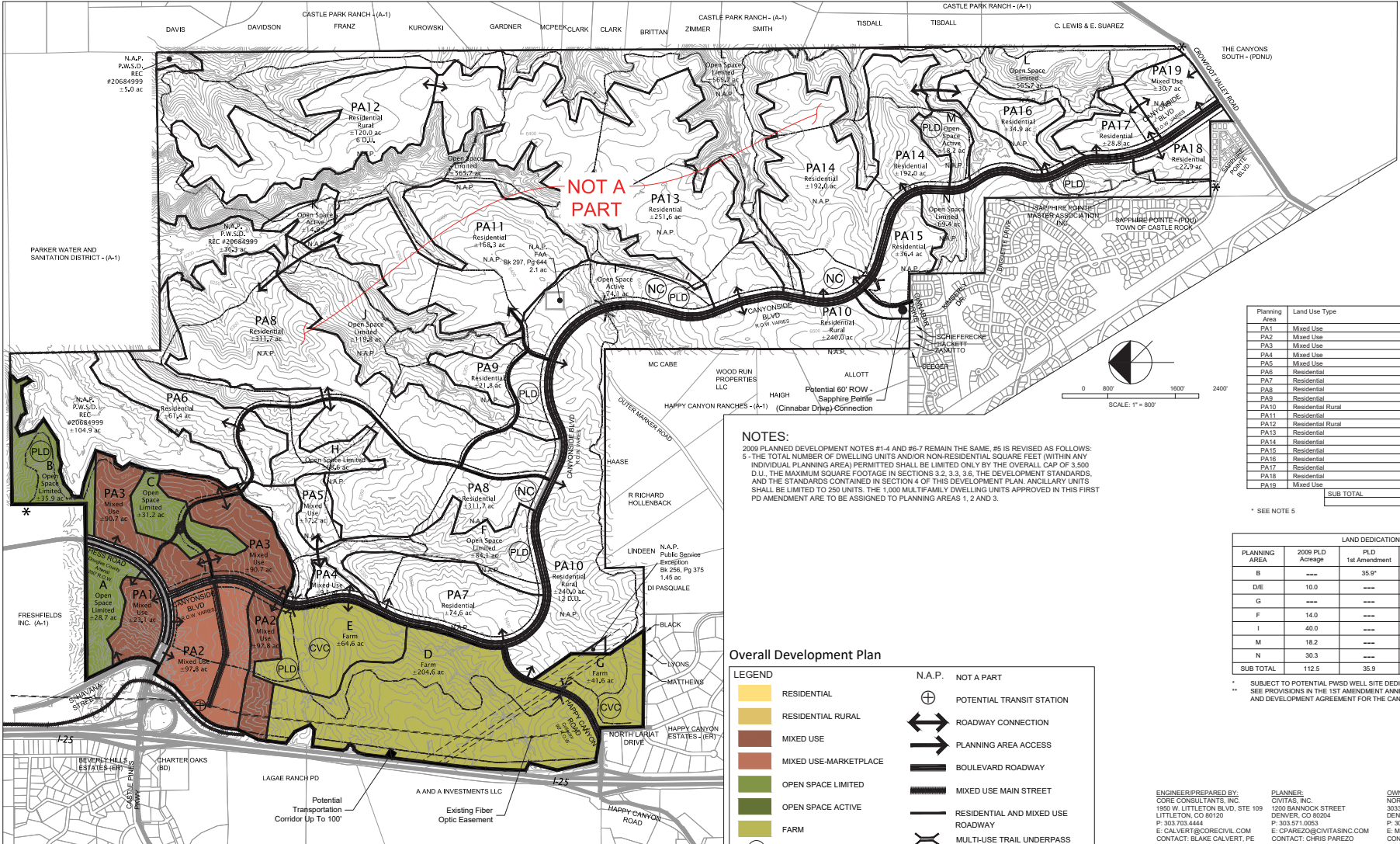


THE CANYONS

PLANNED DEVELOPMENT - 1ST MAJOR AMENDMENT

A MAJOR AMENDMENT TO ALLOW AN ADDITIONAL 1,000 MULTIFAMILY RESIDENTIAL UNITS IN PA1, PA2, AND PA3
 PARCELS 1-5 THE CANYONS SUPERBLOCK PLAT #2
 A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 2, 3, 10, 11, 14 & 15
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF
 DOUGLAS, STATE OF COLORADO
 597.5 ACRES +/-, ZR18-002



NOTES:
 2009 PLANNED DEVELOPMENT NOTES #1-4 AND #6-7 REMAIN THE SAME, #5 IS REVISED AS FOLLOWS:
 5- THE TOTAL NUMBER OF DWELLING UNITS AND/OR NON-RESIDENTIAL SQUARE FEET (WITHIN ANY INDIVIDUAL PLANNING AREA) PERMITTED SHALL BE LIMITED ONLY BY THE OVERALL CAP OF 3,500 D.U. THE MAXIMUM SQUARE FOOTAGE IN SECTIONS 3, 2, 3, 3, 3, 6. THE DEVELOPMENT STANDARDS, AND THE STANDARDS CONTAINED IN SECTION 4 OF THIS DEVELOPMENT PLAN. ANCILLARY UNITS SHALL BE LIMITED TO 250 UNITS. THE 1,000 MULTIFAMILY DWELLING UNITS APPROVED IN THIS FIRST PD AMENDMENT ARE TO BE ASSIGNED TO PLANNING AREAS 1, 2 AND 3.

Planning Area	Land Use Type	Acreage	Density	1st Amendment
PA1	Mixed Use	23.1	-	-
PA2	Mixed Use	97.8	-	-
PA3	Mixed Use	80.7	-	-
PA4	Mixed Use	9.1	-	-
PA5	Mixed Use	17.2	-	-
PA6	Residential	61.4	-	-
PA7	Residential	74.6	-	-
PA8	Residential	311.7	-	-
PA9	Residential	21.8	-	-
PA10	Residential Rural	240.0	1 DU/20 ac	-
PA11	Residential	189.3	-	-
PA12	Residential Rural	120.0	1 DU/20 ac	-
PA13	Residential	251.6	-	-
PA14	Residential	192.0	-	-
PA15	Residential	98.4	-	-
PA16	Residential	34.9	-	-
PA17	Residential	28.8	-	-
PA18	Residential	22.9	-	-
PA19	Mixed Use	30.7	-	-
SUB TOTAL		1833.0	2,500 DU	1,000 DU
		TOTAL	3,500 DU	

* SEE NOTE 5

PLANNING AREA	LAND DEDICATION TABLE			
	2009 PLD Acreage	PLD 1st Amendment	2009 Civic	Civic 1st Amendment
B	---	35.9*	---	---
D/E	10.0	---	20.0	5.0
G	---	---	---	10.0
F	14.0	---	---	---
I	40.0	---	---	---
M	18.2	---	---	---
N	30.3	---	---	---
SUB TOTAL	112.5	35.9	20.0	15.0

* SUBJECT TO POTENTIAL PWSW WELL SITE DEDICATION
 ** SEE PROVISIONS IN THE 1ST AMENDMENT ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE CANYONS

Overall Development Plan

RESIDENTIAL	NOT A PART
RESIDENTIAL RURAL	POTENTIAL TRANSIT STATION
MIXED USE	ROADWAY CONNECTION
MIXED USE-MARKETPLACE	PLANNING AREA ACCESS
OPEN SPACE LIMITED	BOULEVARD ROADWAY
OPEN SPACE ACTIVE	MIXED USE MAIN STREET
FARM	RESIDENTIAL AND MIXED USE ROADWAY
PARK LAND DEDICATION	MULTI-USE TRAIL UNDERPASS
POTENTIAL NEIGHBORHOOD COMMERCIAL	REGIONAL TRAIL CONNECTION
CIVIC DEDICATION	PLANNED MULTI-USE TRAIL

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