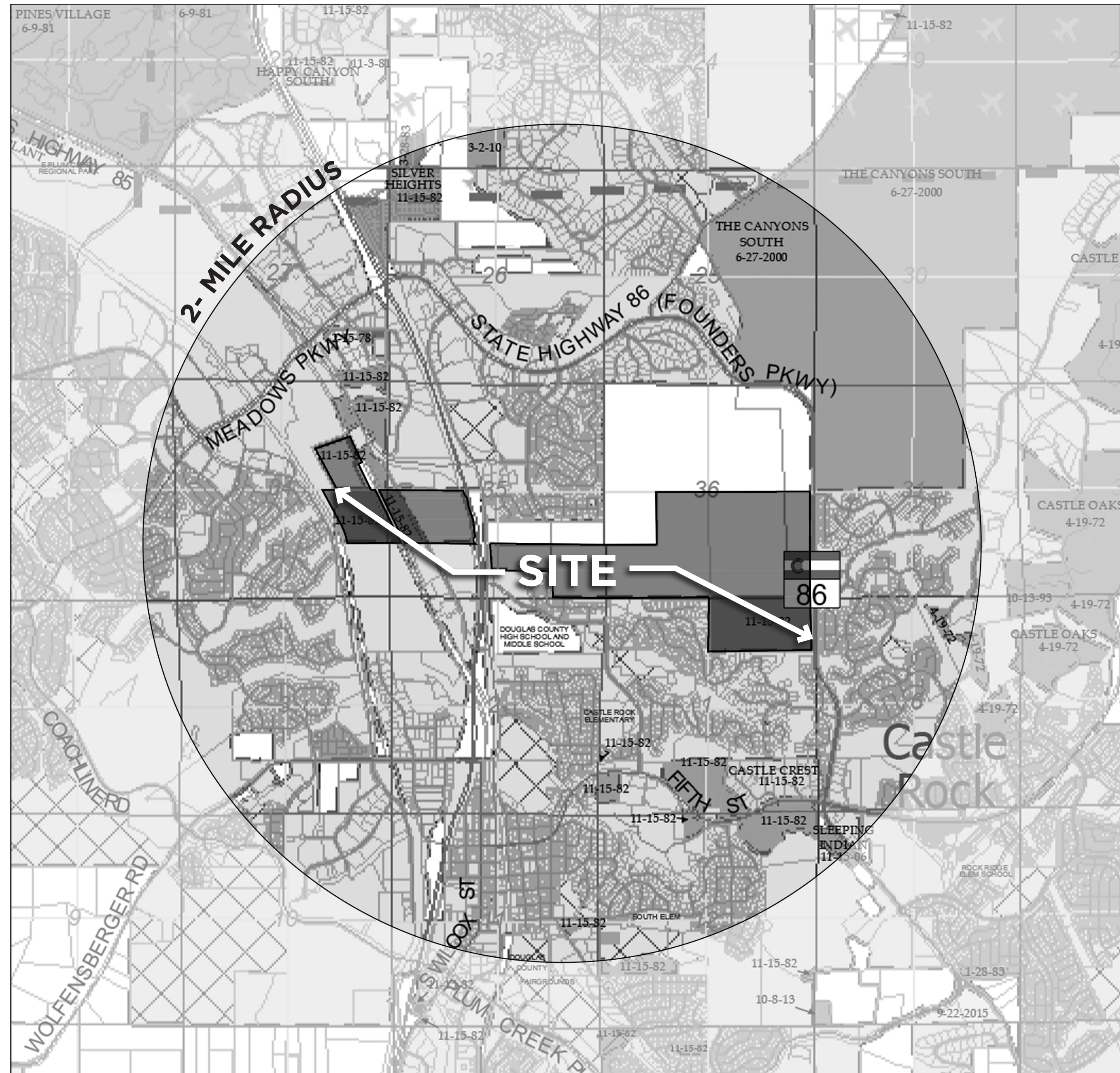
1
OF 15

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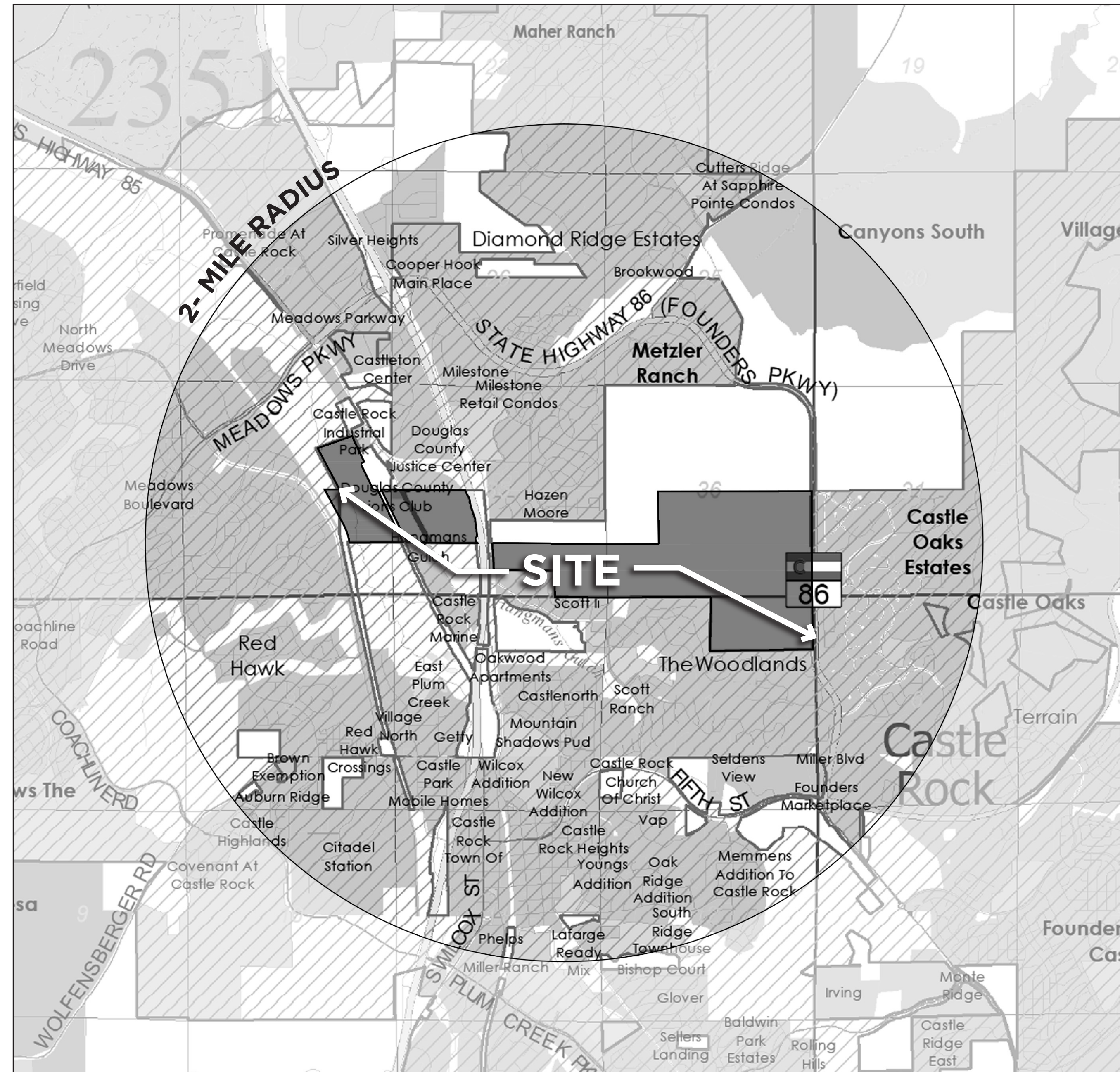
DOUGLAS COUNTY ZONING VICINITY MAP



LEGEND

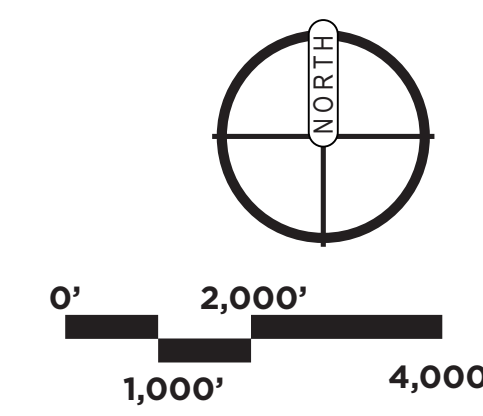
- A1 - Agricultural One
- SR - Suburban Residential
- LI - Light Industrial
- GI - General Industrial
- PD - Planned Development
- OSC - Open Space Conservation (Zoned)

DOUGLAS COUNTY SUBDIVISION VICINITY MAP



LEGEND

- Platted Subdivisions
 - 35 Acre Developments (May Include Unrecorded Subdivisions)
 - County Boundary
 - Townships
 - Municipalities
 - Parks
- Roads**
- Interstate
 - US Highway
 - State Highway
 - Toll Highway
 - Major Road



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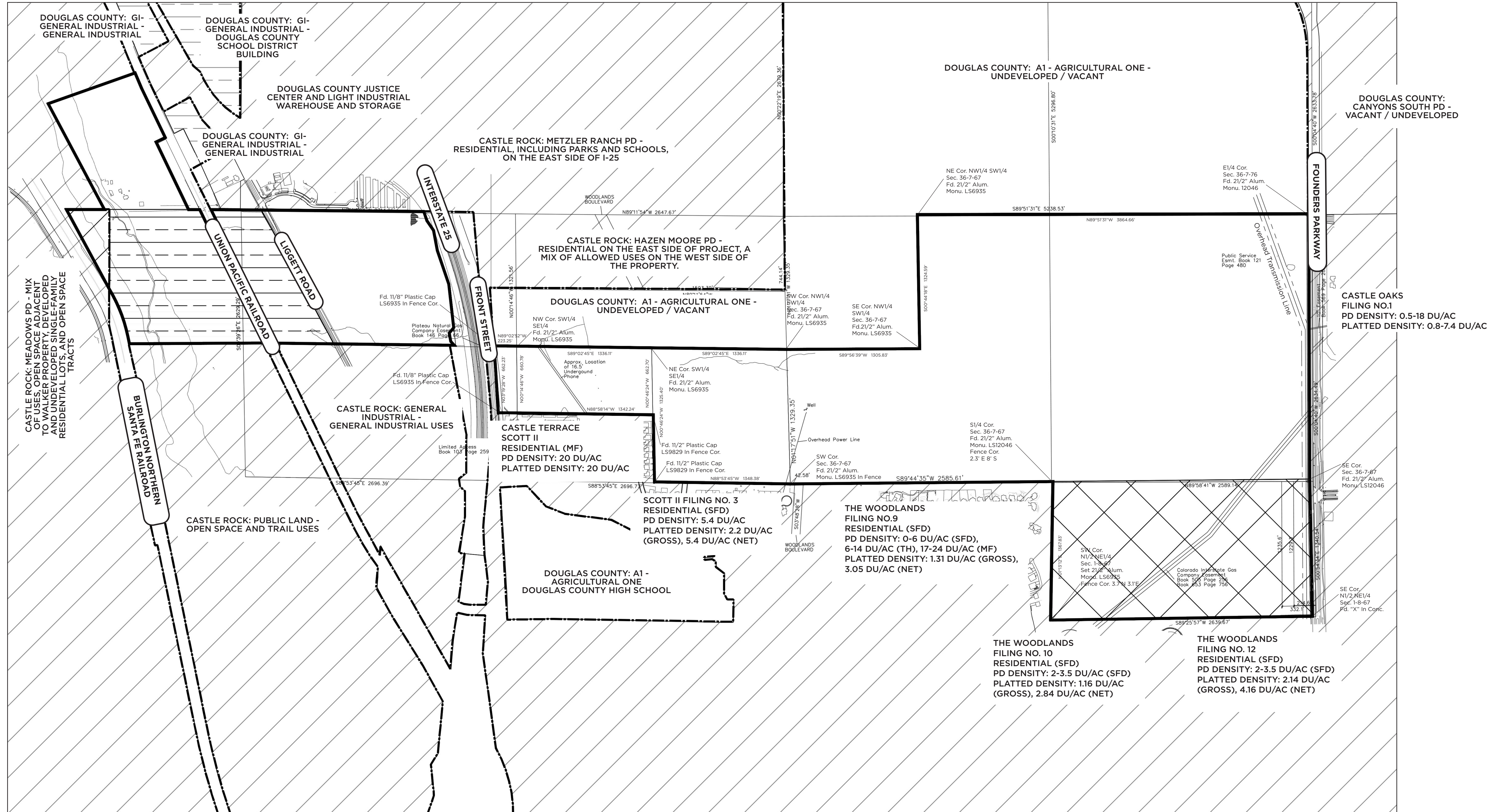
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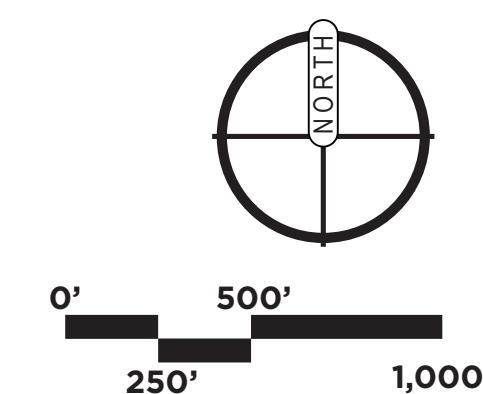
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ADJACENT ZONING & LAND USE MAP



LEGEND

- TOWN OF CASTLE ROCK
- DOUGLAS COUNTY: GENERAL INDUSTRIAL - GI
- DOUGLAS COUNTY: AGRICULTURAL ONE - A1
- DOUGLAS COUNTY: RURAL RESIDENTIAL - RR
- DOUGLAS COUNTY: PLANNED DEVELOPMENT - PD
- PLANNED DEVELOPMENT BOUNDARY



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GENERAL PROVISIONS:

1 Authority:

This Development Plan is authorized by Section 15 – Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

2 Applicability:

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or Board of County Commissioners.

3 Adoption:

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for the Pine Canyon Planned Development is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

4 Relationship to County Regulations:

The provisions of this Development Plan shall prevail and govern the development of the Pine Canyon Planned Development, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

5 Enforcement:

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

6 Conflict:

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

7 Maximum Level of Development:

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction. The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

8 Density Transfers:

So long as the maximum number of Dwelling Units within the entire Property does not exceed the maximum number of Dwelling Units permitted within the Property as set forth on Table 2, the overall density and the total number of Dwelling Units permitted within any individual Planning Area may be increased by the transfer of Dwelling Unit density from one Planning Area to another Planning Area, up to 20% of the total number of Dwelling Units specified for such receiving Planning Area in Table 2. Transfer of units shall be subject to Douglas County Zoning Resolution (DCZR) Section 15, as amended.

9 Project Tracking:

To assure maximum level of development is not exceeded, the applicant shall submit a summary of the total development to date with each final plat or site improvement plan in a form acceptable to the County.

10 Interpretation:

When used in this Development Plan, the term “shall” indicates a mandatory provision and each of the terms “should” and “may” indicates a permissive provision that is not mandatory.

STATEMENT OF COMMITMENTS:

The following commitments are required to be complied with by the Owner of Pine Canyon (Owner) and shall be binding upon their heirs, successors and assigns with respect to the Pine Canyon land (Property).

1. DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made to fulfill requirements in connection with the development of the Property:

1.1 Parks, Trails, Open Space.

All parks, open space and trails dedicated and accepted pursuant to this Section 1.1 shall remain open to public use, subject to the provisions of this Section 1.1 and subject to seasonal closures and other rules and regulations acceptable to a Title 32 Metropolitan District, Homeowners’ Association, land trust, or other entity, its successors and assigns, to which such dedication is made

and accepted, except where natural habitat is protected through the restrictions set forth in a conservation easement.

(A) Parks and Trails.

- Parks and trails land dedication shall comply with Article 10 Section 1003 of The Douglas County Subdivision Resolution as amended.
- Per Article 10, Section 1003 of the Douglas County Subdivision Resolution as amended, local parks and trail land dedication shall be (dwelling units x 0.015 acres per unit,) or cash-in-lieu equivalent.
- Per Article 10, Section 1003 of the Douglas County Subdivision Resolution as amended, regional park land dedication shall be (dwelling units x.030 acres per unit) of park land or cash-in-lieu equivalent.
- Cash-in-lieu value shall be determined by an independent appraisal per article 10 section 1003.06 of the Douglas County Subdivision Resolution, as amended.
- The “cost of improvements” shall be determined during the subdivision or site improvement plan review process. Cash-in- lieu for parks and trails shall be paid at the time of recordation of the final plat or approval of a site improvement plan.
- Local parks and trails dedications shall occur at subdivision or site improvement plan and shall be constructed concurrent with the development of property immediately adjacent to the park or trail.
- Local parks and trail dedications shall count toward the open space in the land use summary.
- All public trails shall be constructed of durable natural materials or concrete at an 8-foot width in accordance with Douglas County Building Grounds, Parks and Trails standards. Any regional trail must be 8 feet wide and constructed of a hard surface. Private trails do not need to meet this requirement.

(B) Open Space (OSP).

- Owner, its successors and assigns shall dedicate designated acreages of open space at the time of final plat of that portion of the Property immediately adjacent to the Open Space.
- Open spaces designated OSP-1 through OSP-7 shall be conveyed to a Title 32 Metropolitan District, its successors and assigns, for ownership and maintenance, at the time of final plat.
- Owner shall establish The Walter J. Scott Riparian Preserve (OSP-8), through dedication of a conservation easement to the County or an accredited land trust. The purpose of such easement shall include the preservation of wildlife habitat, cultural points of interest and the preservation of a working agricultural ranch.
- Owner desires to preserve the historic homestead (a part of OSP-8) as part of the dedicated conservation easement.

1.2 Schools.

- Owner, its successors and assigns, shall comply with the school land dedication standards of Article 10, Section 1004, of the Douglas County Subdivision Resolution. As amended, the number of students generated by residential development shall be determined pursuant to the generation rates provided by Douglas County School District (School District). Any physical school site shall be conveyed to the County at the time of final plat.
- Land shall be dedicated in PA-14 for the construction of an elementary school. If the School District decides against the use of such property for an elementary school, the School District shall reconvey such property to the Owner (or its successors or assigns) who shall then meet the applicable school land dedication through cash-in-lieu dedications.
- Owner, its successors and assigns, shall pay an additional cash-in-lieu of land dedication for schools at the time of final plat. All cash-in-lieu and property interests provided to the School District pursuant to the Section 1.2(a) and 1.2(b) may be used by the School District only for schools and school support facilities located within the Property, which may provide service to students residing within and outside the Property.
- Owner, its successors or assigns shall provide \$2,701 for each SFDU and \$338 for each MFDU, at the Recording of each Final Plat thereof, as requested by the Douglas County School District for additional capital mitigation. These amounts shall be reduced by the value of any in-kind contributions from Owner, its successors and assigns to the School District as may be acceptable to Owner, its successors and assigns and the School District.

1.3 Streets.

- Owner, its successors and assigns shall dedicate all public right-of-way depicted on any approved preliminary plan to the Colorado Department of Transportation (CDOT), Douglas County, and/or the Town of Castle Rock (Town) at no cost to the public, at the time of final plat of that portion of the Property containing such streets or roads, or at such time when the improvements are warranted, whichever comes first.
- Owner, its successors and assigns are committed to the dedication of right-of-way property interests as a contribution to the future access improvements to Founders Parkway, Liggett Road, Woodlands Boulevard and Front Street. The extent of these improvements, including but not limited to widening and expanding existing roadways, are addressed in the traffic impact study. Owner anticipates that further improvements will be addressed in subsequent traffic impact studies.

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SHEET INFO:

**PINE CANYON
GENERAL PROVISIONS &
STATEMENT OF COMMITMENTS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

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2. ON-SITE OR OFF-SITE IMPROVEMENTS

2.1 Title 32 Metropolitan Districts (Metro Districts)

- a. Metro districts shall be formed for the purpose of implementing the design, construction and maintenance of certain improvements. The districts shall be formed and shall be in accordance with Title 32 of Colorado Revised Statutes regarding the creation of special districts.
- b. It is anticipated that one or more Title 32 Metro Districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property.

2.2 Park and Trail Improvements.

- a. In connection with the dedication of any Park, Owner (or one or more Title 32 Metro Districts, their successors and assigns) may provide Recreational Improvements within such Park.
- b. One of the Local Parks at PA-5, PA-7, or PA-15 will include an Outdoor Fitness Facility as a Recreational Improvement. Such improvements would be owned, constructed, and maintained by a Title 32 Metro District.
- c. Any additional recreation dedications or fees required to mitigate impacts to off-site recreational facilities shall be determined at the time of Subdivision. The timing and amount of such dedications or fees shall be determined at Subdivision by the agreement of one or more Title 32 Metro Districts or municipalities, their successors and assigns, after proper negotiations with the managing authority of the impacted recreational facility.
- d. Local park dedication requirements may be met with local parks and community trail system dedications.
- e. Regional park dedication requirements shall be met per Article 10, Section 1003.10, as amended, through open lands dedications. These open lands may meet the criteria provided in Article 10, Section 1003.11, as amended, by protecting and preserving wildlife habitat and corridors.
- f. Final construction drawings for the trail improvements shall be approved at the time of the Final Plat.
- g. Ownership and maintenance of tracts and improvements within planning areas OSP-1 through OSP-7 shall be by a Title 32 Metropolitan District. Internal landscaping and open space dedications within planning areas may be owned and maintained by a homeowner's association or a Title 32 Metro District.

2.3 Roadway Improvements.

(A) Internal Roadway Improvements Within the Property.

- a. Internal roadway improvements shall be constructed by Owner, its successors and assigns or one or more Title 32 Metro Districts, their successors and assigns in accordance with applicable County requirements, as modified by any alternate roadway design standards approved by the County.
- b. All internal roadway properties shall be designed and constructed, at no cost to the County, in accordance with all applicable County standards, as the same may be modified by any alternate roadway design standards approved by the County.

(B) Site Access Improvements.

- a. All access points and road locations set forth in the Pine Canyon PD are conceptual in nature and may be altered, with County approval.
- b. Modifications to state highway intersections are subject to CDOT review and access permit approval.
- c. Owner, or one or more Title 32 Metro District(s), its successors and assigns shall, at its expense, provide a proportionate share of improvements at the following access points, as identified in the Douglas County Engineering Staff approved Pine Canyon traffic impact study:
 - i. Crimson Sky Drive and Founders Parkway.
 - ii. Rising Sun Drive and Founders Parkway.
 - iii. Liggett Road to provide eastbound and westbound access to the Property at PA-18 and PA-19.
 - iv. Front Street to provide eastbound and westbound access to the Property at PA-16.
- d. Owner, or one or more Title 32 Metro District(s), its successors and assigns may, at its expense, construct a new roadway connecting Front Street along the east side of I-25 to PA-17 on the west side of I-25 via an interstate underpass to provide direct access to the Property in eastbound and westbound directions.
 - i. This roadway may include transportation improvements in the form of designated pedestrian and bicycle lanes or areas.
 - ii. Such I-25 interstate underpass improvements shall be approved by CDOT, and may be constructed and funded by CDOT with appropriate Bridge Enterprise funding.
- e. All improvement construction shall occur at such time as warranted by the traffic study for the Property as approved by Douglas County.

(C) Off-Site Roadway Improvements

- a. Owner, or one or more Title 32 Metro Districts, its

successors and assigns shall, at its expense, provide the proportionate share of financial contribution towards improvements at the same rate as its share of the increase in traffic as identified in the Douglas County-accepted Pine Canyon traffic impact study. The contribution shall be collected when improvements are warranted or at recordation of final plat, as determined by Douglas County Public Works. Off-site roadway improvements may also be required, as addressed in the traffic impact study, and any subsequent traffic impact studies.

- i. Meadows Parkway and US Highway 85.
- ii. Founders Parkway and Woodlands Boulevard.
- iii. Liggett Road and US Highway 85.
- iv. Black Feather Trail and Woodlands Boulevard.
- v. Woodlands Boulevard and Scott Boulevard.
- vi. Fifth Street and Perry Street.
- vii. Fifth Street and Founders Parkway.

- b. These improvements shall occur at such time as warranted by the traffic study for Pine Canyon as approved by Douglas County or when conditions warrant, as determined by the jurisdictional authority for each subject roadway or intersection, i.e. Town of Castle Rock, Douglas County, or CDOT, whichever comes first.
- c. Owner, or one or more Title 32 Metro Districts, its successors or assigns, shall dedicate real property along the frontages of Liggett Road and Founders Parkway to the appropriate jurisdictional authority (i.e. CDOT, Town of Castle Rock, Douglas County) in order to accommodate necessary widening of the roadways at such a time as is warranted by conditions, as determined by such jurisdictional authority.

(D) Traffic Impact Studies.

- a. To the extent requested by the County, each Traffic-generating approval, including but not limited to subdivision and site improvement plan processes, shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards. Additional improvements may be required as warranted by subsequent County-approved Traffic Impact Studies.

(E) Right-of-Way

- a. Owner, its successors or assigns, shall dedicate or cause to dedicate public rights-of-way (ROW) to the County, Town or CDOT at no cost to the County, Town or CDOT for public roadways.

2.4 Stormwater Management and Drainage Improvements

- a. Owner, its successors and assigns shall comply with regional efforts to maintain water quality within the Property. Drainage, water quality, and detention facilities will be designed and constructed per applicable Douglas County stormwater regulations.
- b. Owner, at their sole expense, has secured a Phosphorus

Management Plan. Recommendations and Best Management Practices from this Phosphorus Management Plan, and any subsequent plans developed for Site Improvement or Subdivision approvals shall be implemented by Title 32 Metro Districts, its successors and assigns, as the County may deem necessary to fulfill such obligations.

- c. Owner, or one or more Title 32 Metro Districts, its successors and assigns, designated by Owner that accept such obligations, or one or more homeowners' associations, their successors and assigns, shall be required to maintain all storm water facilities serving the Property.
- d. Any stormwater facilities deemed by the County to be public, shall be maintained by the County.
- e. Owner, its successors and assigns, shall grant easements to the County, at the County's request and at no cost to the County, to permit the County to enter and maintain stormwater facilities deemed either public or private (in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities).
- f. Drainage facilities, including detention ponds, shall be naturally designed, and drainages widened as identified and recommended by the Drainage Reports at time of Subdivision or other time necessitated by the County's land use approvals.

3 WATER AND SEWER SERVICE AND FACILITIES.

- a. Water and sewer service will be provided by the Pine Canyon Water and Sanitation District. This Water and Sanitation District will provide sewer and water services to the Property.
- b. Evidence of the creation of said districts, and execution of all intergovernmental agreements necessary for water service, shall be provided prior to the submittal of the first subdivision or site improvement plan with respect to the portion of the Property served by the District. The Pine Canyon Water Appeal is referenced at Resolution No. _____.

4. OTHER COMMITMENTS AND PROVISIONS

4.1 Design Guidelines.

- a. All development within the Property (including, without limitation, publicly-owned buildings and improvements) shall be subject to Design Guidelines in the review of development within the Property. The Design Guidelines will be developed and enforced by a Title 32 Metro District its successors and assigns to define specific site and building requirements such as colors, materials, landscaping and other items that will assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image of development.
- b. Additional specific Design Guidelines shall be

PREPARED FOR:



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1200 17th St, Suite 3000,
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303.587.0102

ENGINEERING:



3473 S Broadway,
Englewood, CO 80113
303.703.4444

LAND PLANNING:



PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023
3	DOUGLAS COUNTY REVIEW-3RD	9/16/2023
4	DOUGLAS COUNTY REVIEW-4TH	12/19/2023
5	DOUGLAS COUNTY REVIEW-5TH	2/26/2024
6	DOUGLAS COUNTY REVIEW-6TH	4/15/2024

SHEET INFO:

**PINE CANYON
STATEMENT OF COMMITMENTS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

**5
OF 15**

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

developed and enforced by a Title 32 Metro District, its successors and assigns for Planning Areas designated within the View Plane Protection Area. These Design Guidelines shall be created with the specific intent to create residential areas which blend into the natural environment.

4.2 Geological Hazard Evaluation and Geotechnical Investigation

- a. Owner, at their sole expense, has completed a Geological Hazard Evaluation and Geotechnical Investigation.
- b. Owner, or their successor or assigns, shall implement the Evaluation and Investigation's recommendations at Subdivision, Site Improvement Plan, or Final Plat.

4.3 View Plane Protection Area.

- a. In order to preserve natural site features, vegetation, topography and view planes, Planning Areas 1, 4, 5, 7, 9, 10, and 11 are designated as a View Plane Protection Area. This designation mandates the following restrictions:
 - i. Planning Areas in the View Plane Protection Area shall not be overlot graded, except to provide for necessary roadway infrastructure.
 - ii. Overlot grading may be limited to reduce impact to existing trees, significant vegetation, and natural geologic conditions.
 - iii. Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.
 - iv. Permanent buildings shall not be constructed greater than 35 feet in height in the View Plane Protection Area.
 - v. Specific Design Guidelines shall be developed and enforced by a Title 32 Metro District, its successors or assigns, for Planning Areas within the View Plane Protection area regarding siting and building design techniques to create a community which blends into the natural environment.

4.4 Weed Management.

- a. Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s), their successors and assigns, or a Title 32 Metro District, its successors or assigns.

4.5 Floodplain.

- a. Owner, its successors and assigns shall comply with requirements of floodplain regulatory agencies during all planning, development review, and final platting processes.

4.6 Forest Management, Fire Mitigation, and Tree Preservation Plans

- a. A Forest Management Plan that encompasses both forest management and fire mitigation best practices as suggested by the U.S. Department of Agriculture – National Resources Conservation Service is completed. The Plan also recommends identification of certain trees for preservation or relocation.
- b. All development shall be subject to the requirements of DCZR Section 17 - Wildfire Hazard Overlay District, as amended and required by Douglas County.
- c. All forest management recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at the time of Final Plat.
- d. All wildfire mitigation recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at Final Plat.
- e. All tree preservation recommendations and prescriptions from this or any subsequent Forest Management Plan shall be implemented by Owner, their successor or assigns, or one or more Title 32 Metro Districts as needed, at their expense, at Final Plat.

4.7 Wildlife Preservation and Biological Resources Assessment

- a. Owner, at its sole expense, has completed a Natural Resources Assessment. Subsequent assessments shall be required for future review processes, including but not limited to Subdivision, Site Improvement Plan, and Final Plat. Owner, its successors or assigns, or one or more Title 32 Metro Districts shall undertake additional Assessments at their own expense.

4.8 Cultural Resource Report

- a. Owner, at its sole expense, has completed a Cultural Resource Report. The recommendations of the report shall be implemented prior to submittal of the first preliminary plan subdivision proposal within the PD.

4.9 Noise Study

- a. A preliminary noise study was performed, and it was determined that all development areas are outside of and not impacted by the 65 DNL line shown on the PD plan.
- b. Any subsequent noise studies required at the time of site improvement plan, or subdivision, in the case of any proposed multi-family or residential development adjacent to a state, federal, or major regional highway, or railroad right-of-way, identifying the current noise levels and projected noise levels based on any projected highway or rail expansion will be completed and funded by the Owner, or one or more Title 32 Metro Districts, their successors and assigns, formed for the Property as

needed.

4.10 Crossing Union Pacific ROW at OSP-8

- a. Improvements, such as construction of a durable material or concrete trail, required for the safe passage of pedestrians, bicycles, and other forms of transportation through the existing underpass beneath the Union Pacific Right-of-Way shall be provided by the Owner, their successors or assigns, or one or more Title 32 Metro Districts its successors and assigns formed for the Property as needed, at their expense at the time of Final Plat.
- b. Improvements shall be agreed to by the Owner, their successors or assigns, or one or more Title 32 Metro Districts, and the Union Pacific Railroad Company.
- c. Owner, their successors or assigns shall demonstrate legal access for the at-grade crossing of Union Pacific right-of-way between OSP-1 and OSP-8 at subdivision or site improvement plan for activities within OSP-8 or PA-20.

4.11 Agricultural Activities.

- a. Agricultural activities shall be permitted on any portion of the property that has not been platted.

4.12 Minerals.

- a. Owner shall reserve for itself, its successors and assigns, all mineral, oil and gas rights and interests to the extent owned by Owner.

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SHEET INFO:

**PINE CANYON
STATEMENT OF COMMITMENTS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

**6
OF 15**

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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OSP & PARK DEDICATION TABLE

	Prep & Approval of Plan	Construction Timing	Construction Responsibility	Maintenance Responsibility	Ownership
Local Parks	At the time of subdivision of the areas within which the parks are located.	Within 2 years after the dedication, or such later time as required by the Subdivision Improvement Agreement.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns.	Special District, Homeowners Association, or other entity to which dedication is made.
Local Trails	At the time of subdivision of the areas within which the trail is located.	Within 2 years after the dedication, or such later time as required by the Subdivision Improvement Agreement.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns.	Special District, Homeowners Association, or other entity to which dedication is made.
Open Space	At the time of subdivision of the areas within which the open space is located.	Within 2 years after the dedication, or such later time as required by the Subdivision Improvement Agreement.	Construction shall be the responsibility of the appropriate Special District, their successors or assigns.	Maintenance shall be the responsibility of the appropriate Special District, their successors or assigns.	Special District, Homeowners Association, or other entity to which dedication is made.

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SHEET INFO:

**PINE CANYON
OPEN SPACE AND PARK PLAN AND
DEDICATION TABLE**

DRAWN BY:

JN/CG

DESIGNED BY:

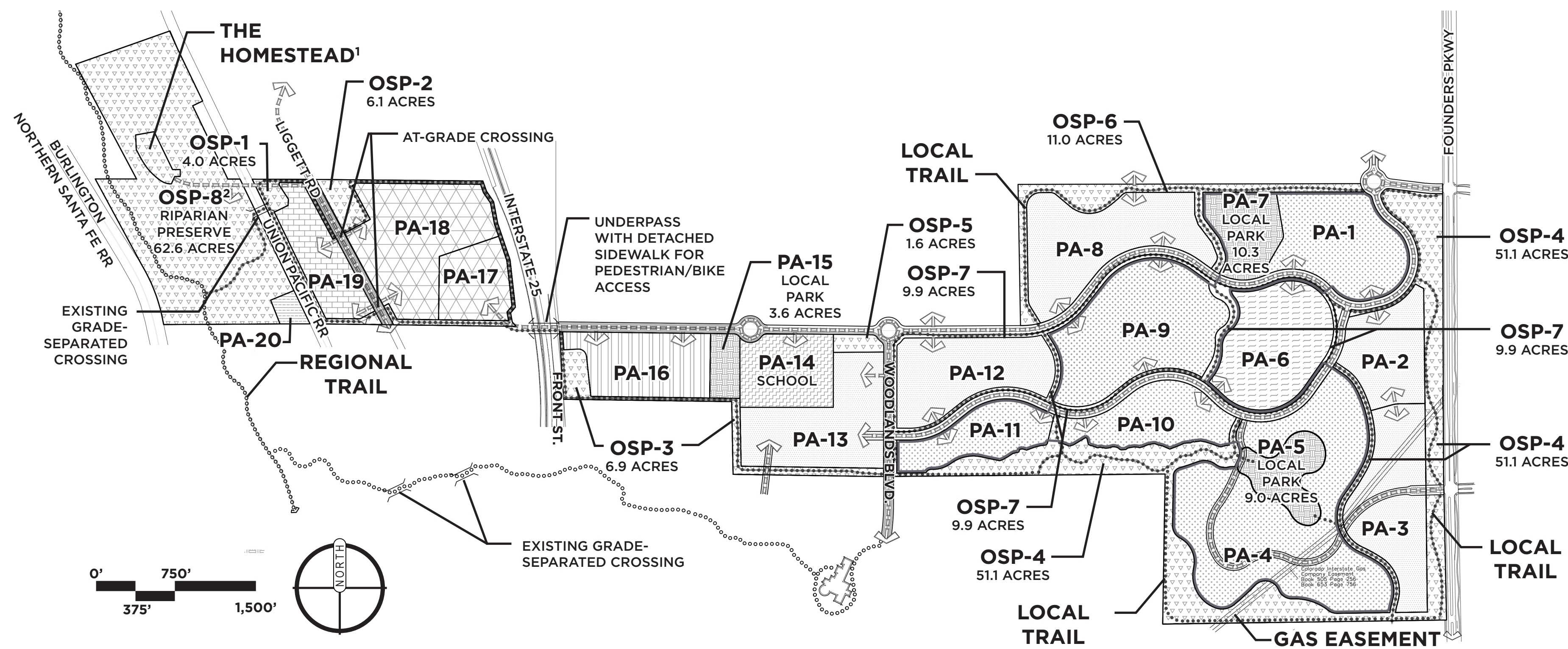
JP

SUBMITTED ON:

2020-4-27

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OF 15

OSP & PARK MAP



LEGEND

	GENERAL INDUSTRIAL		VIEW PLANE PROTECTION
	BUSINESS/LIGHT INDUSTRIAL		EXISTING TRAIL CORRIDOR
	MIXED USE		PROPOSED TRAIL CORRIDOR
	SCHOOL		ROADWAY
	PARKS		GRADE SEPARATED CROSSING
	OPEN SPACE		PLANNED DEVELOPMENT BOUNDARY

NOTES:

1. THE HOMESTEAD IS PART OF OSP-8.
2. AT MINIMUM 42 ACRES OF FARMLAND WILL BE LOCATED IN OSP-8 TO EFFECTUATE THE CDPHE LAMP.

PINE CANYON OPEN SPACE - Table 1

A. Land Use Item	B. Gross Land Area in Acres	C. Proposed Maximum Number of Units
Total SFD/SFE planning areas	237.0	800
Total MF in MF and MU planning areas	50.9	1,000
Total Resort/SFD Small (excluded from total - see note 1)	21.4	175
Total Maximum Residential ¹	287.9	1,800
Total Mixed Use planning areas ²	21.1	
Total Business/Light Industrial planning areas	11.4	
Total Resort/SFD Small ³	21.4	
Total non-residential ²	53.9	
Parks Dedication Requirements		
Required 3% of nonresidential acreage	1.6	
Local Park Requirement: DUs x 0.015 acres/unit	27.0	
Regional Park Requirement: DUs x 0.030 units/acre	54.0	
Total Park Requirement	82.6	
Proposed Parks, Open Space, and Trails		
Total Local Parks & Trail Corridors	Proposed = 32.0	
Total Riparian Preserve	Proposed = 62.6	
Total other open space including greenbelts, buffer areas, detention areas, plantings	Proposed = 81.5	
Total Open Space	176.1	

Notes:

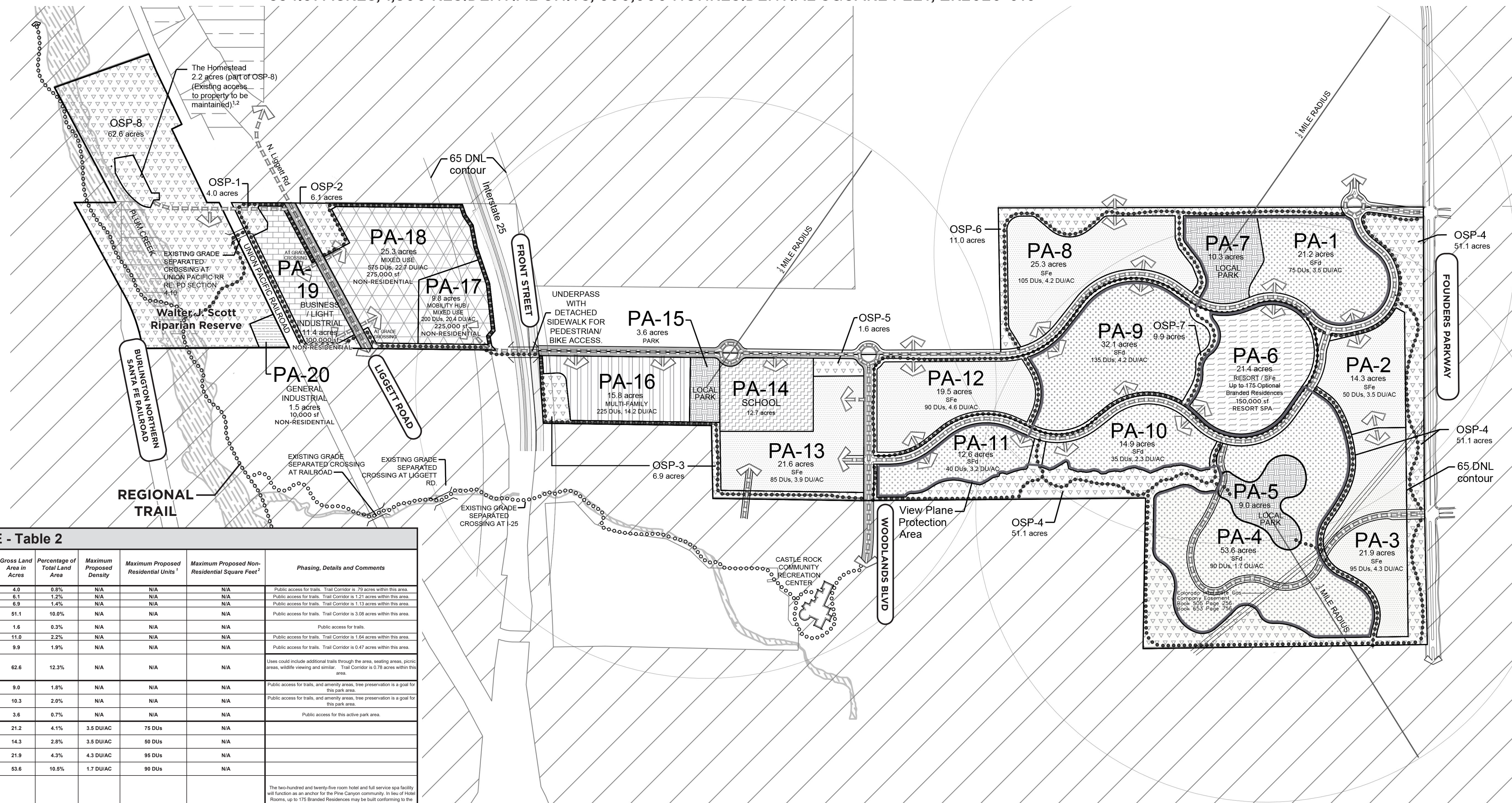
- 1) The maximum residential units is 1,800 du for the entire property. PA-6 may include up to 175 residential units. However, the amount of residential units within PA-6 will be reduced from other residential planning areas to maintain the overall maximum count of 1,800 du. The existing dwelling in OSP-8 shall not count toward the total unit count in the PD.
- 2) The Non-Residential acreage used to calculate the Park Dedication requirement includes PA-6 and PA-19, plus an estimated 60% of the total acres for non-residential acreage in PA-17 and PA-18. The school and water treatment plant (PA-14 & 20) was excluded from the non-residential acreage used for Park Dedication. Exact Non-Residential Park Dedication calculations shall occur as part of subdivision or site improvement plan development review.
- 3) Even though PA-6 may be resort/spa or contain residential units, for simplicity, the totality of PA-6 was used as part of the non-residential acreage.

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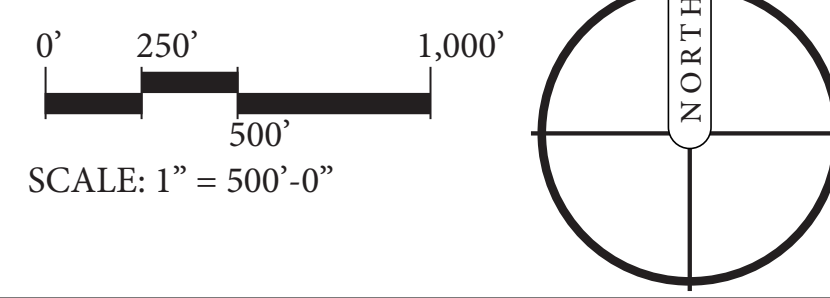
LAND USE PLAN OVERVIEW



PINE CANYON LAND USE - Table 2								
Land Use Item	Planning Area Map Number	Permitted Principal Uses	Gross Land Area in Acres	Percentage of Total Land Area	Maximum Proposed Residential Units ¹	Maximum Proposed Non-Residential Square Feet ²	Phasing, Details and Comments	
Open Space Areas	OSP-1	TRAILS, DETENTION	4.0	0.8%	N/A	N/A	Public access for trails. Trail Corridor is 7.3 acres within this area.	
	OSP-2	TRAILS, DETENTION	6.1	1.2%	N/A	N/A	Public access for trails. Trail Corridor is 1.21 acres within this area.	
	OSP-3	TRAILS, DETENTION	5.9	1.4%	N/A	N/A	Public access for trails. Trail Corridor is 1.13 acres within this area.	
	OSP-4	TRAILS, DETENTION, BUFFER	51.1	10.0%	N/A	N/A	Public access for trails. Trail Corridor is 3.08 acres within this area.	
	OSP-5	DETENTION, PLANTINGS	1.6	0.3%	N/A	N/A	Public access for trails.	
	OSP-6	TRAILS, DETENTION	11.0	2.2%	N/A	N/A	Public access for trails. Trail Corridor is 1.64 acres within this area.	
	OSP-7	TRAILS	9.9	1.9%	N/A	N/A	Public access for trails. Trail Corridor is 0.47 acres within this area.	
	OSP-8	RIPARIAN PRESERVE, TRAILS, PASSIVE USES, DETENTION	62.6	12.3%	N/A	N/A	Uses could include additional trails through the area, seating areas, picnic areas, wildlife viewing and similar. Trail Corridor is 0.78 acres within this area.	
Park Areas	PA-5	LOCAL PARKS	9.0	1.8%	N/A	N/A	Public access for trails, and amenity areas, tree preservation is a goal for this park area.	
	PA-7	LOCAL PARKS	10.3	2.0%	N/A	N/A	Public access for trails, and amenity areas, tree preservation is a goal for this park area.	
	PA-15	LOCAL PARKS	3.6	0.7%	N/A	N/A	Public access for this active park area.	
Development Areas	PA-1	Sfd	21.2	4.1%	3.5 DU/AC	75 DUs	N/A	
	PA-2	SFe	14.3	2.8%	3.5 DU/AC	50 DUs	N/A	
	PA-3	SFe	21.9	4.3%	4.3 DU/AC	95 DUs	N/A	
	PA-4	Sfd	53.6	10.5%	1.7 DU/AC	90 DUs	N/A	
	PA-6	RESORT / SFe	21.4	4.2%	N/A	175 DUs	150,000 SF	The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of Hotel Rooms, up to 175 Branded Residences will be built conforming to the SFe standards; however, the maximum number of dwellings, or non-residential square footage permitted in the PD shall not be exceeded. ³ The square footage of the Hotel/Resort has been analyzed in the traffic report and water studies based on the two-hundred and twenty-five room hotel and full service spa facility because if developed as Branded Residences the use would be of a lesser impact.
	PA-8	SFe	25.3	5.0%	4.2 DU/AC	105 DUs	N/A	
	PA-9	Sfd	32.1	6.3%	4.2 DU/AC	135 DUs	N/A	
	PA-10	Sfd	14.9	2.9%	2.3 DU/AC	35 DUs	N/A	
	PA-11	Sfd	12.6	2.5%	3.2 DU/AC	40 DUs	N/A	
	PA-12	SFe	19.5	3.8%	4.6 DU/AC	90 DUs	N/A	
	PA-13	SFe	21.6	4.2%	3.9 DU/AC	85 DUs	N/A	
	PA-14	SCHOOL	12.7	2.5%	N/A	N/A	N/A ³	
PA-16	Mfa	15.8	3.1%	14.2 DU/AC	225 DUs	N/A		
PA-17	MOBILITY HUB / MIXED USE / Mfa	9.8	1.9%	20.4 DU/AC	200 DUs	225,000 SF	Anticipated to include up to approximately 500,000 square feet of Office, Retail or Commercial Use Square Footage between PA-17 & PA-18. However, the maximum non-residential square footage permitted in the PD shall not be exceeded. ³	
PA-18	MIXED USE / Mfa	25.3	5.0%	22.7 DU/AC	575 DUs	275,000 SF	Anticipated to include up to approximately 100,000 square feet of Business/Light Industrial Square Footage; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ³	
PA-19	BUSINESS/LIGHT INDUSTRIAL	11.4	2.2%	N/A	N/A	100,000 SF	Anticipated to include up to approximately 100,000 square feet of Business/Light Industrial Square Footage; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ³	
PA-20	GENERAL INDUSTRIAL	1.5	0.3%	N/A	N/A	10,000 SF	Water Treatment/Major Utility, anticipated to be 10,000 sq.ft. ³	
Total Map Acreage (Total figures shown)			511.0	100.0%	MAXIMUM TOTAL RESIDENTIAL UNITS ¹	MAXIMUM TOTAL NON-RESIDENTIAL SF ²	Notes: 1) The total # of residential units for the entire PD shall be limited to 1,800 units. The existing dwelling in OSP-8 shall not count toward the total unit count in the PD. 2) The total square feet of non-residential uses shall be limited to 600,000 square feet. Maximum square footage in the PD shall be measured in gross floor area as defined in the Douglas County Zoning Resolution as amended. 3) School and water treatment plant square footage is not considered as part of the maximum non-residential square footage allowed in the PD.	
ROW Inside of property			23.6					
Total Property Acreage			534.6		1800 DUs	600,000 SF		

LEGEND

- ### NOTES:
- THE HOMESTEAD IS PART OF OSP-8.
 - AT MINIMUM 42 ACRES OF FARMLAND WILL BE LOCATED IN OSP-8 TO EFFECTUATE THE CDPHE LAMP.
 - TRANSITION TO ADJACENT DEVELOPMENT: PINE CANYON SHALL MATCH OR EXCEED THE LOT SIZE WITHIN 300' OF ANY EXISTING ADJACENT SINGLE FAMILY DWELLING PROPERTY LINE ALONG THE SOUTHERN PROPERTY BOUNDARY.
 - STREETS AND ACCESS POINTS ARE CONCEPTUAL IN NATURE.
 - OWNER SHALL DEDICATE PUBLIC RIGHTS-OF-WAY (ROW) TO THE COUNTY AT NO COST TO THE COUNTY FOR PUBLIC ROADWAYS SHOWN ON THE PD AND PUBLIC ROADWAYS DEVELOPED IN SUBSEQUENT SUBMITTALS.



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SHEET INFO:

PINE CANYON LAND USE PLAN OVERVIEW

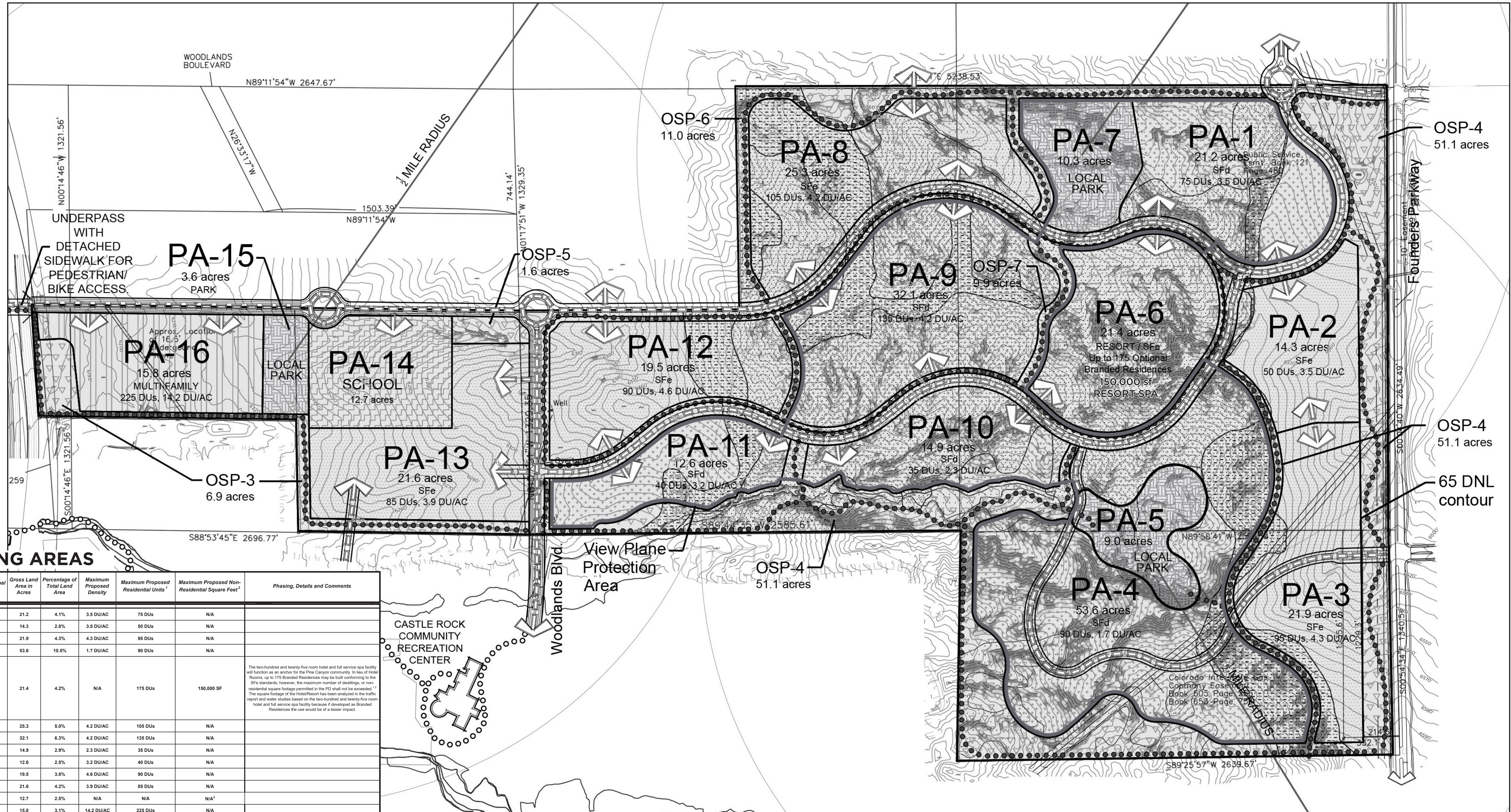
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PLANNING AREA SLOPE ANALYSIS

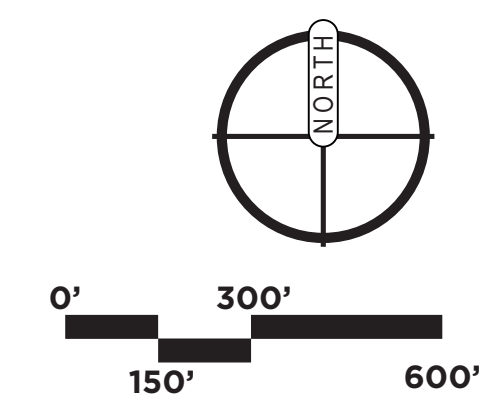


PLANNING AREAS

Planning Area Map Number	Permitted Principal Uses	Gross Land Area in Acres	Percentage of Total Land Area	Maximum Proposed Density	Maximum Proposed Residential Units ¹	Maximum Proposed Non-Residential Square Feet ²	Phasing, Details and Comments
PA-1	SfD	21.2	4.1%	3.5 DU/AC	75 DUs	N/A	
PA-2	SFe	14.3	2.8%	3.5 DU/AC	50 DUs	N/A	
PA-3	SFe	21.9	4.3%	4.3 DU/AC	95 DUs	N/A	
PA-4	SfD	53.6	10.5%	1.7 DU/AC	90 DUs	N/A	
PA-6	RESORT / Sfe	21.4	4.2%	N/A	175 DUs	150,000 SF	The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of hotel rooms, up to 175 Branded Residences may be built conforming to the SFe standards; however, the maximum number of dwellings, or non-residential square footage permitted in the PD shall not be exceeded. ³ The square footage of the hotel/resort has been analyzed in the traffic report and water studies based on the two-hundred and twenty-five room hotel and full service spa facility because it developed as Branded Residences the use would be of a lesser impact.
PA-8	SFe	25.3	5.0%	4.2 DU/AC	105 DUs	N/A	
PA-9	SfD	32.1	6.3%	4.2 DU/AC	135 DUs	N/A	
PA-10	SfD	14.9	2.9%	2.3 DU/AC	35 DUs	N/A	
PA-11	SfD	12.6	2.5%	3.2 DU/AC	40 DUs	N/A	
PA-12	SFe	19.5	3.8%	4.6 DU/AC	90 DUs	N/A	
PA-13	SFe	21.6	4.2%	3.9 DU/AC	85 DUs	N/A	
PA-14	SCHOOL	12.7	2.5%	N/A	N/A	N/A ³	
PA-16	MfA	15.8	3.1%	14.2 DU/AC	225 DUs	N/A	
PA-17	MOBILITY HUB / MIXED USE / MfA	9.8	1.9%	20.4 DU/AC	200 DUs	225,000 SF	Anticipated to include up to approximately 500,000 square feet of Office, Retail or Commercial Use Square Footage between PA-17 & PA-18; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ¹
PA-18	MIXED USE / MfA	26.3	5.0%	22.7 DU/AC	675 DUs	275,000 SF	
PA-19	BUSINESS/LIGHT INDUSTRIAL	11.4	2.2%	N/A	N/A	100,000 SF	Anticipated to include up to approximately 100,000 square feet of Business/Light Industrial Square Footage; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ¹
PA-20	GENERAL INDUSTRIAL	1.5	0.3%	N/A	N/A	10,000 SF	Water Treatment/Plant Utility, anticipated to be 10,000 sq ft. ^{1,3}
Total Map Acreage (Total figures above)		511.0	100.0%		MAXIMUM TOTAL RESIDENTIAL UNITS¹	MAXIMUM TOTAL NON-RESIDENTIAL SQUARE FEET²	
ROW inside of Property		23.6					Notes: 1) The total # of residential units for the entire PD shall be limited to 1,800 units. The existing dwelling in OSP-8 shall not count toward the total unit count in the PD. 2) The total square feet of non-residential uses shall be limited to 600,000 square feet. Maximum square footage in the PD shall be measured in gross floor area as defined in the Douglas County Zoning Resolution as amended. 3) School and water treatment plant square footage is not considered as part of the maximum non-residential square footage allowed in the PD.
Total Property Acreage		534.6			1800 DUs	600,000 SF	

LEGEND

- SLOPES > 25%
- SLOPES 20% - 25%
- SLOPES < 20%
- PLANNED DEVELOPMENT BOUNDARY
- Ponderosa Pine
- Oak - Pine
- Oak
- VIEW PLANE PROTECTION



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1	DOUGLAS COUNTY REVIEW	9/22/2020
2	DOUGLAS COUNTY REVIEW-2ND	3/8/2023
3	DOUGLAS COUNTY REVIEW-3RD	9/16/2023
4	DOUGLAS COUNTY REVIEW-4TH	12/19/2023
5	DOUGLAS COUNTY REVIEW-5TH	2/26/2024
6	DOUGLAS COUNTY REVIEW-6TH	4/15/2024

SHEET INFO:

PINE CANYON EXISTING CONDITIONS MAP & SLOPE ANALYSIS

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

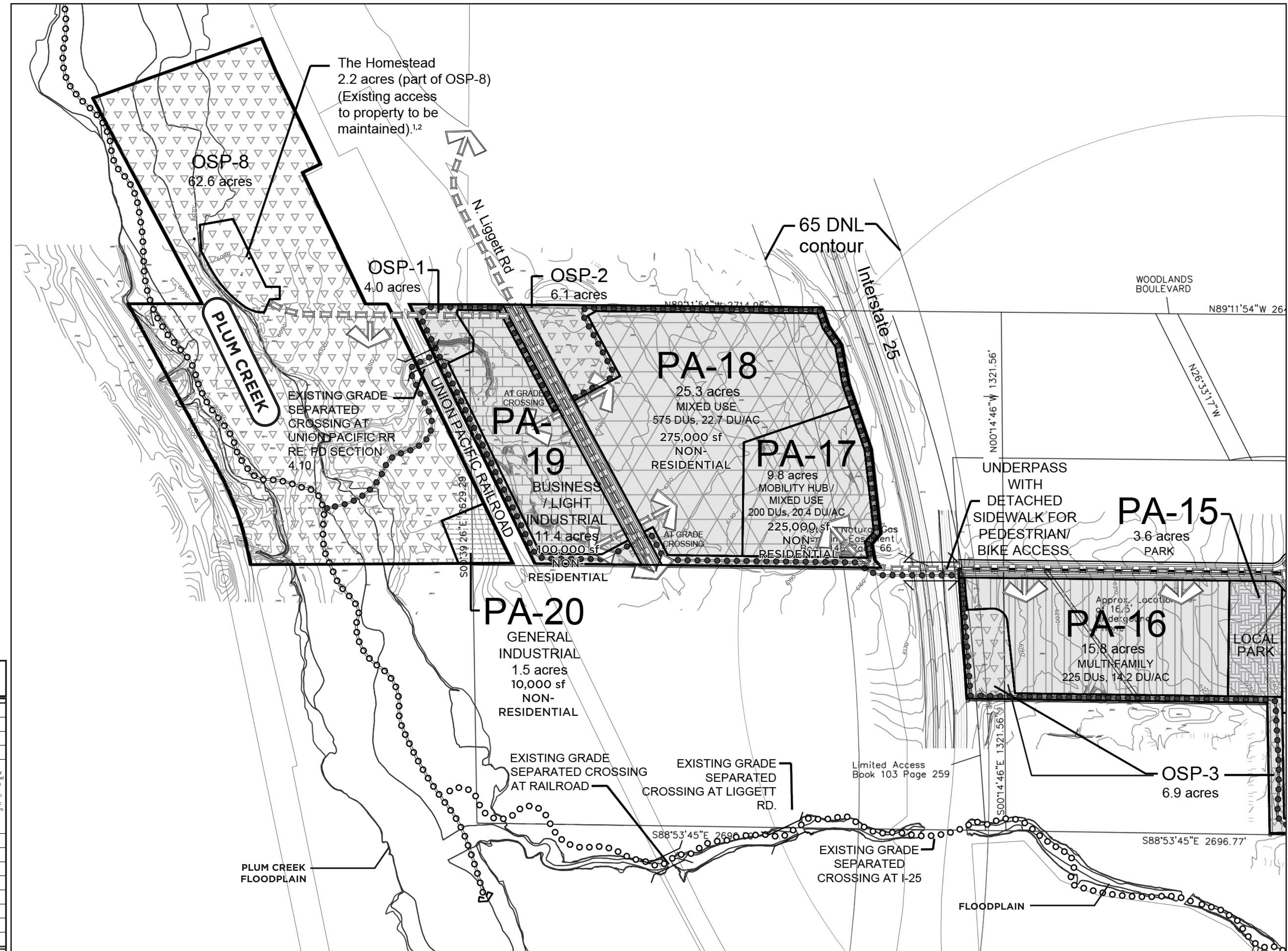
2020-4-27

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

PLANNING AREA SLOPE ANALYSIS



PLANNING AREAS

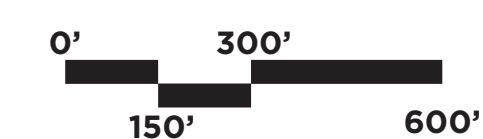
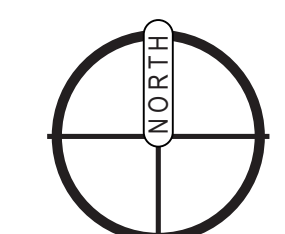
Planning Area Map Number	Permitted Principal Uses	Gross Land Area in Acres	Percentage of Total Land Area	Maximum Proposed Density	Maximum Proposed Residential Units ¹	Maximum Proposed Non-Residential Square Feet ²	Phasing, Details and Comments
PA-1	SfD	21.2	4.1%	3.5 DU/AC	75 DUs	N/A	
PA-2	SfE	14.3	2.8%	3.5 DU/AC	50 DUs	N/A	
PA-3	SfE	21.9	4.3%	4.3 DU/AC	95 DUs	N/A	
PA-4	SfD	53.6	10.5%	1.7 DU/AC	90 DUs	N/A	
PA-6	RESORT / Sfs	21.4	4.2%	N/A	175 DUs	150,000 SF	The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of hotel rooms, up to 175 branded residences may be built conforming to the SFA standards; however, the maximum number of dwellings, or non-residential square footage permitted in the PD shall not be exceeded. ^{1,2} The square footage of the hotel/resort has been analyzed in the traffic report and water studies based on the two-hundred and twenty-five room hotel and full service spa facility because it developed as branded residences the use would be of a lesser impact.
PA-8	SfE	25.3	5.0%	4.2 DU/AC	105 DUs	N/A	
PA-9	SfD	32.1	6.3%	4.2 DU/AC	135 DUs	N/A	
PA-10	SfD	14.9	2.9%	2.3 DU/AC	35 DUs	N/A	
PA-11	SfD	12.8	2.5%	3.2 DU/AC	40 DUs	N/A	
PA-12	SfE	19.5	3.8%	4.6 DU/AC	90 DUs	N/A	
PA-13	SfE	21.6	4.2%	3.9 DU/AC	85 DUs	N/A	
PA-14	SCHOOL	12.7	2.5%	N/A	N/A	N/A ³	
PA-16	MfA	15.8	3.1%	14.2 DU/AC	225 DUs	N/A	
PA-17	MOBILITY HUB / MIXED USE / MfA	9.8	1.9%	20.4 DU/AC	200 DUs	225,000 SF	Anticipated to include up to approximately 500,000 square feet of Office, Retail or Commercial Use Square Footage between PA-17 & PA-18; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ¹
PA-18	MIXED USE / MfA	25.3	5.0%	22.7 DU/AC	575 DUs	275,000 SF	Anticipated to include up to approximately 500,000 square feet of Office, Retail or Commercial Use Square Footage between PA-17 & PA-18; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ¹
PA-19	BUSINESS/LIGHT INDUSTRIAL	11.4	2.2%	N/A	N/A	100,000 SF	Anticipated to include up to approximately 100,000 square feet of Business/Light Industrial Square Footage; however, the maximum non-residential square footage permitted in the PD shall not be exceeded. ¹
PA-20	GENERAL INDUSTRIAL	1.5	0.3%	N/A	N/A	10,000 SF	Water Treatment/Utility, anticipated to be 10,000 sq ft. ^{1,3}
Total Map Acreage (Total figures above)		511.0	100.0%		MAXIMUM TOTAL RESIDENTIAL UNITS¹	MAXIMUM TOTAL NON-RESIDENTIAL SF²	Notes: 1) The total # of residential units for the entire PD shall be limited to 1,800 units. The existing dwelling in OSP-8 shall not count toward the total unit count in the PD. 2) The total square feet of non-residential uses shall be limited to 600,000 square feet. Maximum square footage in the PD shall be measured in gross floor area as defined in the Douglas County Zoning Resolution as amended. 3) School and water treatment plant square footage is not considered as part of the maximum non-residential square footage allowed in the PD.
ROW inside of Property		23.6			1800 DUs	600,000 SF	
Total Property Acreage		534.6					

LEGEND

	SLOPES > 25%		Ponderosa Pine
	SLOPES 20% - 25%		Oak - Pine
	SLOPES < 20%		Oak
	PLANNED DEVELOPMENT BOUNDARY		VIEW PLANE PROTECTION

NOTES:

1. THE HOMESTEAD IS PART OF OSP-8.
2. AT MINIMUM 42 ACRES OF FARMLAND WILL BE LOCATED IN OSP-8 TO EFFECTUATE THE CDPHE LAMP.



PREPARED FOR:



JRW Family Limited Liability Partnership
1200 17th St, Suite 3000,
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303.587.0102

ENGINEERING:



3473 S Broadway,
Englewood, CO 80113
303.703.4444

LAND PLANNING:



PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

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EXISTING CONDITIONS MAP &
SLOPE ANALYSIS**

DRAWN BY:

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DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

**10
OF 15**

PINE CANYON PLANNED DEVELOPMENT

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AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

DEVELOPMENT STANDARDS :

A. Residential (SFd) - PA-1, 4, 9, 10, 11

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, and Accessory Uses at no more than 4.5 Dwelling Units per acre.

2. Uses Permitted by Right

- Single Family Detached Dwelling Units.
- A temporary sales and marketing center developed to showcase a variety of builders and housing types within a limited area.
- Temporary model home and construction trailer sales office.
- Community information center and kiosks.
- Detached private garages (1,200 sq. ft. maximum).
- Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, and private facilities for the keeping of common household pets (ie dog house, or dog run, for example), refer to DCZR Sec. 24, as amended.
- Open Space.
- Public or Private parks, playgrounds and recreational facilities including, but not limited to tennis courts, swimming pools and multipurpose trails.
- Places of religious assembly.
- Signage. DCZR, Section 29, as amended.
- Utility facilities.
- Fire & Police facilities.

3. Uses Permitted by Special Review

- Community centers, libraries and museums.
- Child Care Centers.

4. Development Standards

- Maximum Density.** The Maximum Density shall be up to four and five-tenths (4.5) Dwelling Units per acre for the SFd Planning Areas, gross planning area density is specified in the Pine Canyon Land Use - Table 2 land use chart.
- Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFd residential Planning Area are specified in the Pine Canyon Land Use - Table 2 land use chart for each individual Planning Area.

c. Building Setback:

Single Family Detached Unit (from property line)

Front/Street	-	10' to porch or exterior wall
	-	20' to garage face
Sides	-	5'
Sides	-	10' from ROW on corner lot
Rear	-	20'

Accessory Uses (from property line)

Front/Street	-	30'
Side	-	5' interior, 10' from ROW
Rear	-	5'

Non-residential Land Uses (from property line)

Front/Street	-	20'
Side	-	10'
Side from ROW on corner lot	-	20'
Rear	-	20'
Distance to SF (attached or detached) residential lot	-	25'

- Building Separation.** The minimum building separation shall be the greater of:
 - ten (10) feet for Single Family Detached residential Buildings and twenty (20) feet for other Principal Buildings located within SFd Land Use Planning Areas, or
 - shall be governed by the applicable building code.

- Building Height.** No residential Buildings within SFd Planning Areas shall exceed thirty-five (35) feet in height. Accessory uses shall have a maximum height of 20'.

- Minimum Lot Sizes.** The minimum lot sizes in SFd residential Planning Areas shall be forty five hundred (4,500) square feet for a Single Family Detached Homes. There shall be no minimum lot size for non-residential uses.

- Parking.** Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply.

- Lighting.** Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.

- Fencing.** Douglas County Zoning Resolution, Section 7, Suburban Residential District Fencing Standards, as amended, shall apply.

- Landscaping.** Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

- Transition to Adjacent Development.** Pine Canyon shall match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling Unit along the southern property boundary.

- Existing Gasline.** No lots are permitted within the Colorado Interstate Gas Co. Easement (Book 505, Page 256; Book 653, Page 756) in PA-4.

B. Residential (SFe) - PA-2, 3, 8, 12, 13

1. Intent

Provide for residential Development allowing for a variety of Single Family Detached Dwelling Units, Duplex Dwelling Units, Single Family Attached (Townhome), and Accessory Uses at no more than 8.0 Dwelling Units per acre.

2. Uses Permitted by Right

- Single Family Detached Dwelling Units.
- Duplex.
- Townhome Dwelling Units including Single Family Attached, not to exceed 6 units per building.
- A temporary sales and marketing center developed to showcase a variety of builders and housing types within a limited area.
- Temporary model home and construction trailer sales office.
- Community information center and kiosks.
- Detached private garages (750 sq. ft. maximum).
- Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, and private facilities for the keeping of common household pets (ie dog house, or dog run, for example), refer to DCZR Sec. 24, as amended.
- Open Space.
- Public or Private parks, playgrounds and recreational facilities including, but not limited to, tennis courts, swimming pools and multipurpose trails.
- Places of religious assembly.
- Religious schools.
- Private schools and related administrative facilities for elementary and secondary education.
- Signage. DCZR, Section 29, as amended.
- Utility facilities.
- Fire & Police facilities.
- Group Care Facilities.

3. Uses Permitted by Special Review

- Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- Child Care Centers.

4. Development Standards

- Maximum Density.** The Maximum Density shall be up to eight (8.0) Dwelling Units per acre for the SFe Planning Areas, gross planning area density is specified in the Pine Canyon Land Use - Table 2 land use chart.
- Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SFe residential Planning Area are specified in the Pine Canyon Land Use - Table 2 land use chart for each individual Planning Area.
- Cluster Development.** Patio homes, Townhome dwelling units, or duplex dwelling units where a reduction in lot size results in additional parcel open space that will not be available for future development shall be permitted.

- Building Setback:** The minimum setbacks in SFe residential Planning Areas will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right.

Single Family Detached Unit (from property line)

Front/Street	-	10' to porch or exterior wall
	-	20' to garage face
Sides	-	5'
Sides	-	10' from ROW on corner lot
Rear	-	20'
Rear	-	3' from alley to garage face (alley condition)-

Patio Home Dwelling Unit (from property line)

Front/Street	-	10'
	-	20' to garage face
Sides	-	5'
Sides	-	10' from ROW on corner lot
Rear	-	15'
Rear	-	3' from alley to garage face (alley condition)-

Duplex Dwelling Unit (from property line)

Front/Street	-	10'
	-	20' to garage face
Sides	-	0' on common wall, 5' on other side
Sides	-	10' from ROW on corner lot
Rear	-	10'
Rear	-	3' from alley to garage face (alley condition)-

Townhome Dwelling Unit (from property line)

Front/Street	-	8' (Principal Building)
	-	20' to garage face
Sides	-	10' from ROW on corner lot
Sides	-	0' from other property lines & lots with common walls
Rear	-	10'
Rear	-	3' from alley to garage face (alley condition)-

Accessory Uses (from property line)

Front/Street	-	30'
Side	-	5' interior, 10' from ROW
Rear	-	5'

Non-residential Land Uses (from property line)

Front/Street	-	20' Building
Side	-	10'
Side from ROW on corner lot	-	20'
Rear	-	20'
Distance to SF (attached or detached) residential lot	-	25'

PREPARED FOR:



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1200 17th St, Suite 3000,
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ENGINEERING:



3473 S Broadway,
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303.703.4444

LAND PLANNING:



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200 Kalamath Street,
Denver, CO - 80235
720.259.8246

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DEVELOPMENT STANDARDS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

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- e. Building Separation. The minimum building separation shall be the greater of ten (10) feet for all Residential Buildings, and twenty (20) feet for other Principal Non-Residential Buildings located within each SFe Land Use Planning Area, or shall be governed by the applicable building code.
- f. Building Height. No residential Buildings within SFe Planning Areas shall exceed thirty-five (35) feet in height, accessory uses shall have a maximum height of 20'.
- g. Minimum Lot Sizes. The minimum lot sizes for detached homes in SFe Planning Areas shall be thirty five hundred (3,500) square feet for Single Family Detached Homes, two thousand (2,000) square feet for Duplex, two thousand (2,000) square feet for Patio Home and one thousand two hundred (1,200) square feet for Townhome Dwelling Units. There shall be no minimum lot size for non-residential uses.
- h. Parking. Douglas County Zoning Resolution Section 28, Parking Standards as amended shall apply.
- i. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.
- j. Fencing. Douglas County Zoning Resolution, Section 7, Suburban Residential District Fencing Standards, as amended, shall apply.
- k. Landscaping. Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.
- l. Transition to Adjacent Development. Pine Canyon shall match or exceed the lot size within 300' of any existing adjacent Single Family Dwelling Unit along the southern property boundary.
- m. Existing Gasline. No lots are permitted within the Colorado Interstate Gas Co. Easement (Book 505, Page 256; Book 653, Page 756) in PA-3.

C. Residential (MFa) - PA-16

1. Intent

Provide for residential Development allowing for a variety, Multi-family/Condominium Units, at no more than 24 Dwelling Units per acre.

2. Uses Permitted by Right

- a. Multi-family for rent, Condominium for sale, with household pets being permitted.
- b. Assisted and/or Independent Living.
- c. A temporary sales and marketing center.
- d. Attached or detached private garages.
- e. Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, radio or T.V. antennas, T.V. satellite dishes, swimming pools for residents of multi-family buildings.
- f. Open Space.

- g. Public or Private parks, playgrounds and recreational facilities including, but not limited to, tennis courts, public swimming pools and multipurpose trails.
- h. Places of religious assembly.
- i. Signage, subject to DCZR, Sec. 29, as amended.
- j. Utility facilities.
- k. Fire & Police facilities.
- l. Parking for Mobility Hub PA-17.
- m. Group Care Facilities.

3. Uses Permitted by Special Review

- a. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.
- b. Child Care Centers.

4. Development Standards

- a. Maximum Density. The Maximum Density shall be up to twenty four (24) Dwelling Units per acre for the MFa Planning Areas, gross planning area density is specified in the Pine Canyon Land Use - Table 2 land use chart.
- b. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within the MFa residential Planning Areas are specified in the Pine Canyon Land Use - Table 2 land use chart for each individual Planning Area.

c. Building Setback.

Multi-Family and Condominium (from property line)

Front/Street	-	10' to front porch or exterior face of residence, upper level balconies may encroach a maximum of 5' into setback.
	-	20' to garage face
Sides	-	10'
Sides	-	15' from ROW on corner lot
Rear	-	10'
Rear (from alley or drive lane condition)	-	5'

Accessory Uses (from property line)

Front/Street	-	20'
Side	-	5' interior, 10' from ROW
Rear	-	5'

Non-residential Land Uses (from property line)

Front/Street	-	20'
Side	-	10'
Side from ROW on corner lot	-	20'
Rear	-	20'
Distance to SF (attached or detached) residential lot	-	25'

- d. Building Separation. The minimum building separation shall be the greater of:
 - i) twenty (20) feet for Principal Buildings located within each MFa Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. Building Height. No residential Buildings within MFa Planning Areas shall exceed forty (40) feet in height.
- f. Minimum Lot Size. There shall be no minimum lot size.
- g. Parking. Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply.
- h. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.
- i. Fencing. Douglas County Zoning Resolution, Section 8, Multifamily District Fencing Standards, as amended, shall apply.
- j. Landscape. Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

D. Mobility Hub/Mixed Use (MU) - PA-17

1. Intent

To provide the opportunity for a multi-modal transportation hub to serve pedestrian, bicycle, vehicle, and mass transit transportation needs while integrating, horizontally and vertically, a broad range of retail goods and services, business and professional services with Multi-family residential development to sustain a transit-oriented development.

2. Uses Permitted by Right

- a. Principal Uses
 - a. bank/financial institution, may include drive through option
 - b. bar/lounge
 - c. cultural facility
 - d. library
 - e. open space/trails including connections to pedestrian and bicycle trails
 - f. park/playground
 - g. plaza
 - h. recreation facility - indoor
 - i. event center
 - j. hotel/motel, including conference or convention facilities located within the principal building
 - k. office, general, medical, dental, professional, governmental
 - l. public or private parking garages or parking lots, park & rides, including electric vehicle charging stations
 - m. mass transit stations and local transit service connections
 - n. bicycle and scooter sharing and parking and lockers

- o. welcome center/wayfinding informational stations
- p. retail/service business
- q. restaurant/fast-food establishment, with no drive-through services
- r. utility service facility
- s. multi-family residential, all uses and standards as defined in the MFa land use category, refer to Section C.2
- t. Fire & Police facilities
- u. Accessory Uses, customary and incidental to the principal use.

- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. Uses permitted in Section C.3

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio within the Mixed Use Planning Area shall not be greater than three (3) to one (1).
- b. Minimum Lot Size. There shall be no minimum lot size.
- c. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within the Mobility Hub/Mixed-Use Planning Area is specified in the Pine Canyon Land Use - Table 2 land use chart for each individual Planning Area.
- d. Building Setback:
 - Multi-Family Residential**
All standards as defined in the MFa land use category, refer to section C.4
 - Non-Residential Land Uses**
The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

Front/Street	-	10 feet
Side	-	0 feet
Rear	-	20 feet

 Distance to nearest residential use - 25 feet, unless vertically integrated, residential above a non-residential use in the same building.
Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'

Accessory Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

Front/Street	-	20'
Side	-	5' interior, 10' from ROW
Rear	-	5'

- e. Building Separation. Commercial buildings can have a 0' separation.

PREPARED FOR:



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DEVELOPMENT STANDARDS**

DRAWN BY:

JN/CG

DESIGNED BY:

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PINE CANYON PLANNED DEVELOPMENT

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- f. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 60' in height.
- g. Parking. Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply.
- h. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.
- i. Fencing. Douglas County Zoning Resolution, Section 12-C-Commercial Fencing Standards; as amended, shall apply.
- j. Outdoor Storage. For non-residential uses: Section 12-C-Commercial Outdoor Storage Standards; as amended, shall apply.
- k. Landscape. Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

E. Mixed Use (MU) - PA-18

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services with Multi-family residential development.

2. Uses Permitted by Right

- a. Principal Uses
 - a. bank/financial institution, may include drive through option
 - b. bar/lounge
 - c. church
 - d. cultural facility
 - e. fire station
 - f. library
 - g. open space/trails
 - h. park/playground
 - i. plaza
 - j. recreation facility - indoor
 - k. school - including college or university and related facilities
 - l. day care center
 - m. event center
 - n. hospital (helipad permitted as an accessory use)
 - o. hotel/motel, including conference or convention facilities located within the principal building
 - p. mass transit stations and local transit service connections
 - q. nursing or convalescent home and other extended-care facilities
 - r. office, general, medical, dental, professional, governmental
 - s. public or private parking garages or parking lots, park & rides,
 - t. restaurant/fast-food establishment, with no drive-through services
 - u. retail/service business

- v. retirement home
- w. theater - indoor
- x. utility service facility
- y. multi-family residential, all uses and standards as defined in the MFa land use category, refer to section C.2.
- z. Fire & Police facilities
- aa. Accessory Uses, customary and incidental to the principal use.
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Uses Permitted by Special Review

- a. Uses permitted in Section C.3

4. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio within the Mixed Use Planning Area shall not be greater than three (3) to one (1).
- b. Minimum Lot Size. There shall be no minimum lot size.
- c. Maximum Number of Dwelling Units. The maximum number of Dwelling Units permitted within the Mixed-Use Planning Area is specified in the Pine Canyon Land Use - Table 2 land use chart for each individual Planning Area.
- d. Building Setback:
 - Multi-Family Residential**
All standards as defined in the MFa land use category, refer to section C.4
 - Non-Residential Land Uses**
The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

Front/Street	-	10 feet
Side	-	0 feet
Rear	-	20 feet

 Distance to nearest residential use - 25 feet, unless vertically integrated, residential above a non-residential use in the same building.
Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'
 - Accessory Uses**
The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

Front/Street	-	20'
Side	-	5' interior, 10' from ROW
Rear	-	5'
- e. Building Separation. Commercial buildings can have a 0' separation.
- f. Building Height. Buildings or structures in Mixed Use Planning Areas are permitted up to 60' in height.
- g. Parking. Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply.

- h. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.
- i. Fencing. Douglas County Zoning Resolution, Section 12-C-Commercial Fencing Standards; as amended, shall apply.
- j. Outdoor Storage. Douglas County Zoning Resolution, Section 12-C-Commercial Outdoor Storage Standards; as amended, shall apply.
- k. Landscape. Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

F. Business/Light Industrial - PA-19

1. Intent

The intent of the Business/Light Industrial zone is to provide for office/business uses, wholesale and warehousing uses as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in a refined form and that do not in their transformation create smoke, gas, dust, odor, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of the subject property.

2. Uses Permitted by Right

- a. General Office and Professional Services
 - a. business and professional offices
 - b. medical and dental offices and clinics
 - c. banks and other financial service establishments, with or without drive-through facilities
 - d. mortuaries
 - e. mass transit stations and local transit service connections
 - f. park and rides
 - g. Fire & Police facilities.
- b. Light Industrial
 - a. automobile service station with gasoline pumps
 - b. building material - wholesale/retail
 - c. church
 - d. fire station
 - e. hospital
 - f. library
 - g. open space/trails
 - h. recreation facility - indoor/outdoor
 - i. school - including college, or university related facilities
 - j. cultural facility
 - k. equipment rental
 - l. greenhouse/plant nursery - wholesale/retail
 - m. industrial/manufacturing operation which does not emit unusual or excessive amounts of dust, smoke, fumes, gas, noxious odors, or noise beyond the lot boundary
 - n. kennel

- o. motorized vehicle/equipment - service/repair and incidental sales
- p. public or private parking garages or parking lots, park & rides
- q. product distribution/storage - excluding hazardous materials
- r. research and development facility
- s. restaurant/fast food establishment, may include drive through option
- t. telecommunication facility
- u. utility service facility
- v. veterinary clinic/hospital
- w. warehouse
- x. wholesale business - sales/service
- y. Accessory Uses, customary and incidental to the principal use.

- c. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Development Standards

- a. Floor/Area Ratio. The maximum floor-area ratio within the Business/Light Industrial Planning Area shall not be greater than two (2) to one (1).
- b. Minimum Lot Area. The minimum lot area shall be 10,000 square feet.
- c. Building Setback: The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

Front/Street	-	25 feet
Side	-	10 feet
Rear	-	20 feet

 Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'

Accessory Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- | | | |
|--------------|---|---------------------------|
| Front/Street | - | 20' |
| Side | - | 5' interior, 10' from ROW |
| Rear | - | 5' |

- d. Building Separation. Commercial/Office buildings can have a 0' separation.
- e. Building Height. Buildings or structures in Business/Light Industrial Planning Area are permitted up to 40' in height.
- f. Parking. Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply.
- g. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.
- h. Fencing. Douglas County Zoning Resolution, Section 13-LI-Light industrial Fencing Standards; as amended, shall apply.
- i. Outdoor Storage. Douglas County Zoning Resolution, Section 13-LI-Light industrial Outdoor Storage Standards; as amended, shall apply.

PREPARED FOR:



JRW Family Limited Liability Partnership
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ENGINEERING:



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Englewood, CO 80113
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LAND PLANNING:



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200 Kalamath Street,
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REVISIONS:

NO.	REVISION DESCRIPTION	DATE
1	DOUGLAS COUNTY REVIEW	9/22/2020
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5	DOUGLAS COUNTY REVIEW-5TH	2/26/2024
6	DOUGLAS COUNTY REVIEW-6TH	4/15/2024

SHEET INFO:

**PINE CANYON
DEVELOPMENT STANDARDS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

**13
OF 15**

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

j. Landscape.

Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

j. Landscape.

Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

d. Residential Uses: are subject to the SFe standards, section B.4.

e. Building Height. The mass of the building(s) shall be broken up by favoring terraced roofs and offsets in wall planes. The maximum height for the Resort complex shall be 65' in height, not including towers or similarly distinct architectural elements. Any potential residential uses are subject to the SFe standards, section B.4.

f. Parking. Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply.

g. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.

h. Fencing. Douglas County Zoning Resolution, Section 8-Multifamily District Fencing Standards; as amended, shall apply.

i. Outdoor Storage. For non-residential uses: Section 12-C-Commercial Outdoor Storage Standards; as amended, shall apply.

j. Landscape.

Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

d. Parking. Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply

e. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply

f. Fencing. Douglas County Zoning Resolution, Section 16-Open Space Conservation District Fencing Standards, as amended, shall apply.

g. Landscape.

Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

J. Open Space (OS) - OSP-1, 2, 3, 4, 5, 6, 7

1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

2. Uses Permitted by Right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks.
- d. Community Gardens.
- e. Drainage Facilities.
- f. Picnic shelters.
- g. General Utilities.

3. Development Standards

a. Building Setback: The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 25 feet
- Side - 15 feet
- Rear - 25 feet

b. Building Separation. The minimum building or structure separation shall be the greater of

- i. twenty (20) feet or
- ii. shall be governed by the applicable building code.

c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.

d. Parking. Douglas County Zoning Resolution, Section 28, Parking Standards, as amended, shall apply.

e. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.

f. Fencing. Douglas County Zoning Resolution, Section 16-Open Space Conservation District Fencing Standards, as amended, shall apply.

G. General Industrial - PA-20

1. Intent

The intent of the General Industrial area is to provide an approximately 1.5 acre area for the development of a Water Treatment facility.

2. Uses Permitted by Right

- a. Major utility facility
- b. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as determined by the Planning Director.

3. Development Standards

a. Floor/Area Ratio. The maximum floor-area ratio within the General Industrial Planning Area shall not be greater than one (1) to one (1).

b. Minimum Lot Area. none.

c. Building Setback: The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 25 feet
- Side - 10 feet
- Rear - 20 feet

Setback to Regional/major arterial - 75 feet, from a minor arterial - 40', from a collector - 20'

Accessory Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 20'
- Side - 5' interior, 10' from ROW
- Rear - 5'

d. Building Separation. The minimum building or structure separation shall be the greater of:

- i) twenty (20) feet or
- ii) shall be governed by the applicable building code.

e. Building Height. Buildings or structures in General Industrial Planning Area are permitted up to 40' in height.

f. Parking. Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply.

g. Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.

h. Fencing. Douglas County Zoning Resolution, 14-G-General Industrial Fencing Standards; as amended, shall apply.

i. Outdoor Storage. Douglas County Zoning Resolution, 14-G-General Industrial Outdoor Storage Standards; as amended, shall apply.

H. Resort Spa - PA-6

1. Intent

The two-hundred and twenty-five room hotel and full service spa facility will function as an anchor for the Pine Canyon community. In lieu of Hotel Rooms, Branded Residences may be built conforming to the SFe standards; however, the maximum number of dwellings permitted in the PD shall not be exceeded if residences are proposed in PA-6. Amenities will include those normally found in a resort complex, including, but not limited to, a restaurant, conference center and gift shop.

2. Uses Permitted by Right

- a. Resort Complex
 - a. Hotel uses
 - b. Spa uses
 - c. Swimming pool, hot tub
 - d. Restaurant
 - e. Conference center
 - f. Gift shop
 - g. parking lot, parking garage
 - h. Uses allowed in SFe Section B.2a. through j.
 - i. Accessory Uses, customary and incidental to the principal use.

3. Uses Permitted by Special Review

- a. Uses permitted in Section B.3

4. Development Standards

a. Floor/Area Ratio. The maximum floor-area ratio within the Resort Spa Planning Area shall not be greater than three tenths (.30) to one (1).

b. Minimum Lot Area. The minimum lot area for the Resort complex shall be 5 acres, potential residential uses are subject to the SFe standards, section B.4.

c. Building Setback: The minimum setback for the Resort complex from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 25 feet
- Side - 10 feet
- Rear - 20 feet

Accessory Uses

The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 20'
- Side - 5' interior, 10' from ROW
- Rear - 5'

I. Parks - PA-5, 7, 15

1. Intent

To provide for park uses which compliment residential neighborhoods.

2. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Active recreation uses, including but not limited to the following facilities: multi-purpose fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails.
- c. Accessory Park structures such as picnic pavilions, restrooms, band-shells, etc.

3. Development Standards

a. Building Setback: The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:

- Front/Street - 25 feet
- Side - 20 feet
- Rear - 25 feet

b. Building Separation. The minimum building or structure separation shall be the greater of:

- i. twenty (20) feet or
- ii. shall be governed by the applicable building code.

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SHEET INFO:

**PINE CANYON
DEVELOPMENT STANDARDS**

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

**14
OF 15**

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES, 1,800 RESIDENTIAL UNITS, 600,000 NONRESIDENTIAL SQUARE FEET, ZR2020-010

g. Landscaping. Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

K. The Homestead - within OSP-8

1. Intent

Provide for continuing the existing residential single family detached home, and Accessory buildings that will allow the continued agricultural use. This area will be covered with a conservation easement to ensure that it remains as an agriculturally focused homestead.

2. Uses Permitted by Right

- Single Family Detached Dwelling Unit.
- Attached or detached private garages (1,000 sq. ft. maximum).
- Accessory Uses, incidental to the Principal Use or Building, including but not limited to: storage sheds, private greenhouses, and private facilities for the keeping of common household pets.
- Signage. DCZR, Section 29, as amended.
- General Utilities.
- Use permitted in a conservation easement agreement or similar document approved by Douglas County.
- Agriculture

3. Development Standards

a. Maximum Density/Number of Units. The Maximum Density and number of units shall be the one existing residential home. This existing home is not included within the overall 1,800 units within the community.

b. Building Setback:

Single Family Detached Unit (from property line)

- Front/Street - 10' to porch or exterior wall
- 20' to garage face
- Sides - 5'
- Sides - 10' from ROW on corner lot
- Rear - 20'

Accessory Uses (from property line)

- Front/Street - 20'
- Side - 5' interior, 10' from ROW
- Rear - 5'

L. Open Space (OS) - OSP-8

1. Intent

The Walter J. Scott Riparian Preserve (OSP-8), is intended for the preservation of wildlife habitat, cultural points of interest and a working agricultural ranch.

2. Uses Permitted by Right

- Agriculture.
- Hay Sales.
- Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site.
- Animals.
- Nature center/picnic area/trail head.
- Nature/Education
- Passive recreation uses.
- Open Space/trails.
- Use permitted in a conservation easement agreement or similar document approved by Douglas County.
- General Utilities.

3. Development Standards

- Building Setback: The minimum setback from any internal public street right-of-way or property line, whichever applies, shall be:
 - Front/Street - 25 feet
 - Side - 15 feet
 - Rear - 25 feet
- Building Separation. The minimum building or structure separation shall be the greater of
 - twenty (20) feet or
 - shall be governed by the applicable building code.
- Building Height. No buildings or structures shall exceed thirty-five (35) feet in height.
- Parking. Douglas County Zoning Resolution Section 28, Parking Standards, as amended shall apply.
- Lighting. Douglas County Zoning Resolution, Section 30, Lighting, as amended, shall apply.
- Fencing. Douglas County Zoning Resolution, Section 16-Open Space Conservation District Fencing Standards, as amended, shall apply.
- Landscaping. Landscape requirements are located in the Pine Canyon Design Guidelines, and are subject to review and enforcement by the Metro-District or HOA.

DEFINITIONS:

Any terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Plan and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

“Branded Residences” means in lieu of Hotel Rooms, a branded residence could be built as a detached or attached single family home. The residences would have access to the hotel/spa amenities.

“Dwelling, Duplex” A building consisting of two principal dwelling units with a common wall, regardless of whether the building is on one or two lots.

“Dwelling, Single-Family Attached” Three or more attached dwelling units, without any dwelling units above or below, commonly known as townhomes.

“Mixed-use Building” means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the building.

“Non-residential Building” means a commercial, industrial or other similar non-residential building constructed within the Property that does not contain any Dwelling Units.

“Owner” is JRW Family Limited Liability Partnership, its successors and assigns.

“Property” means the Pine Canyon Planned Development.

“View Plane Protection Area”, designated within PA-1, 4, 5, 7, 9, 10 and 11, are areas with specific standards that are intended to preserve natural site features, vegetation, topography and view planes.

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