

CANYONS - PRELIMINARY PLAN NO. 3

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
WITHIN SECTIONS 1, 12, 13, 24 AND 15, T7S, R67W, 6TH P.M., CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
1,440.932 +/- ACRES, 1,564 LOTS, AND 33 TRACTS, CASE NO. PP-2023-001

LEGAL DESCRIPTION:

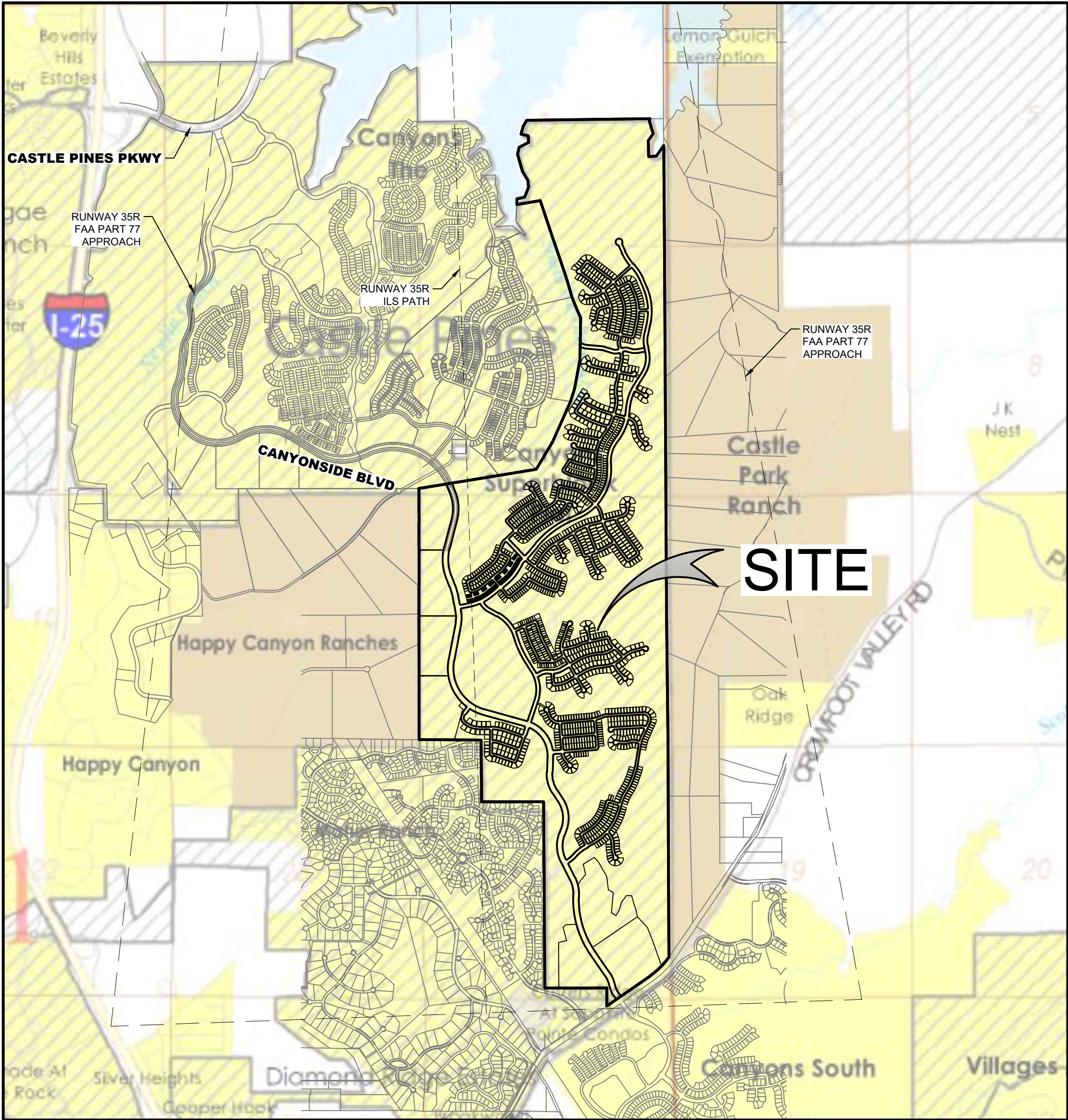
PARCEL 3 CANYONS SUPERBLOCK PLAT #1

OWNER/DEVELOPER

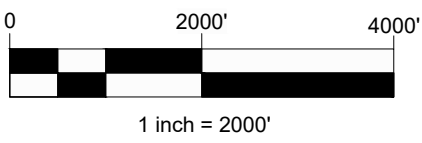
NORTH CANYONS LLLP
3033 E 1ST AVE, SUITE 725
DENVER, CO 80206
CONTACT: SKYLER HAGER
(720) 624-1699

ENGINEER

TERRACINA DESIGN
10200 E GIRARD AVE, STE A-314
DENVER, CO 80231
CONTACT: DAVID BACCI
(303)-632-8867



VICINITY MAP



SHEET INDEX

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THIS PRELIMINARY PLAN NO. 3 FOR THE CANYONS, WAS REVIEWED BY THE PLANNING COMMISSION ON
FINAL PLAT(S) SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THIS PRELIMINARY PLAN.

DIRECTOR OF COMMUNITY DEVELOPMENT ON BEHALF OF THE PLANNING COMMISSION

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MAYOR, CITY OF CASTLE PINES

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	REQUIREMENT		PROVIDED			
USE	MIN. REQUIRED ACREAGE	PLANNING AREA	PREVIOUSLY DEDICATED	FUTURE DEDICATION* BY OTHER PLANS	FUTURE DEDICATION* BY THIS PP3	TOTAL ACREAGE
PARK LAND	316.1		74.9	27.3	244.1	346.3
PRONGHORN PARK AND DISC GOLF	35.9	B	35.2			35.2
SPRING GULCH PARK**	10.0	E		10.0		10.0
SAGE POINT TRAILHEAD	14.0	F		17.3		17.3
SOARING HAWK	40.0	I	39.7		27.8 (TRACT U)	67.5
LEMON GULCH PARK**	18.2	M			18.2 (TRACT V)	18.2
FAR SOUTH PARK**	30.3	N			30.3 (TRACT R)	30.3
THE PRESERVE**	167.7	O			167.8 (TRACT S)	167.8
SCHOOL LAND	79.0		15.5		67.8 (TRACT K)	83.3
ELEMENTARY SCHOOL	79.0	PA9	15.5			15.5
MIDDLE/HIGH SCHOOL		PA13/14			67.8 (TRACT K)	67.8
CIVIC/COMMUNITY LAND	35.0	G, D, E, PA20/21/22/23		35.0		35.0
TRANSIT	4.0	PA2		4.0		4.0
FIRE STATION	1.5	NOT SPECIFIED		1.5		1.5
TOTAL DEDICATIONS	435.6		90.4	67.8	244.1	470.1
*ALL FUTURE DEDICATION AMOUNTS ARE SUBJECT TO CHANGE BUT SHALL MEET THE MINIMUM REQUIRED ACREAGE AMOUNT.						
**PLACEHOLDER NAME ONLY. THE FINAL PARK NAME IS TO BE DETERMINED.						

NOTES:

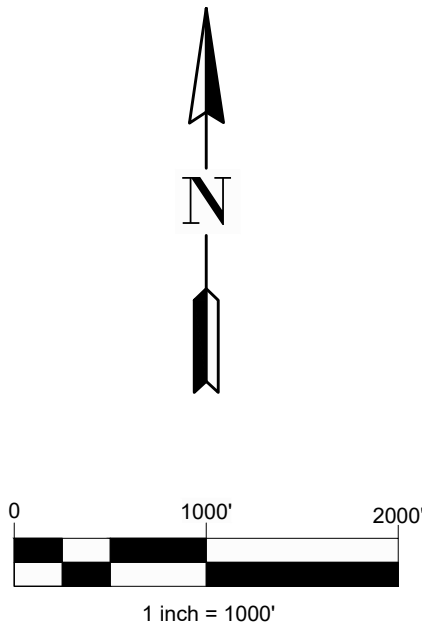
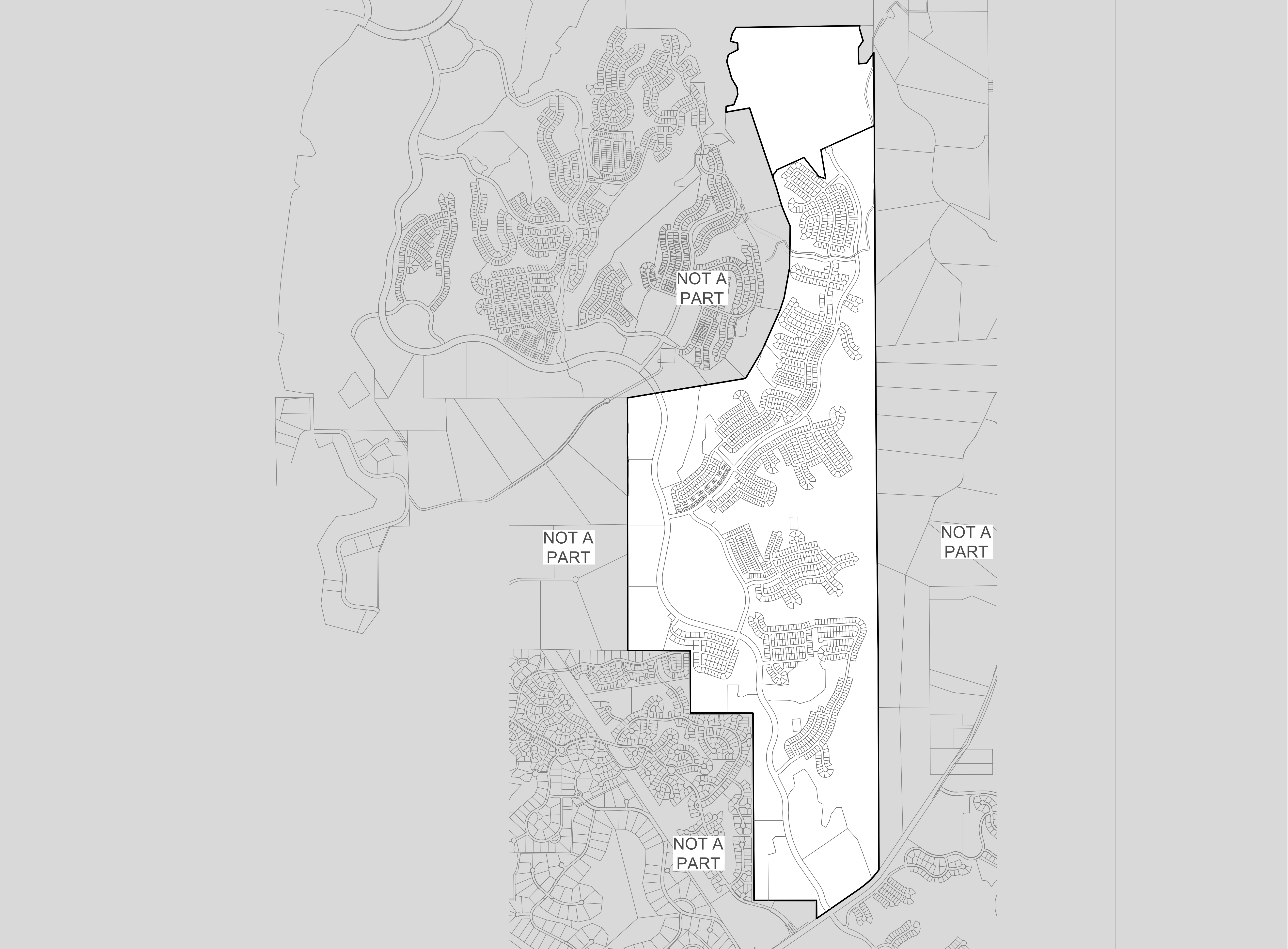
1. CERTAIN OPEN SPACE TRACTS MAY BE LANDSCAPED TO ENHANCE VISUAL CONTINUITY THROUGHOUT THE COMMUNITY.
2. PWSD WELL SITE WILL BE ESTABLISHED THROUGHOUT THE COMMUNITY DURING FURTHER SUBDIVISION. WELL SITES SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE.
3. THE PRELIMINARY PLAN PROCESS SHALL BE FOLLOWED TO FURTHER SUBDIVIDE LARGE LOTS WITHIN PLANNING AREAS 17, 18, AND 19.



12/10/2024 2:26 PM, X:\21-080 SHEA CANYONS PHASE 3\CAD\PLANS\01 - PRELIMINARY PLAN GENERAL NOTES.DWG 1

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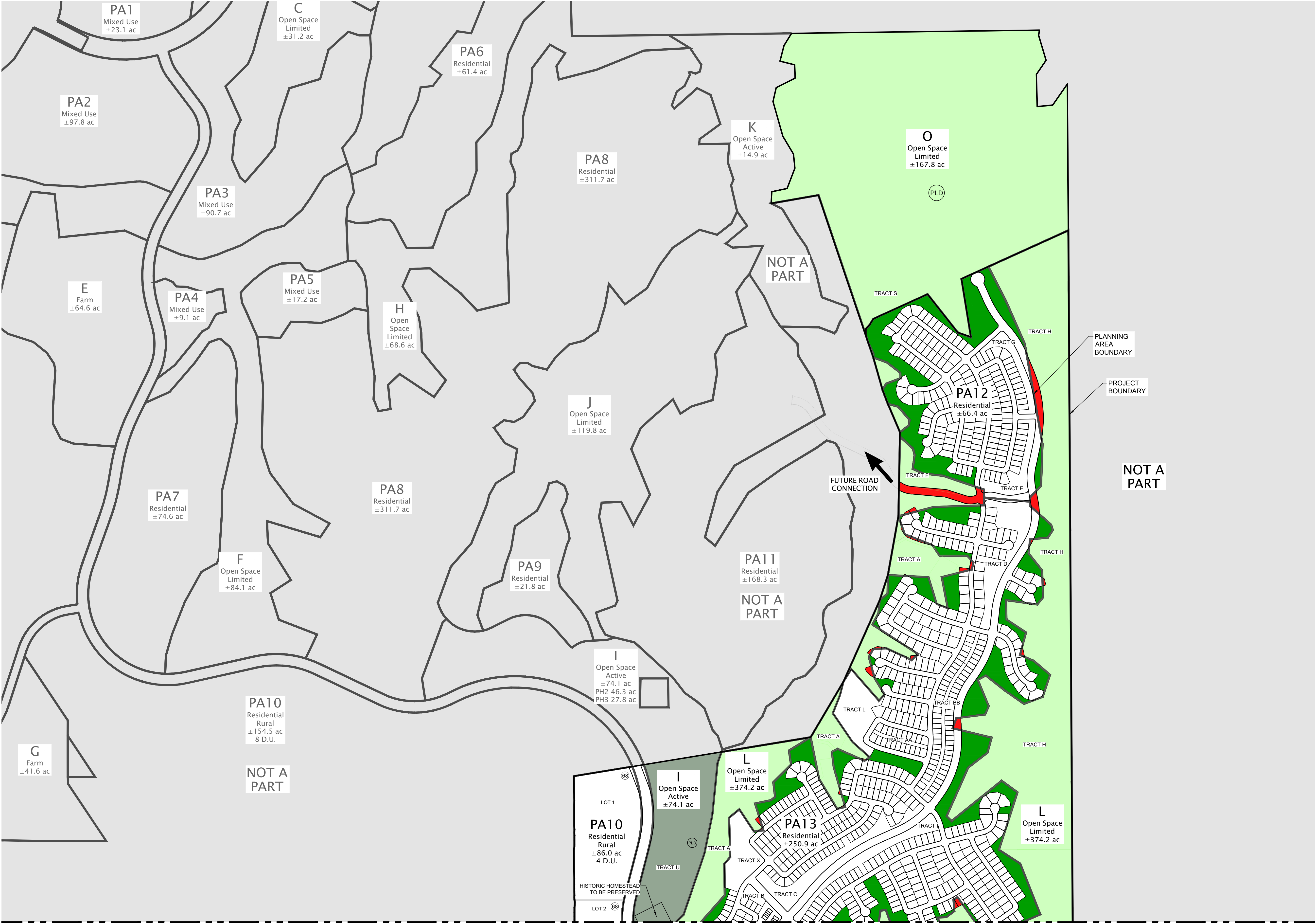
**NOT FOR
CONSTRUCTION**

CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
OVERALL MAP



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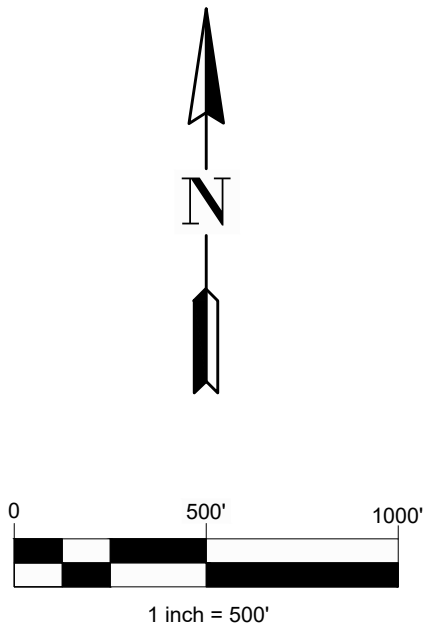


KEY MAP
SCALE: 1" = 4000'

LEGEND

- NOT A PART
- PROJECT BOUNDARY
- PLANNING AREA BOUNDARY
- CIVIC/COMMUNITY LAND DEDICATION (C)
- SCHOOL LAND DEDICATION (S)
- PARK LAND DEDICATION (PLD)
- BLOCK NUMBER (#)

OPEN SPACE	
COLOR	USE
	PARK LAND DEDICATION
	OPEN SPACE
	LAND IN RESIDENTIAL AREAS TO BE OPEN SPACE
	LAND IN OPEN SPACE AREAS TO BE DEVELOPED



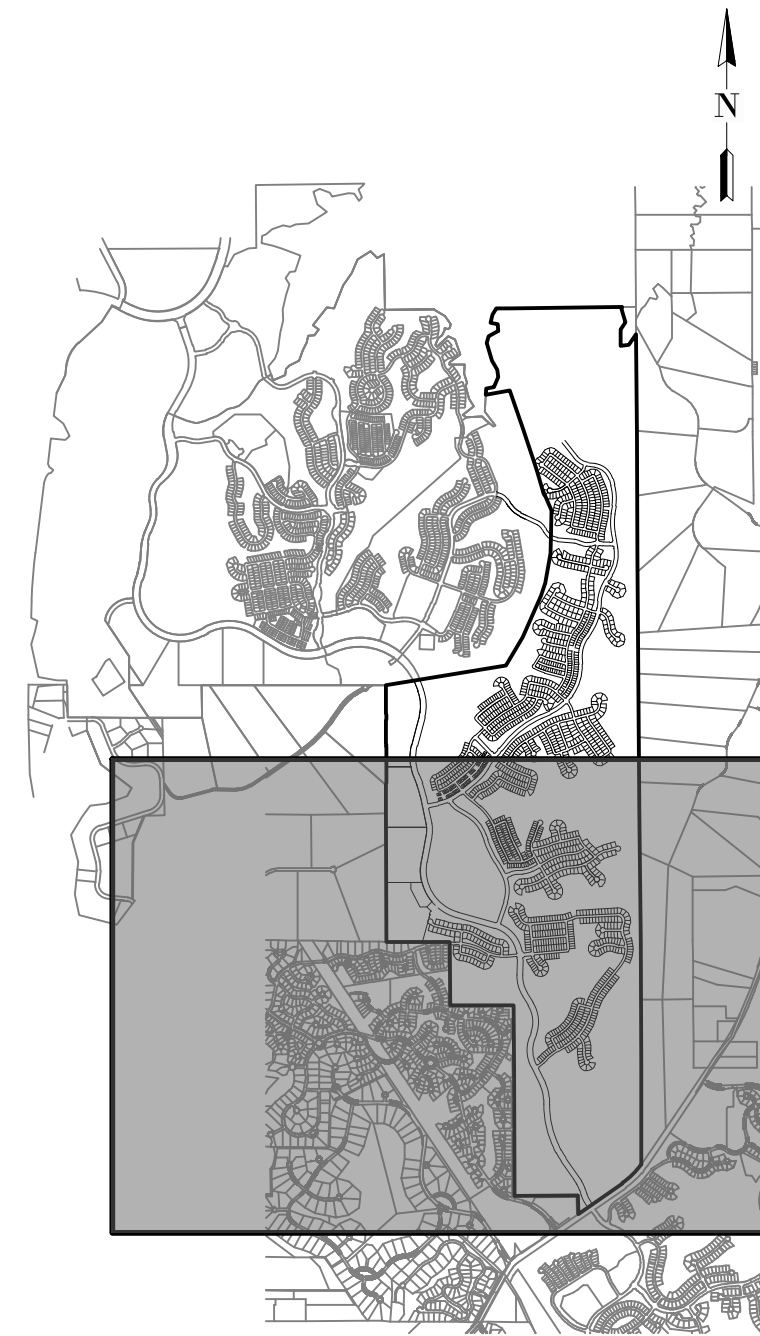
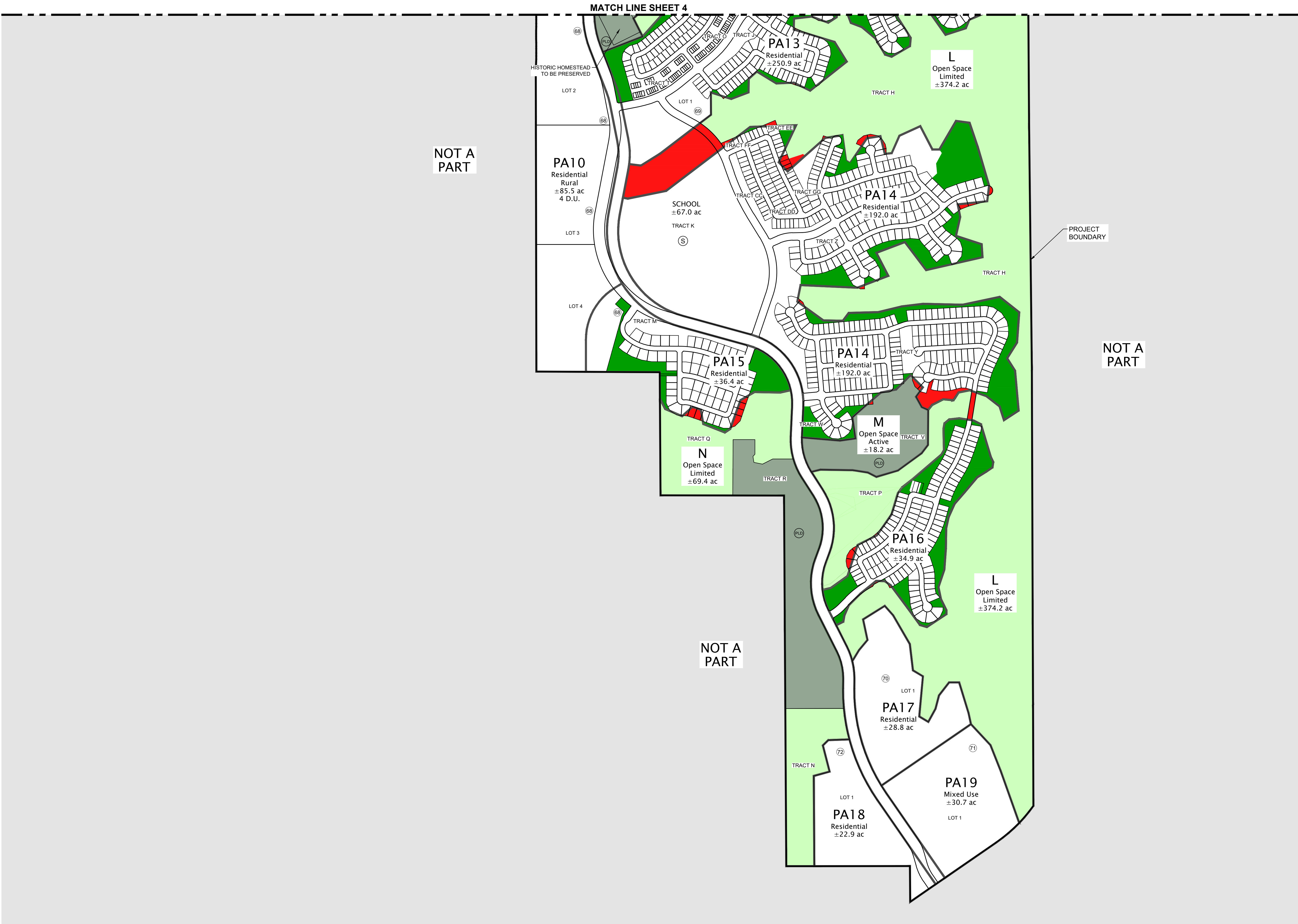
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CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
PD OVERLAY (1 OF 2)

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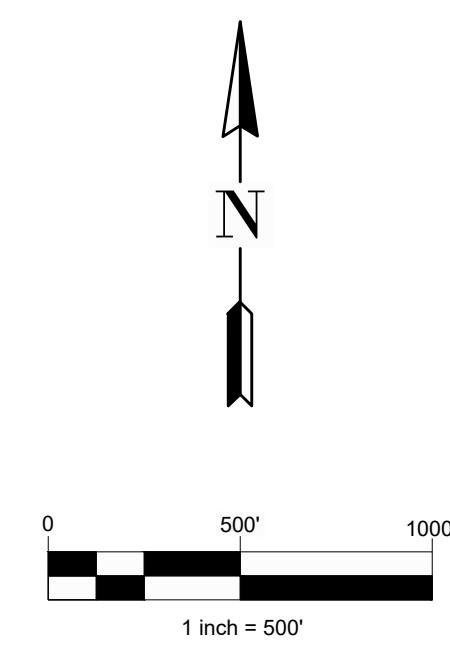


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COLOR	USE
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	LAND IN RESIDENTIAL AREAS TO BE OPEN SPACE
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terraccina
design

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PH: 303.632.8667

DATE	BY	REVISION DESCRIPTION
05/04/2023	JRF	1 1ST SUBMITTAL
11/16/2023	BAB	2 2ND SUBMITTAL
03/22/2024	BAB	3 3RD SUBMITTAL
09/20/2024	BAB	4 4TH SUBMITTAL
12/13/2024	BAB	5 5TH SUBMITTAL

CANYONS

CITY OF CASTLE PINES, COLORADO

PRELIMINARY PLAN NO. 3

PD OVERLAY (2 OF 2)

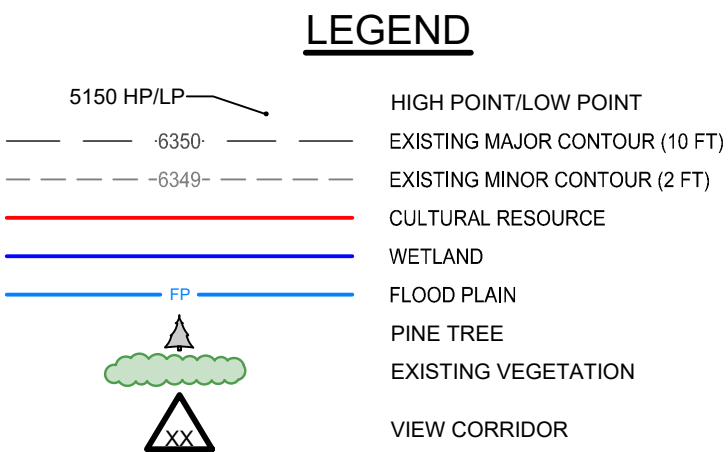
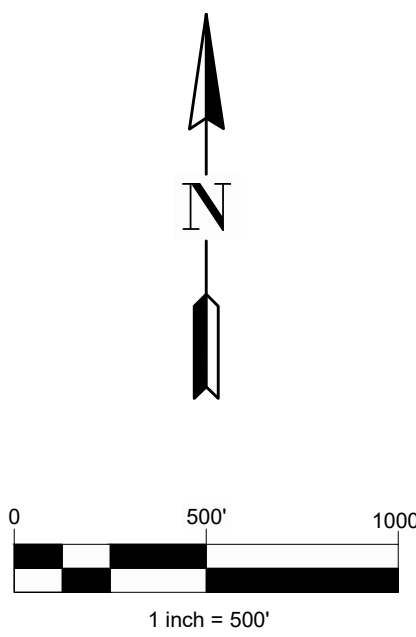
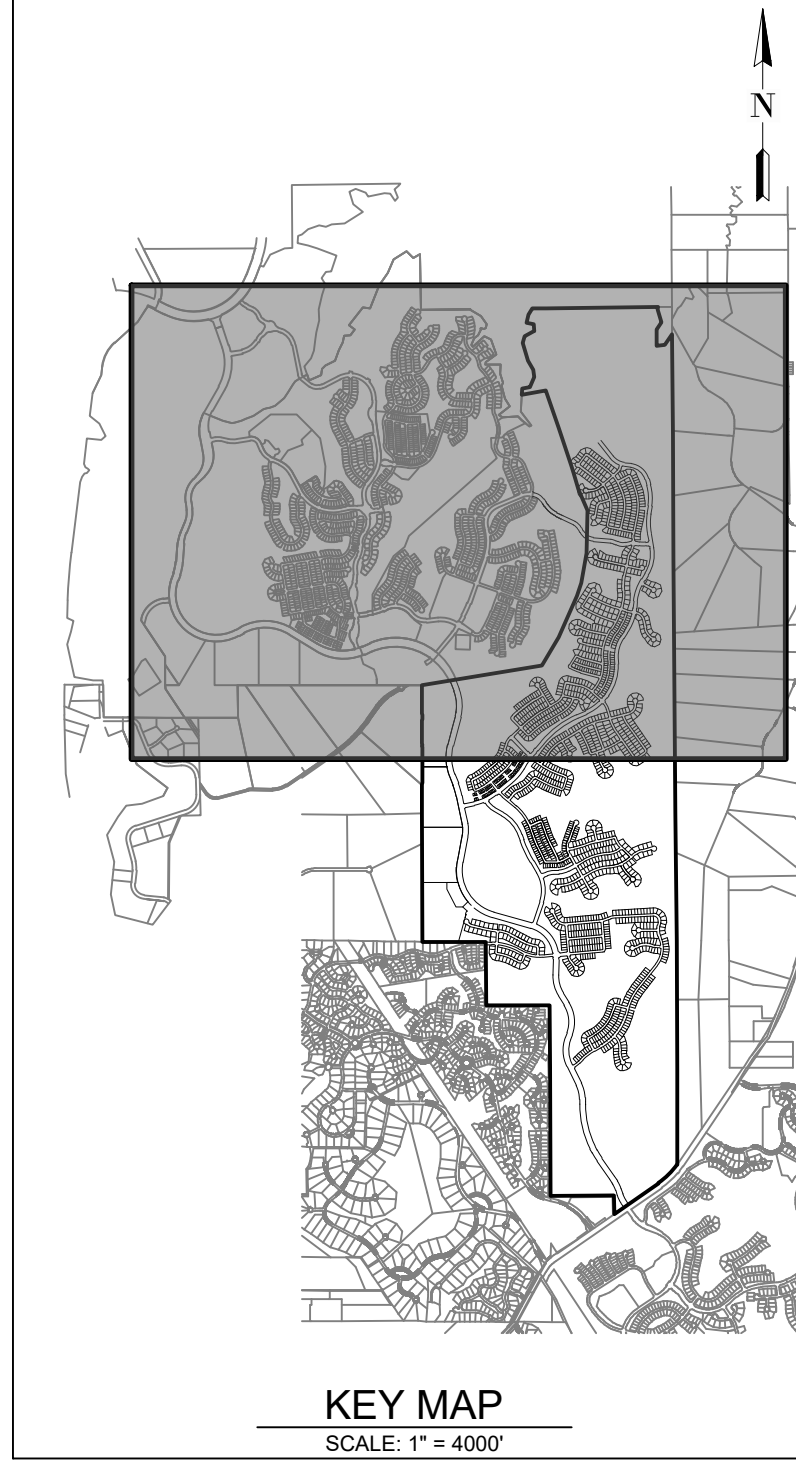
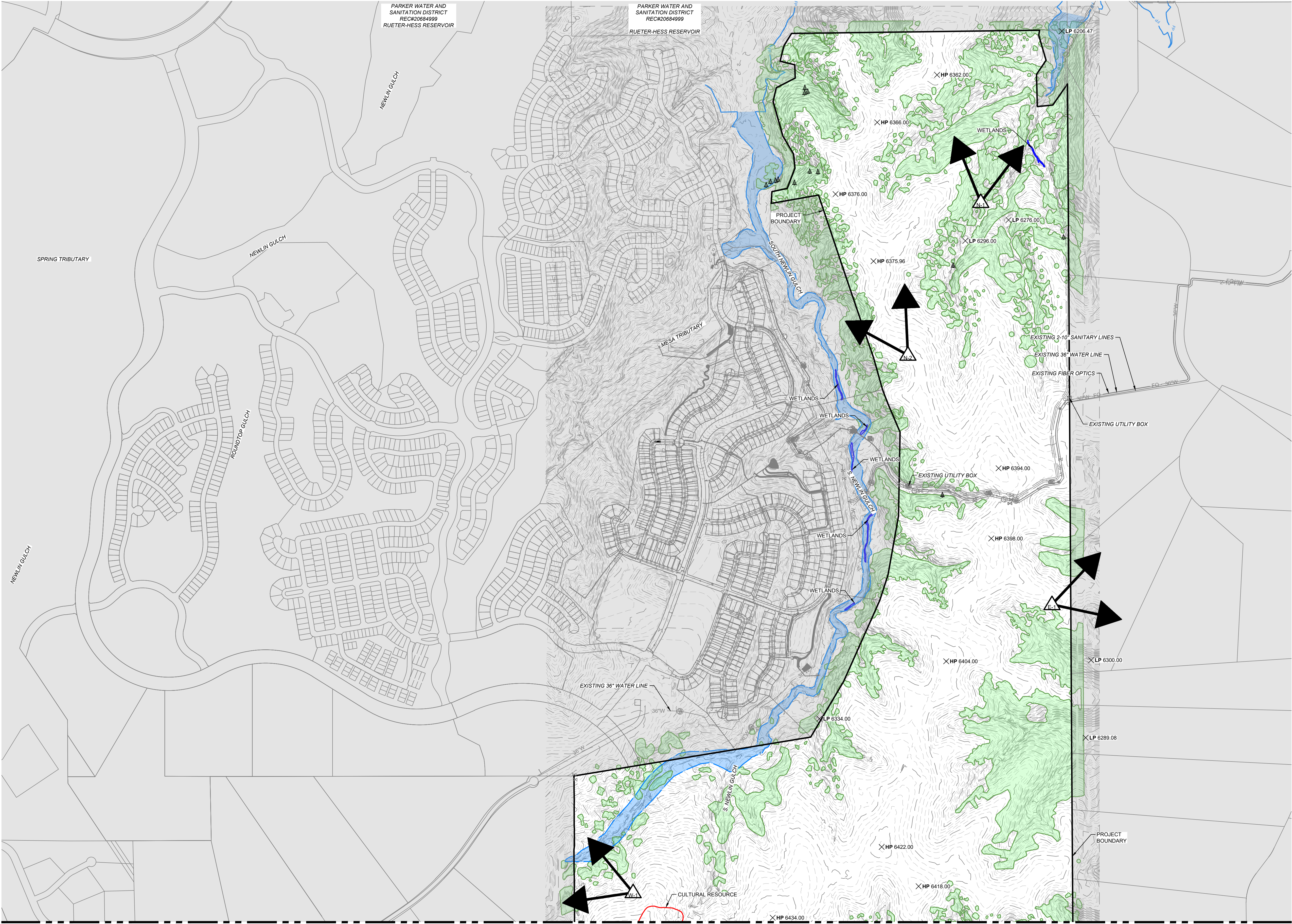
Know what's below.
Call before you dig.

811

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5 OF 26

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VIEWSHEDS:

- N1 - REUTER HESS RESERVOIR
- N2 - 1-25 CORRIDOR / FRONT RANGE
- W1 - CHEROKEE MOUNTAIN
- W2 - NEWLIN GULCH
- E1 - LEMON GULCH
- E2 - HIDDEN MESA OPEN SPACE
- S1 - GATEWAY MESA
- S2 - SCOTT GULCH



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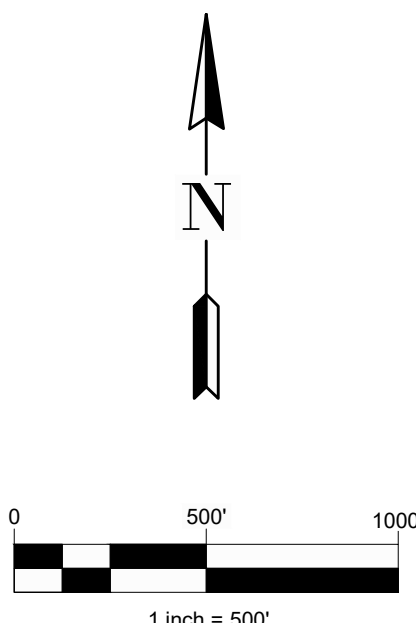
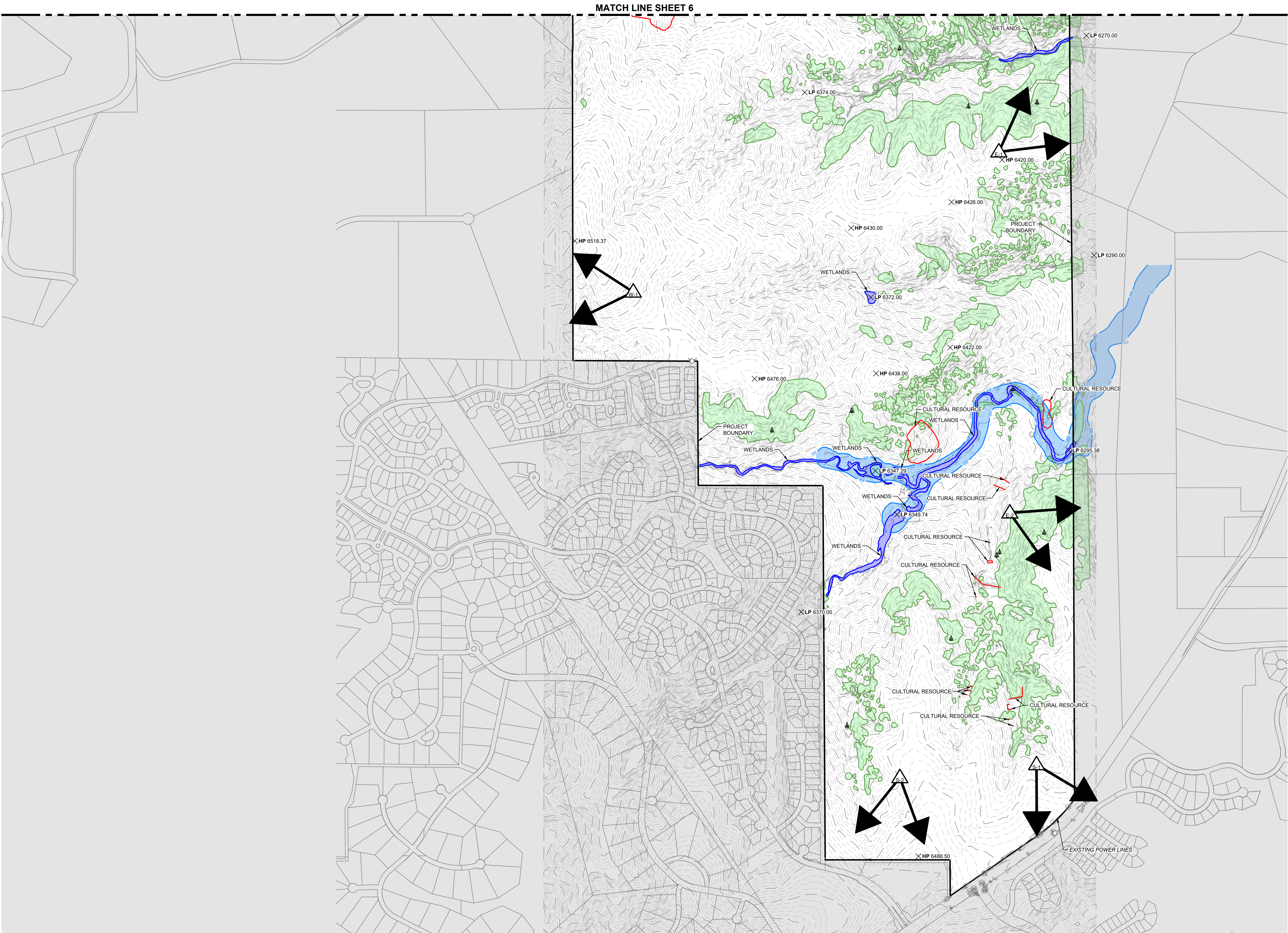
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CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
EXISTING SITE FEATURES (1 OF 2)



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- LEGEND**
- 5150 HP/LP: HIGH POINT/LOW POINT
 - 6350 ---: EXISTING MAJOR CONTOUR (10 FT)
 - 6349 ---: EXISTING MINOR CONTOUR (2 FT)
 - : CULTURAL RESOURCE
 - : WETLAND
 - : FLOOD PLAIN
 - : PINE TREE
 - : EXISTING VEGETATION
 - : VIEW CORRIDOR

- VIEWSHEDS:**
- N1 - REUTER HESS RESERVOIR
 - N2 - 1-25 CORRIDOR / FRONT RANGE
 - W1 - CHEROKEE MOUNTAIN
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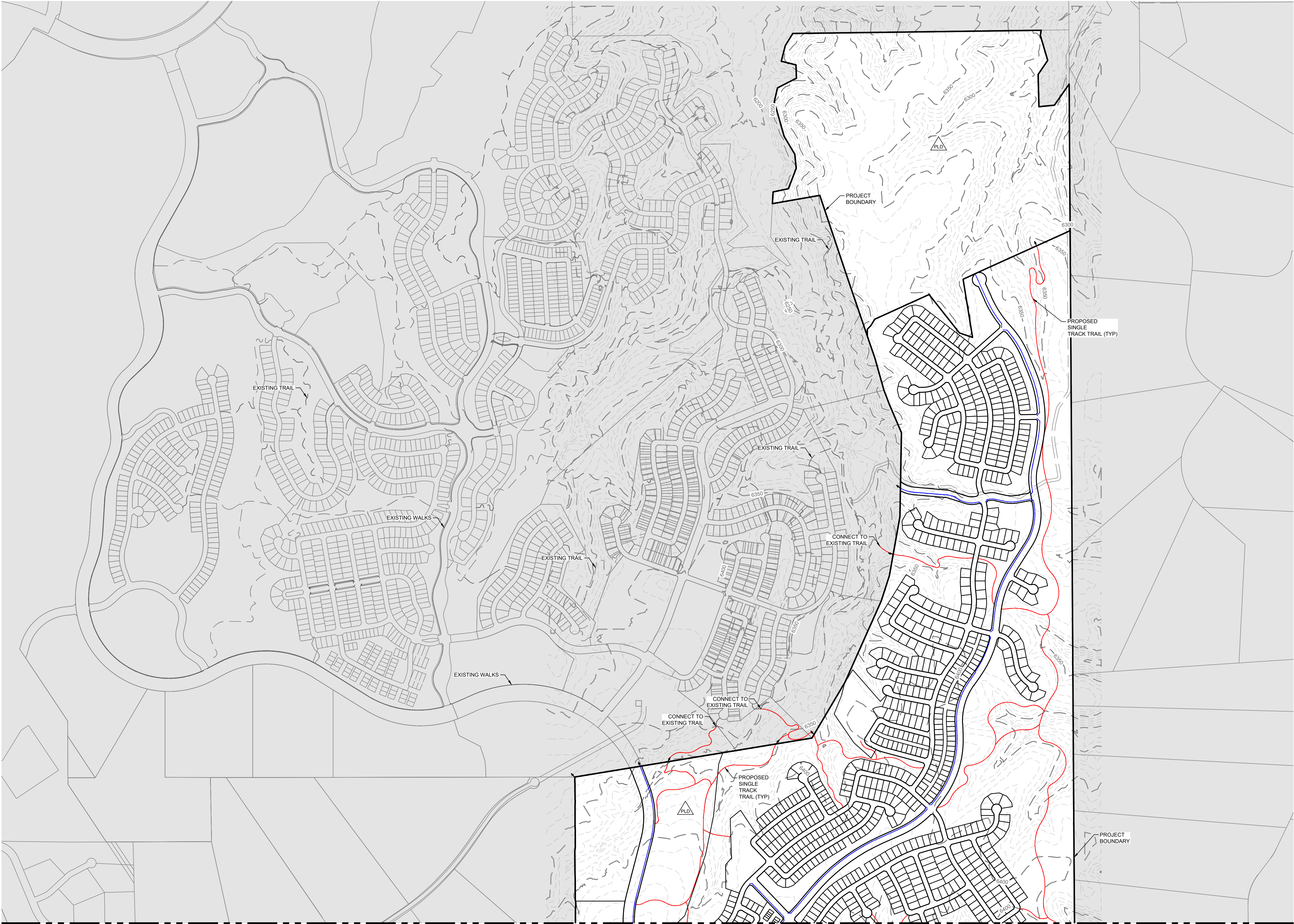
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CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
EXISTING SITE FEATURES (2 OF 2)

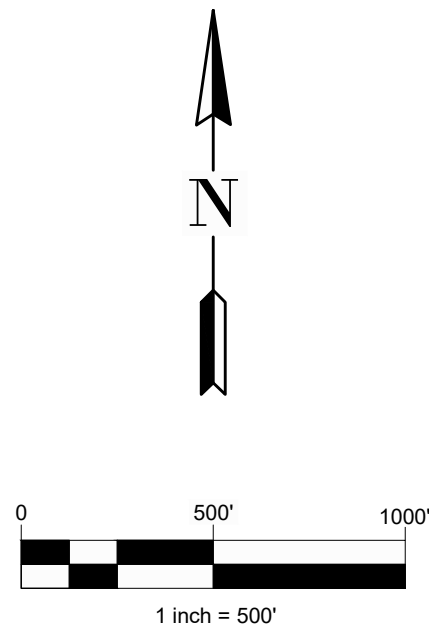


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MATCH LINE SHEET 9



LEGEND

- PROJECT BOUNDARY
- PROPOSED SINGLE TRACK TRAIL
- PROPOSED MULTI-USE TRAIL
- PUBLIC LAND DEDICATION
- SCHOOL LAND DEDICATION
- PEDESTRIAN UNDERPASS

NOTES:

- SINGLE TRACK AND MULTI-USE TRAILS, AS DEPICTED, ARE LOCATED CONCEPTUALLY. ACTUAL LOCATIONS WILL BE DEFINED IN THE CONSTRUCTION PROCESS IN ORDER TO LIMIT IMPACTS TO THE EXISTING TOPOGRAPHY AND NATURAL ENVIRONMENT.
- TRAIL DESIGN CONFIGURATION IN PLANNING AREA O TO BE PREPARED BY A CONSULTANT FOR THE CITY OF CASTLE PINES.

terraccina

design

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CITY OF CASTLE PINES, COLORADO

PRELIMINARY PLAN NO. 3

PRELIMINARY TRAIL SYSTEM (1 OF 2)

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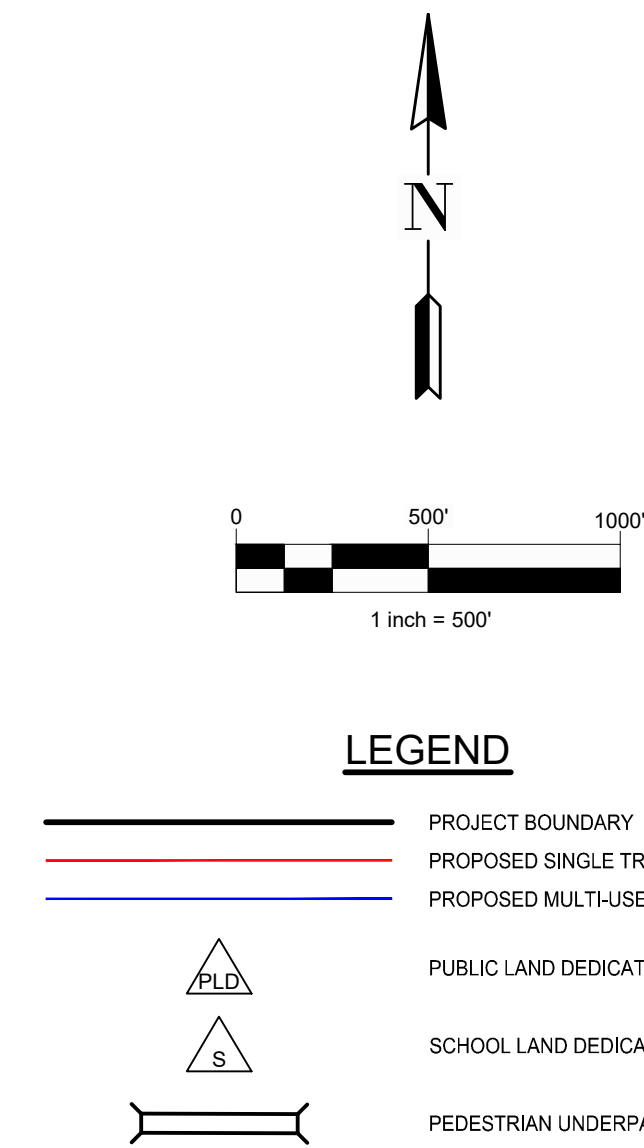
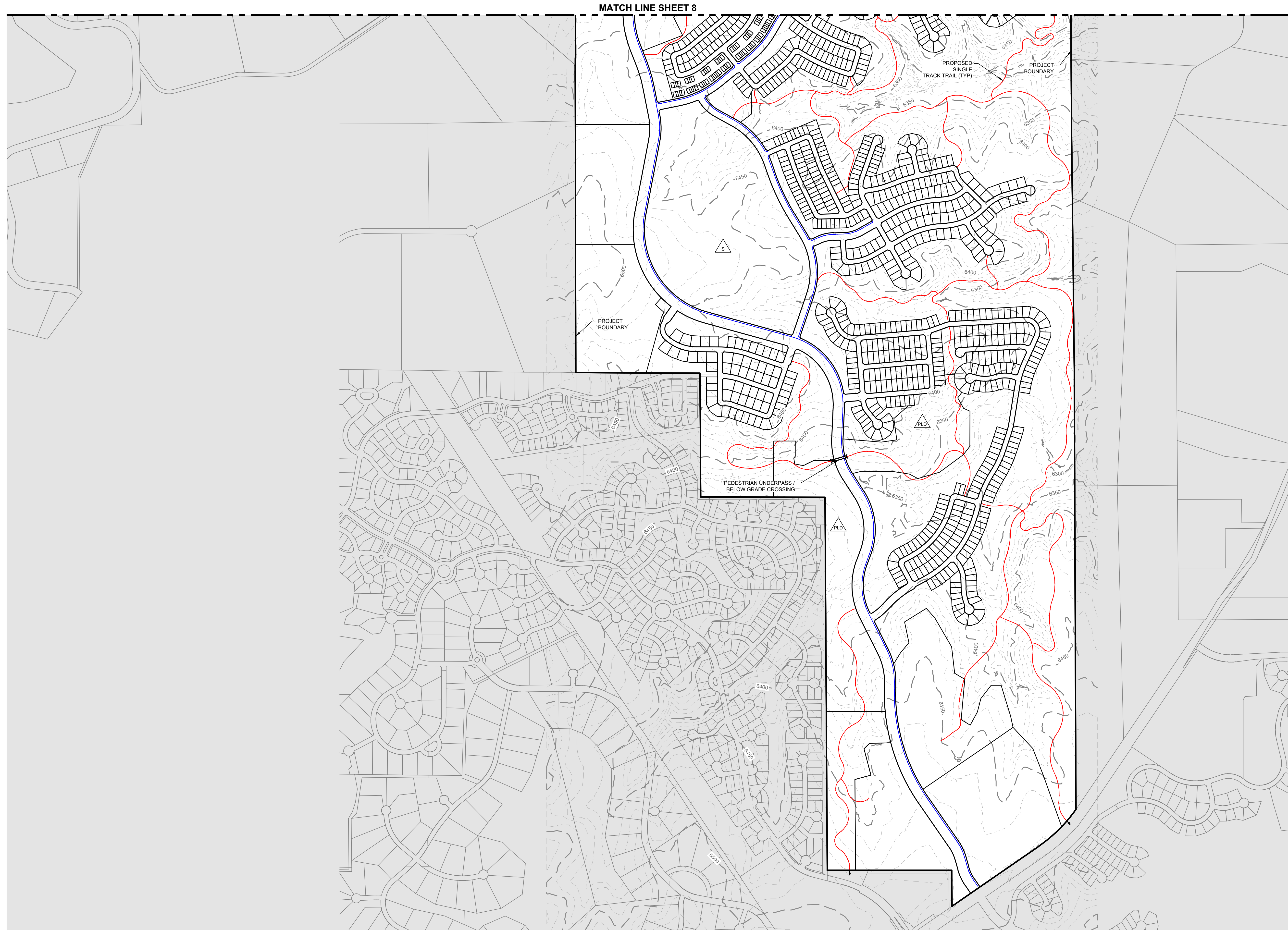
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SHEET
8 OF 26

12/10/2024 2:28 PM X:\21580 SHEA CANYONS PHASE 3\CAD\PLANS\01 - PRELIMINARY PLAN PRELIMINARY TRAIL SYSTEM.DWG 2

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PRELIMINARY TRAIL SYSTEM (2 OF 2)

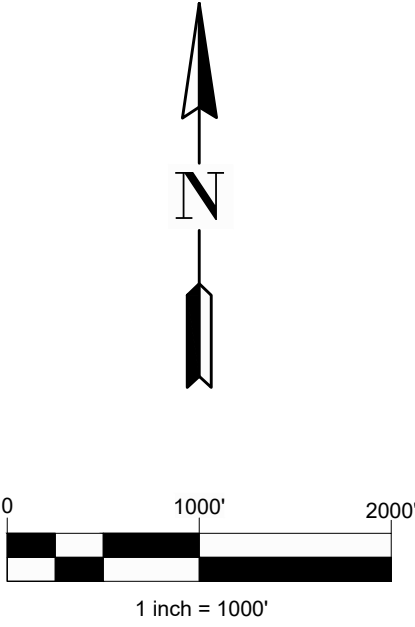
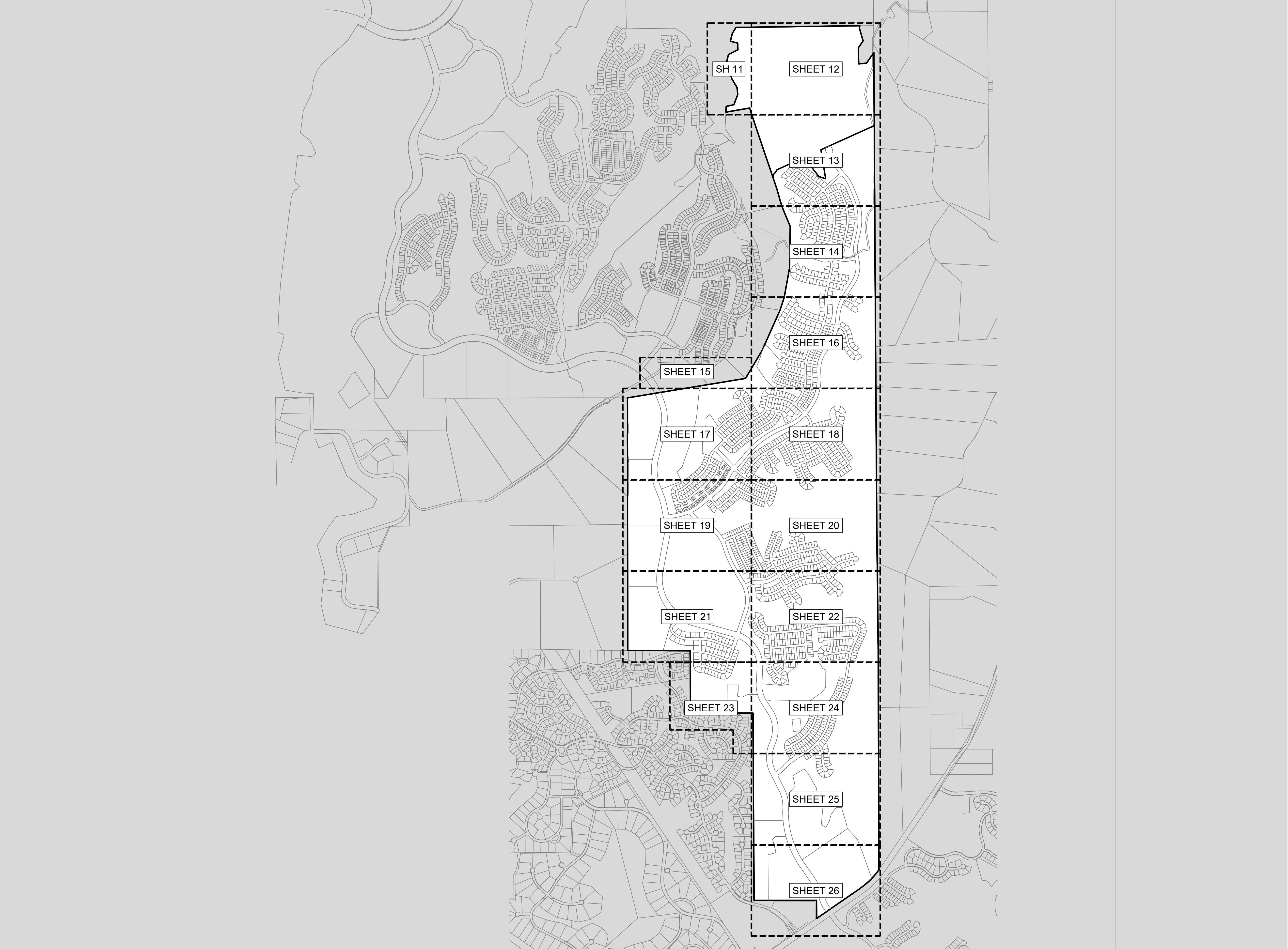
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12/10/2024 2:29 PM X:\21580 SHEA CANYONS PHASE 3\CAD\PLANS\01 - PRELIMINARY PLAN INDEX.DWG 1



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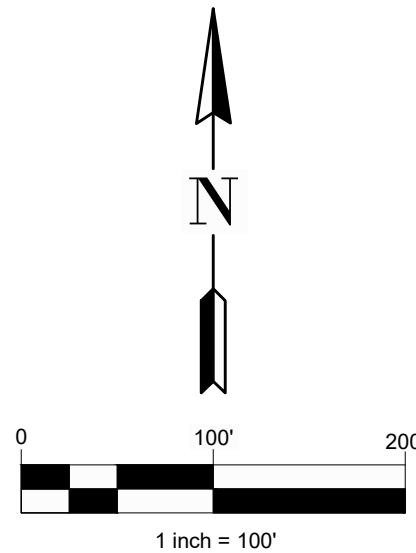
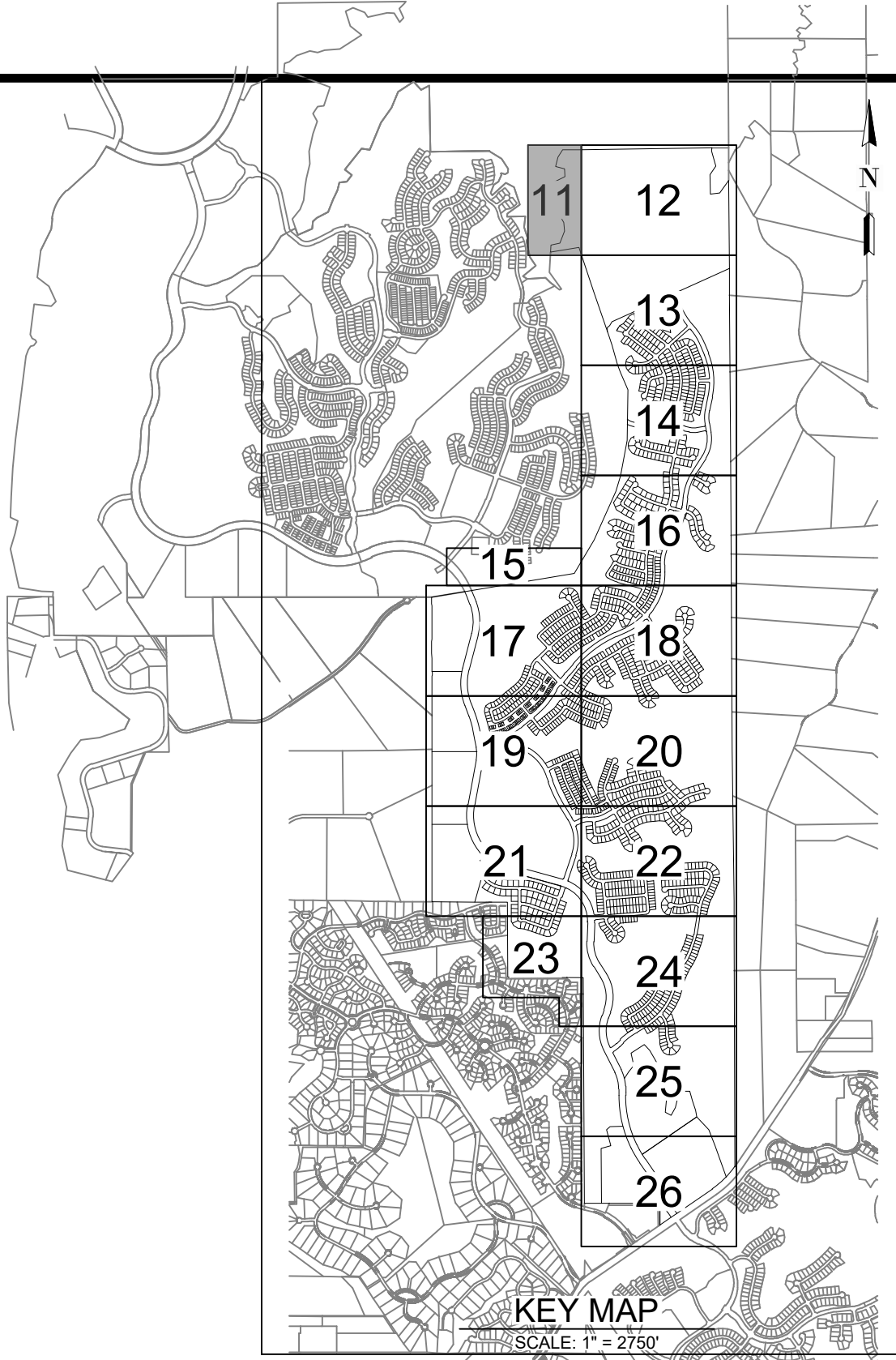
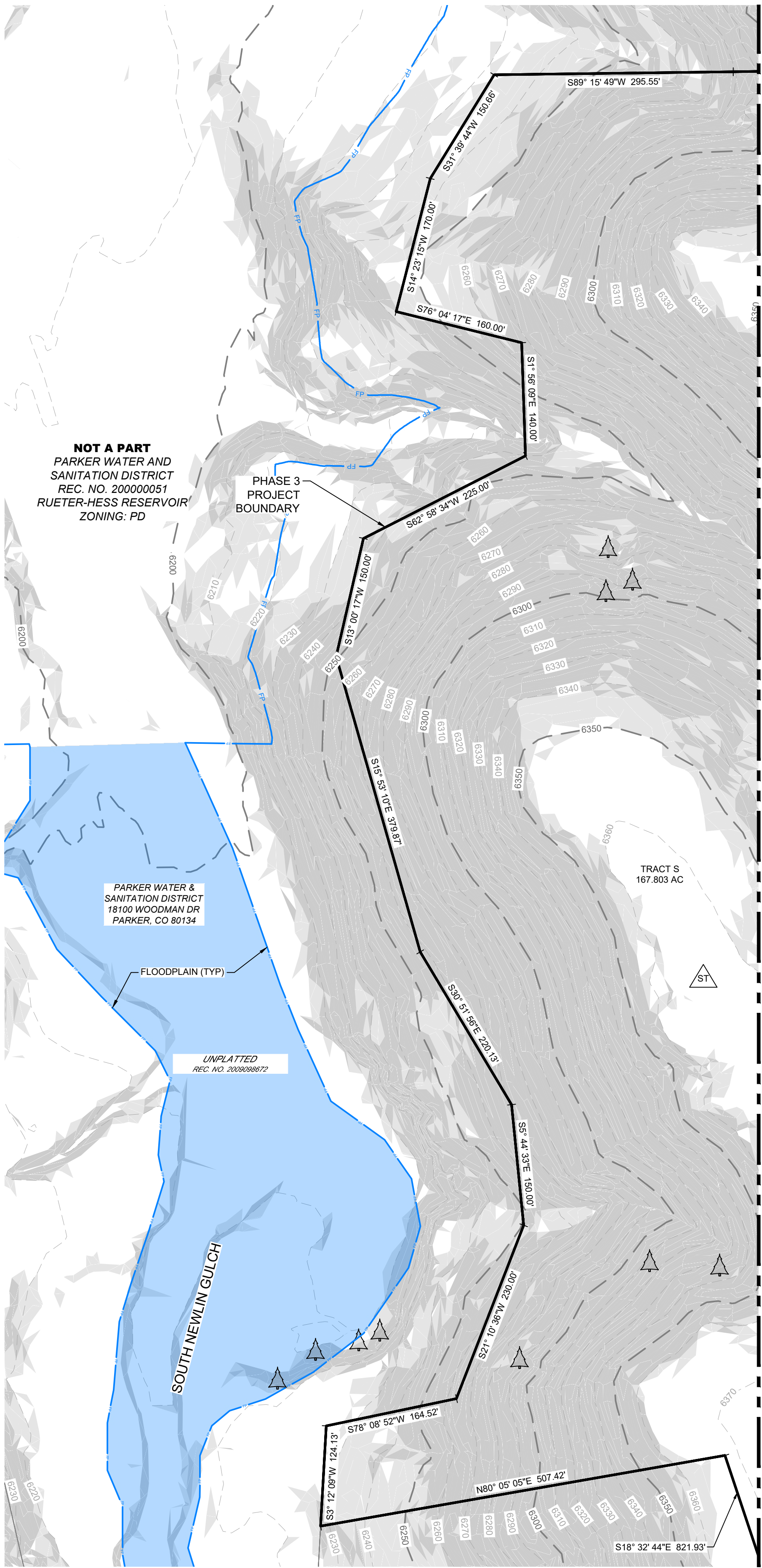
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CANYONS
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PRELIMINARY PLAN NO. 3
SITE PLAN INDEX



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- LEGEND**
- DETENTION POND
 - SLOPE BETWEEN 15% - 25%
 - SLOPE GREATER THAN 25%
 - PROJECT BOUNDARY
 - RIGHT OF WAY (ROW)
 - EASEMENT
 - CENTERLINE
 - LOT / TRACT / PARCEL BOUNDARY
 - SINGLE TRACK TRAIL
 - WETLANDS
 - FLOOD PLAIN
 - BLOCK NUMBER
 - LOT NUMBER
 - PINE TREE
 - RESIDENTIAL STREET TYPE "A"
(MIN 52' R.O.W.) SEE SHEET 2
 - COLLECTOR
(MIN 80' R.O.W.) SEE SHEET 2
 - ENTRY STREET
(MIN 60' R.O.W.) SEE SHEET 2
 - BOULEVARD
(MIN 120' R.O.W.) SEE SHEET 2
 - SINGLE FAMILY ATTACHED
 - SINGLE TRACK TRAIL
 - 30' PWSD UTILITY EASEMENT
 - 50' PWSD UTILITY EASEMENT
 - DRAINAGE EASEMENT



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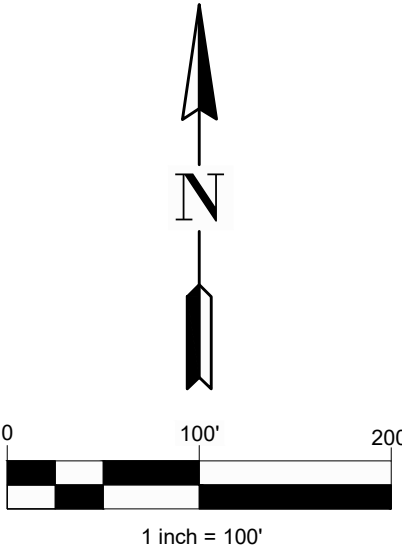
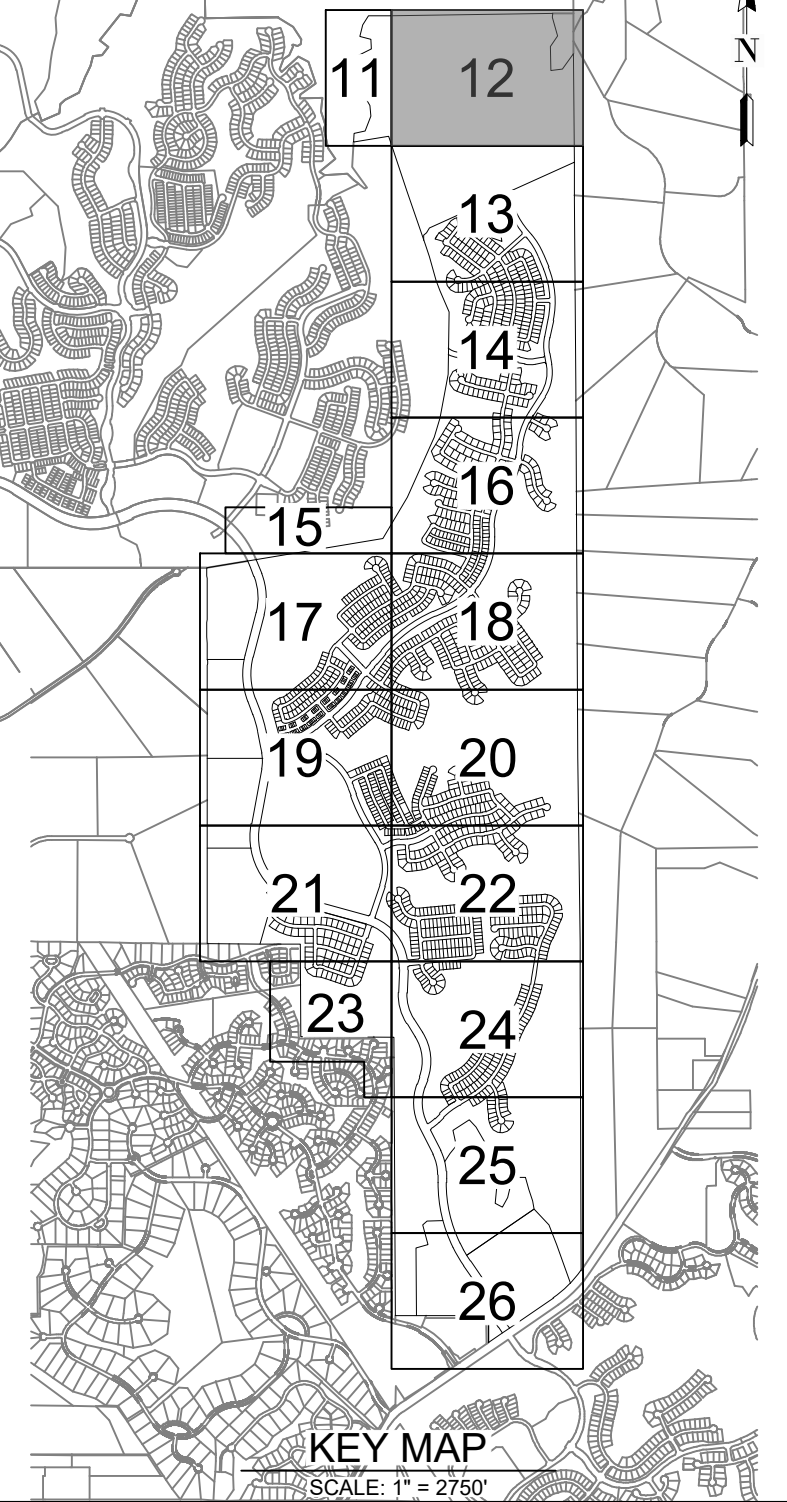
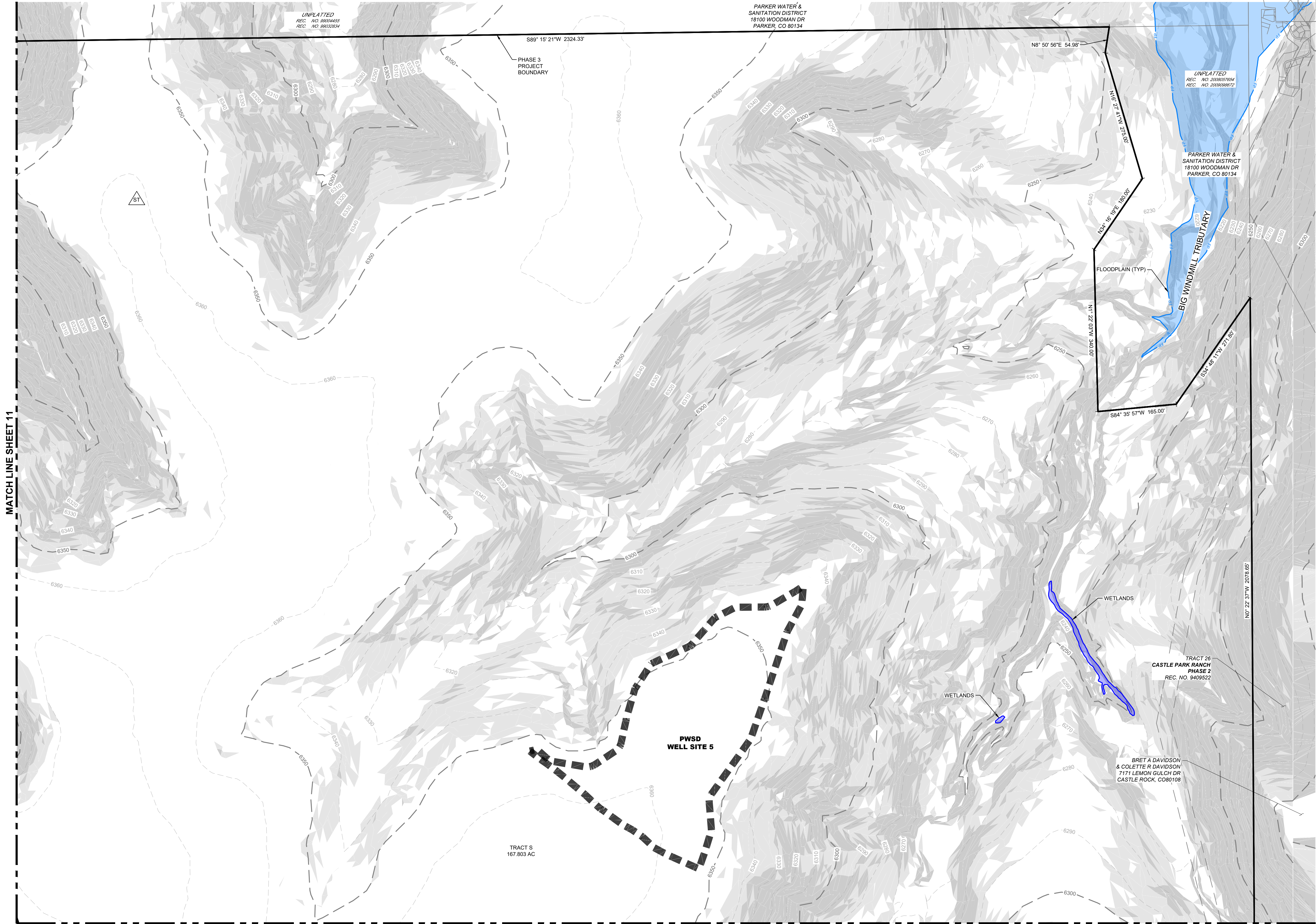
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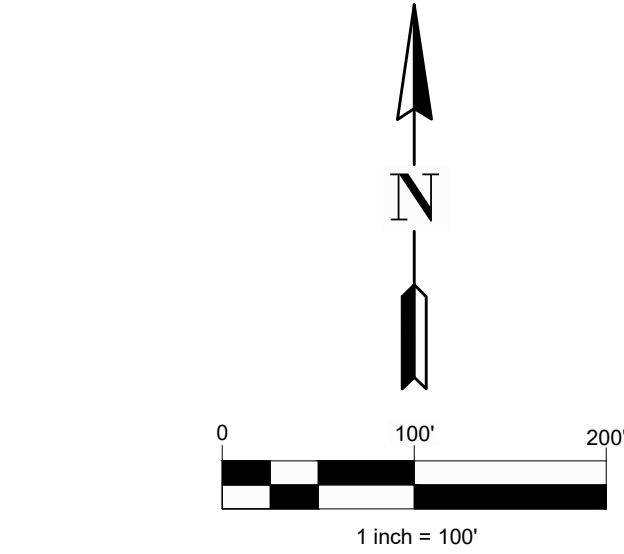
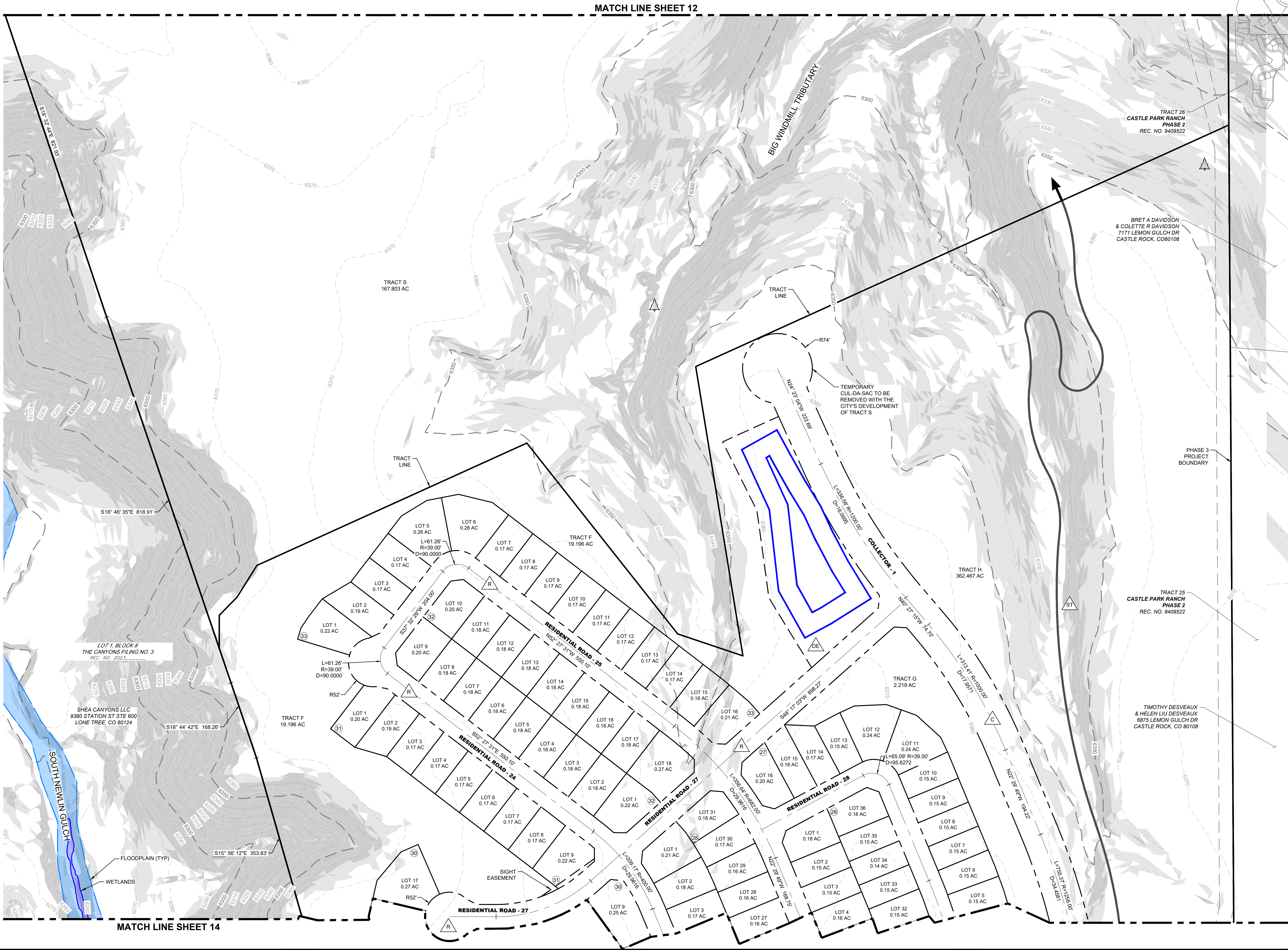
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CANYONS
CITY OF CASTLE PINES, COLORADO
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SITE PLAN

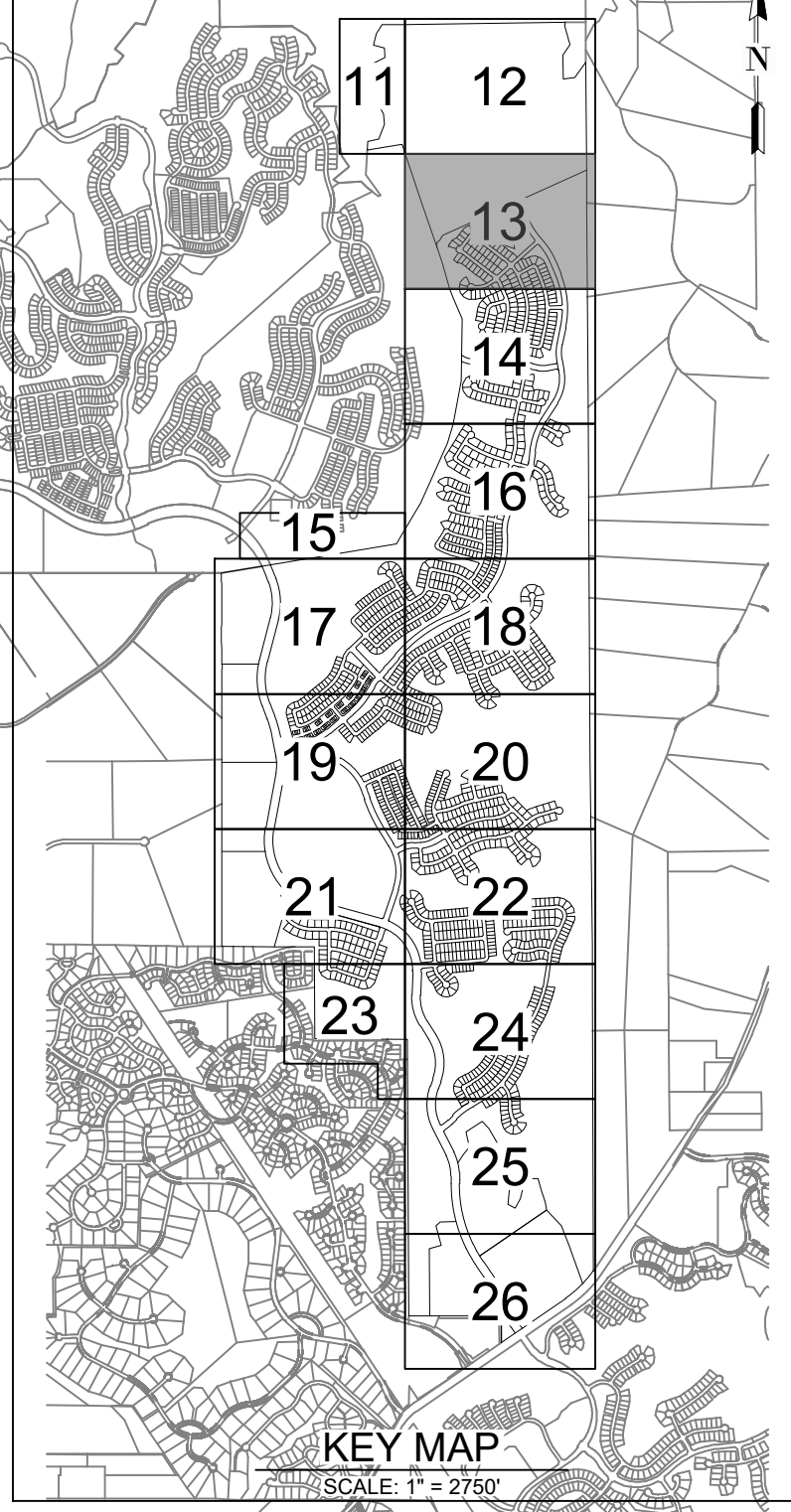


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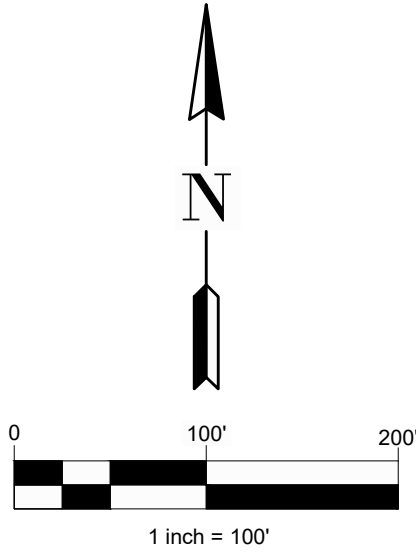
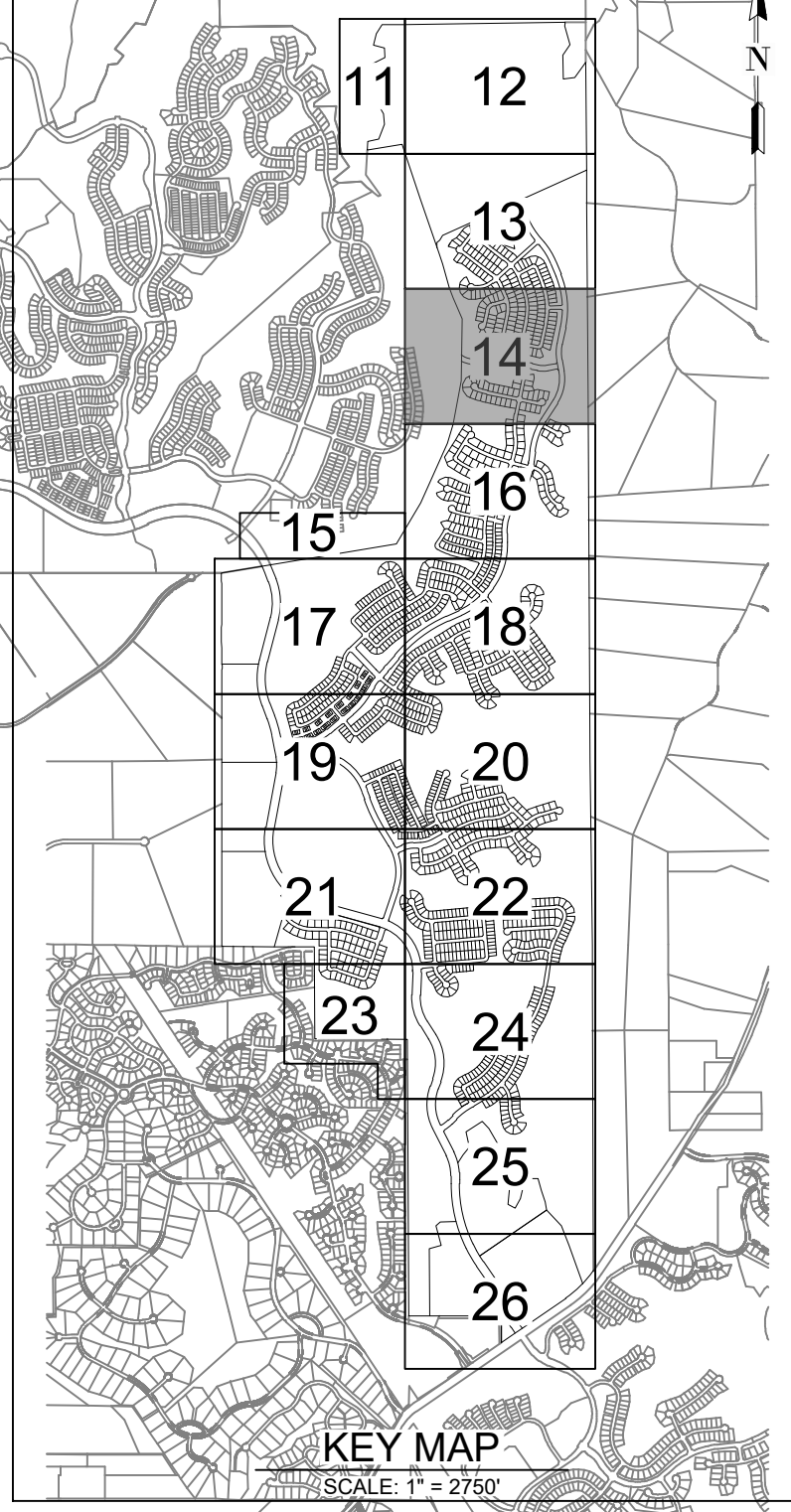
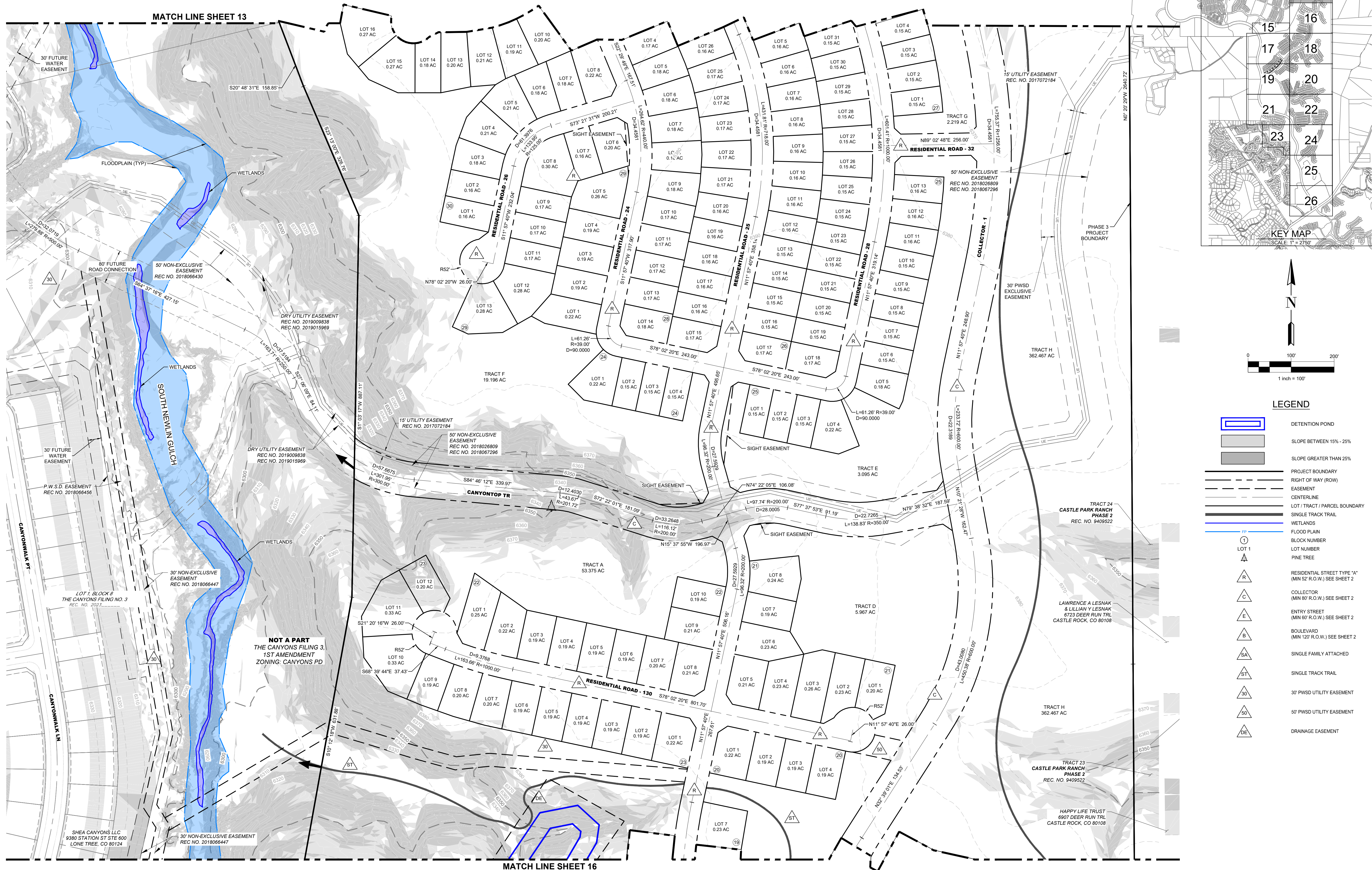
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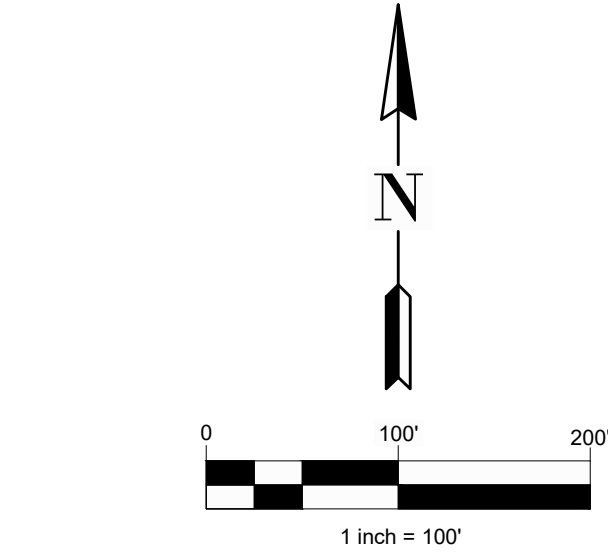
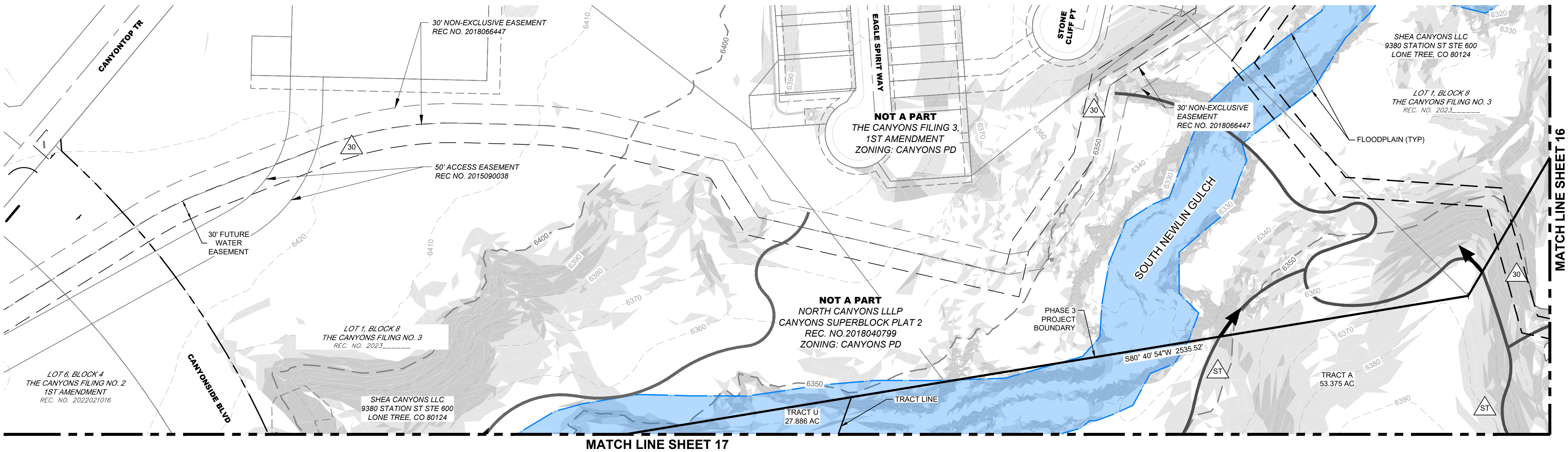
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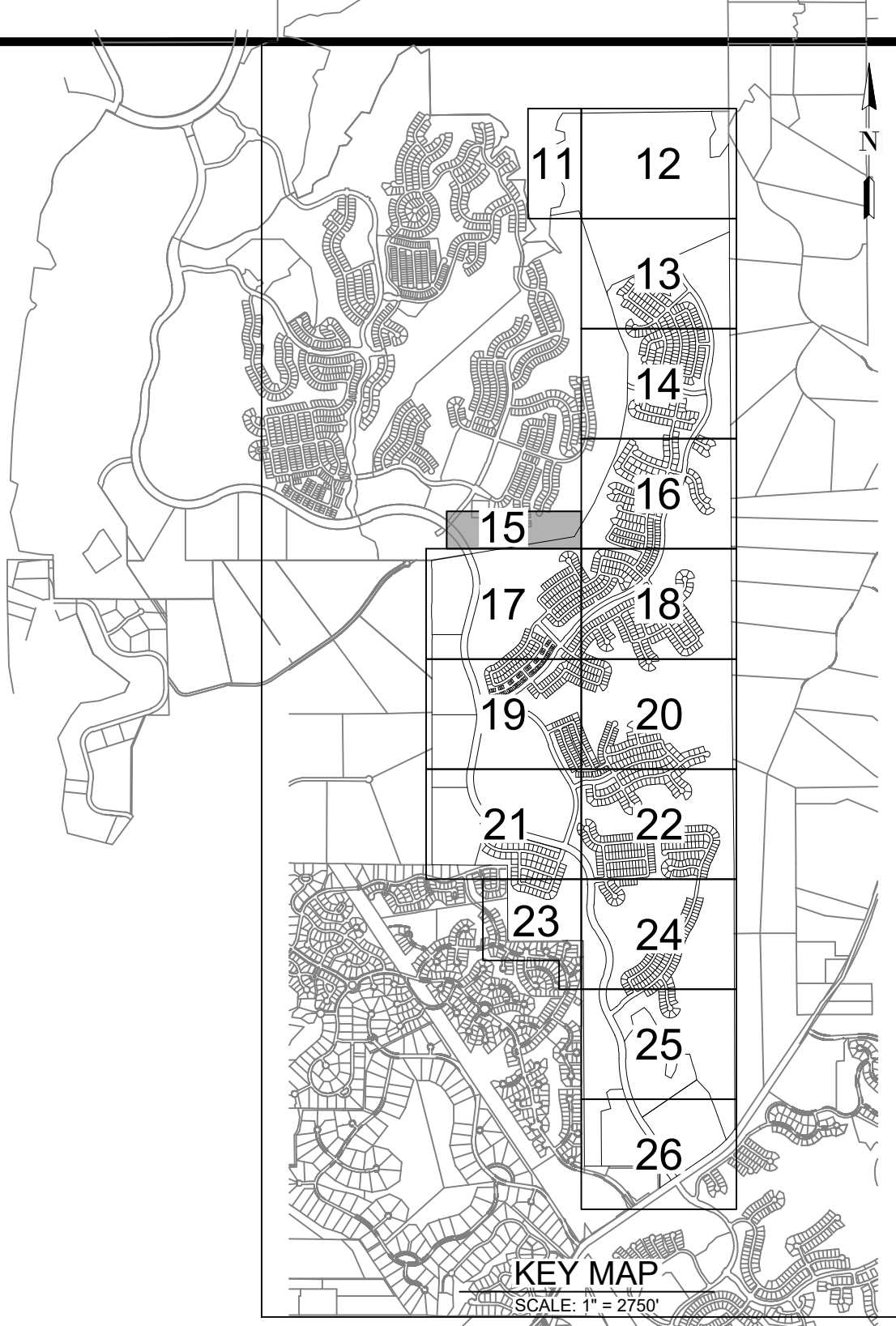
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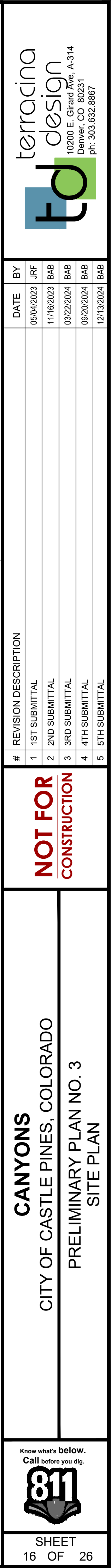
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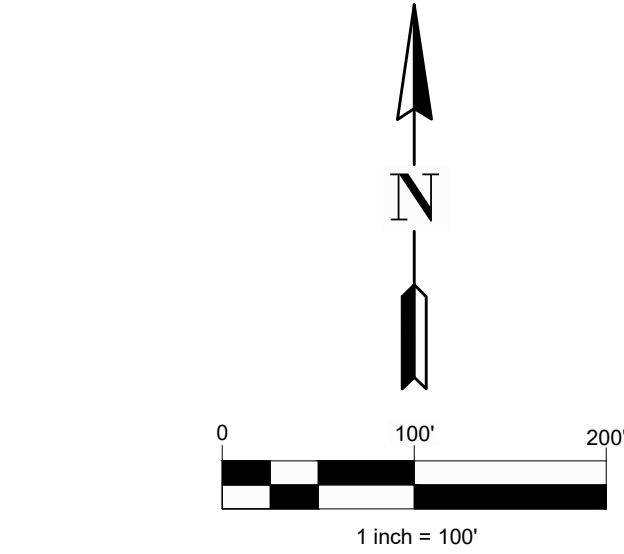
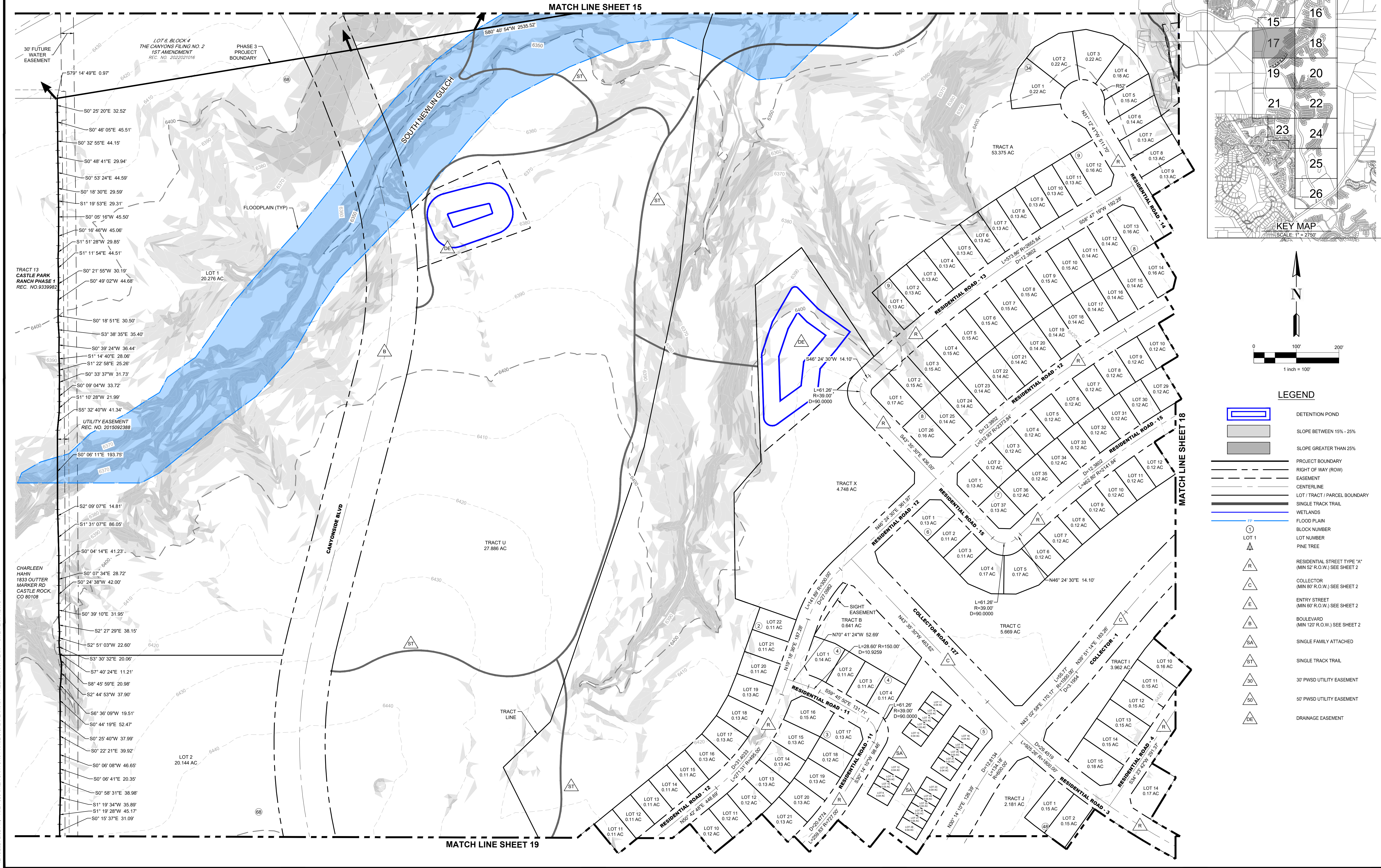


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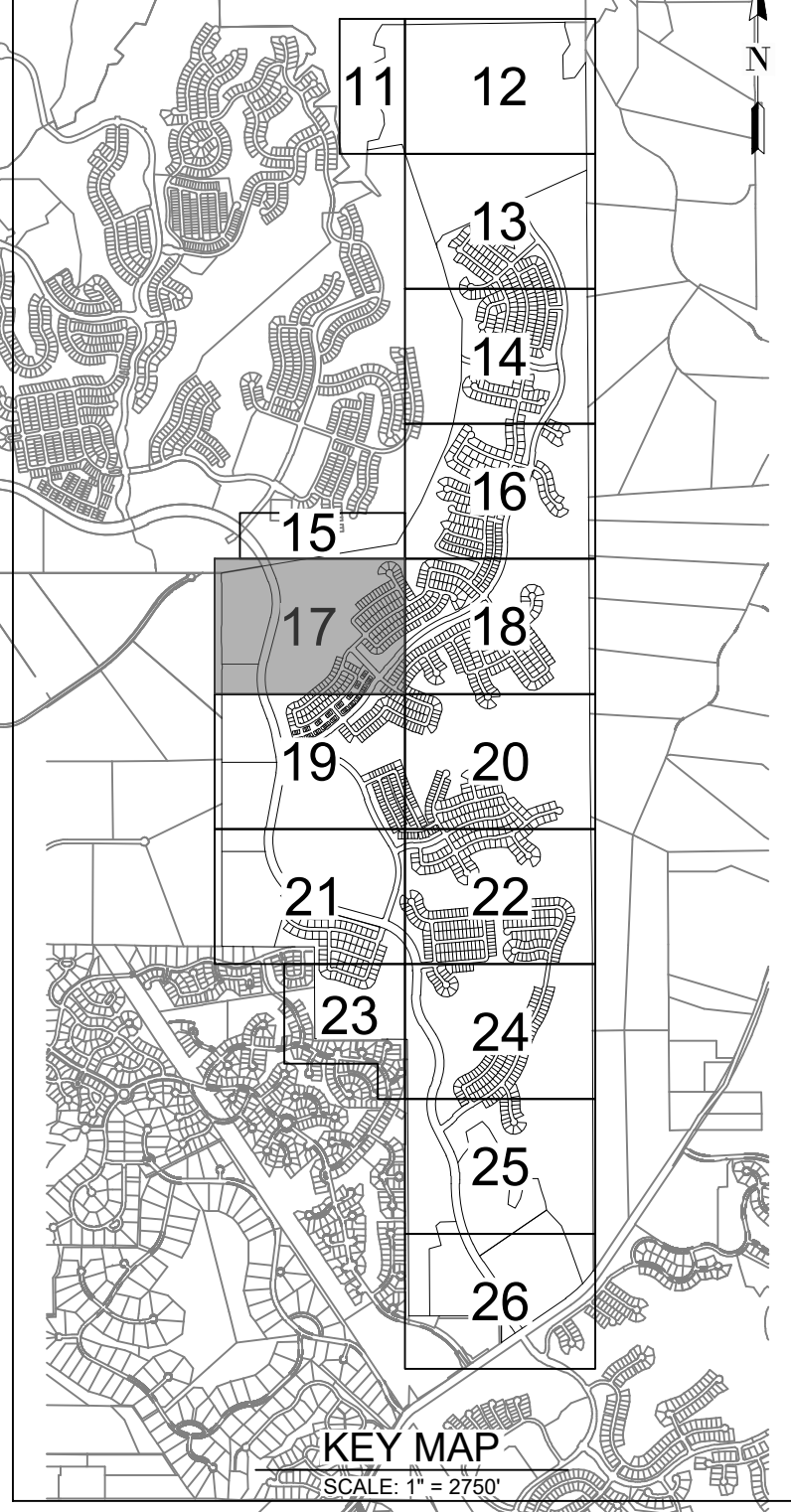


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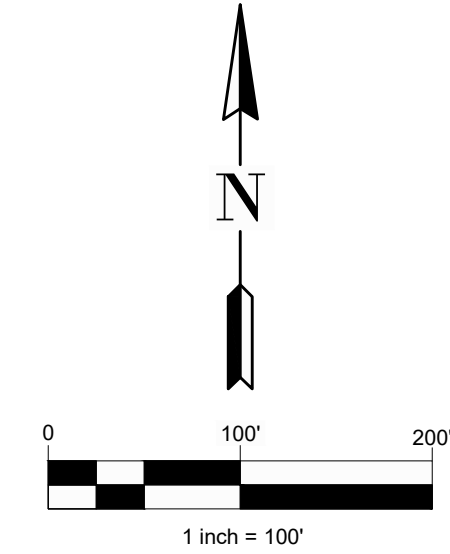
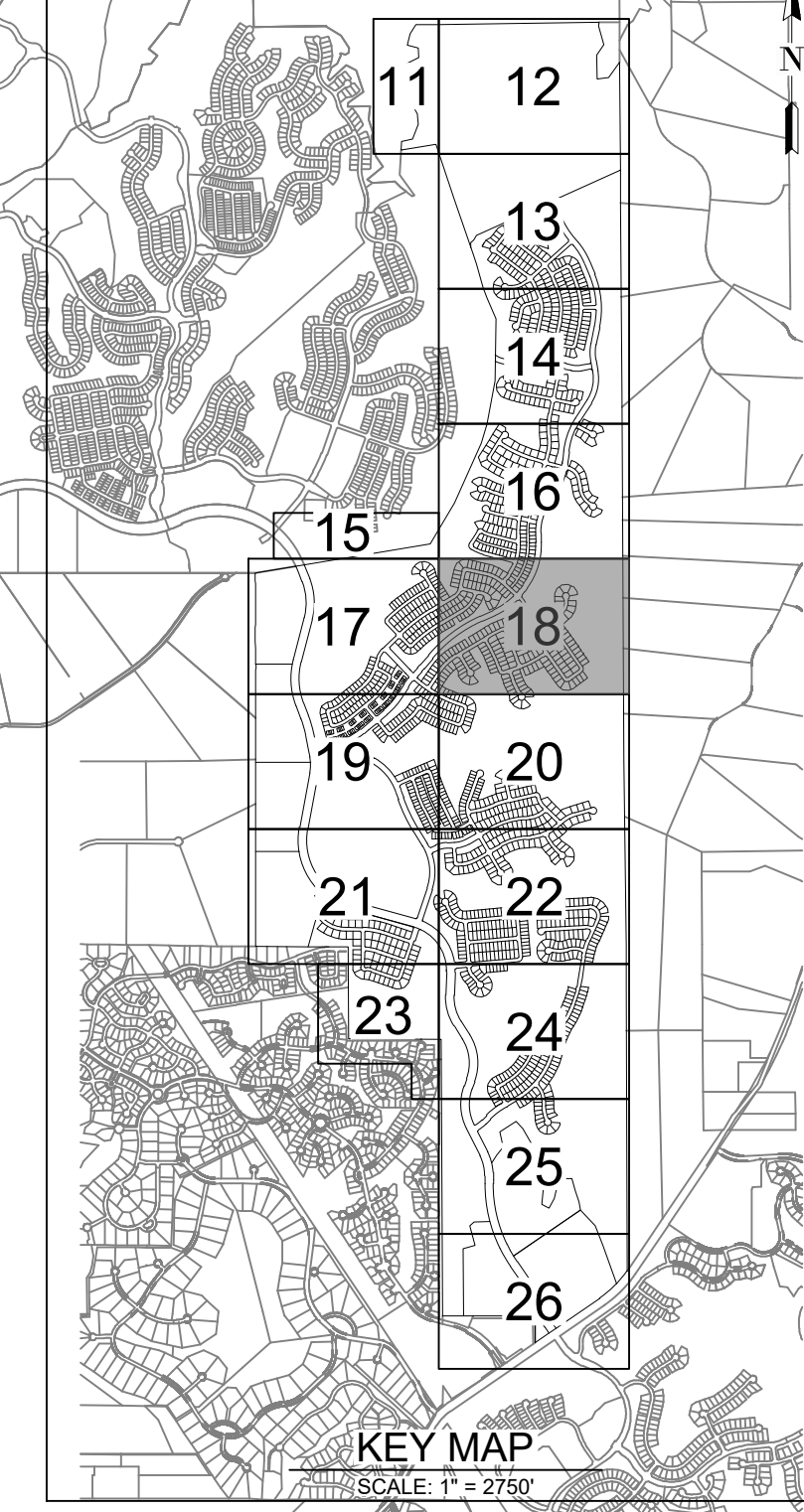
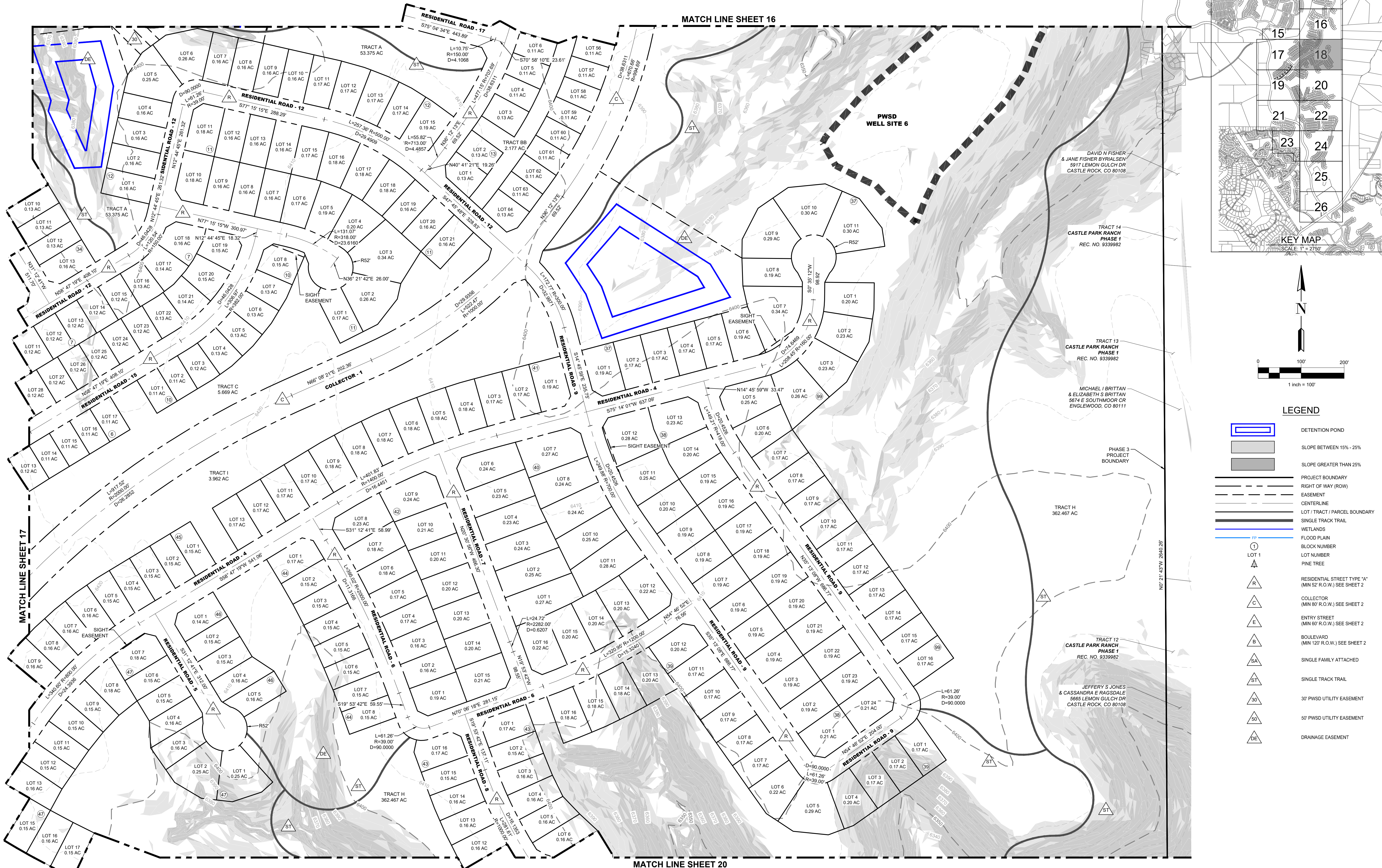
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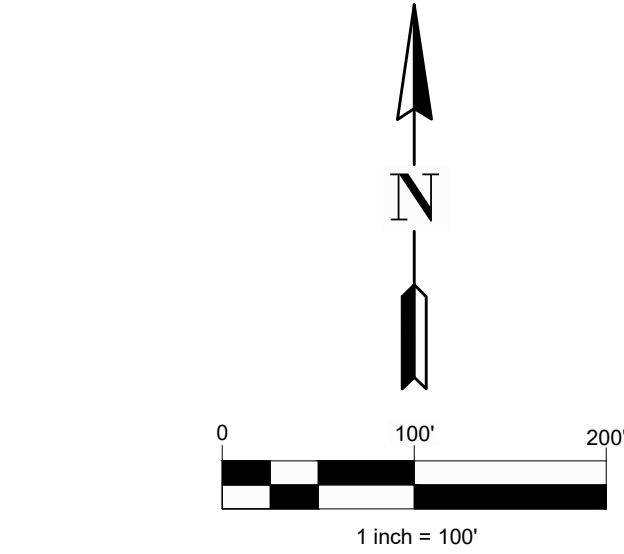
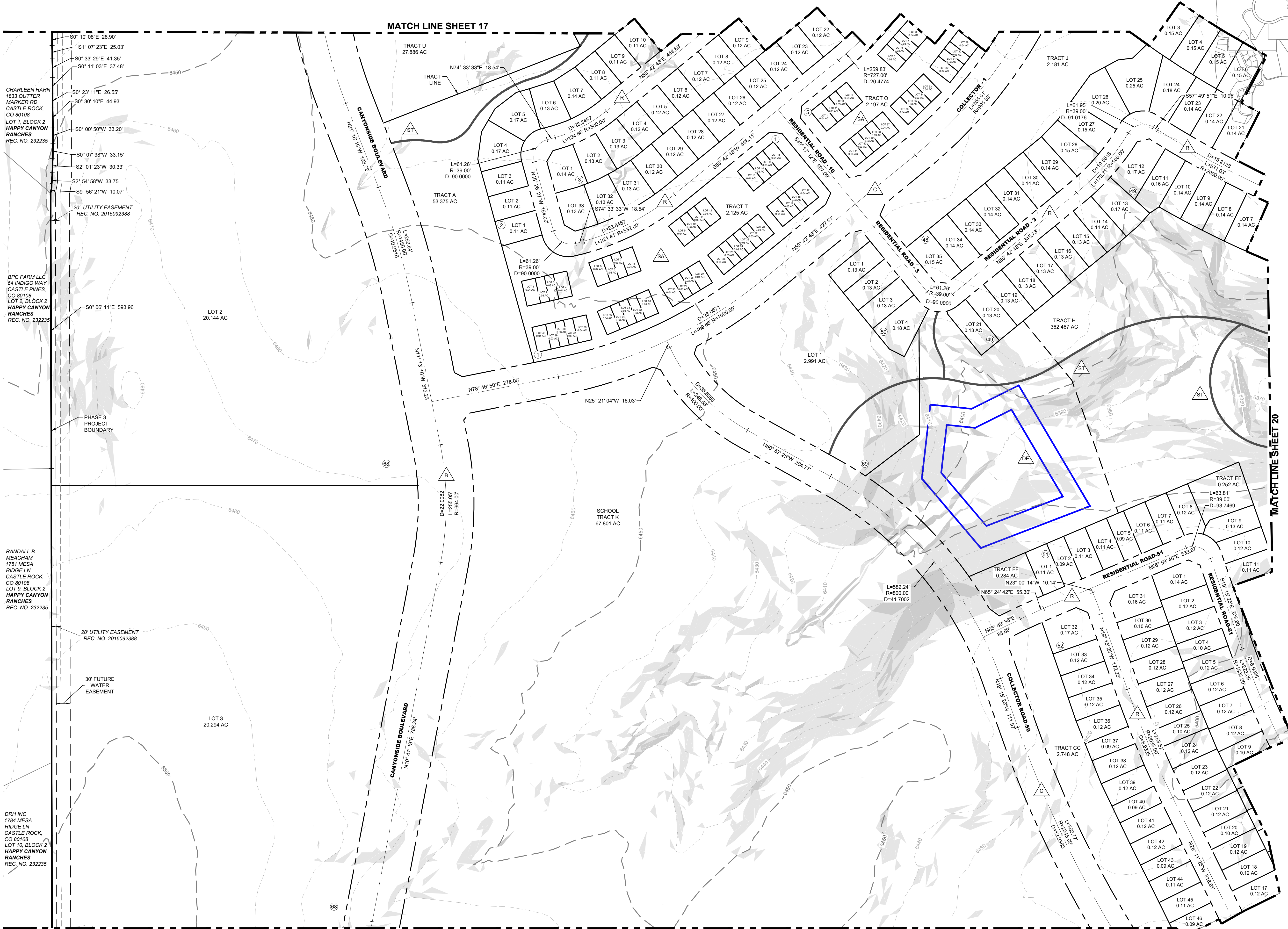
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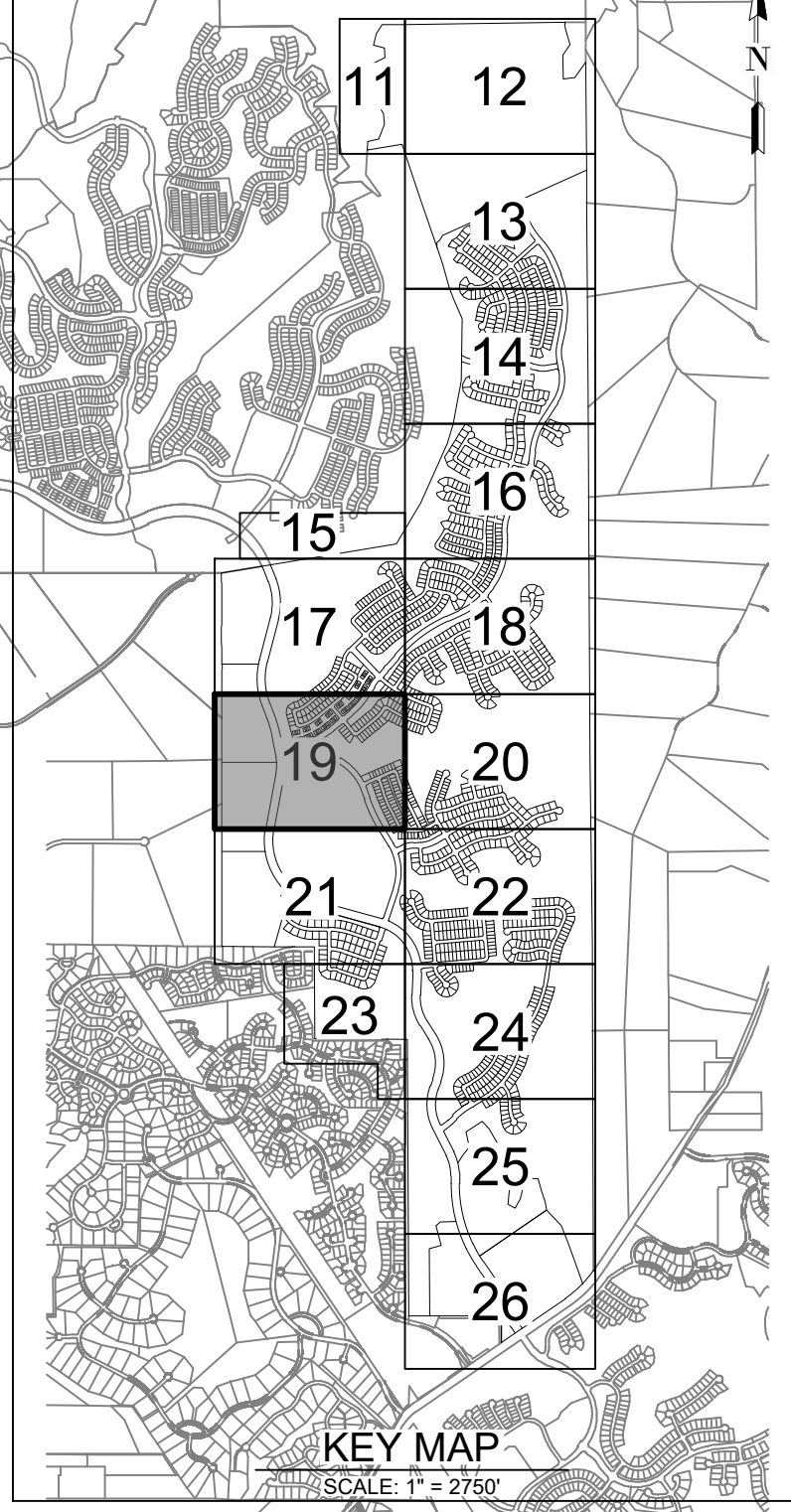
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10200 E. Grand Ave, A-314
Denver, CO 80231
PH: 303.632.8667

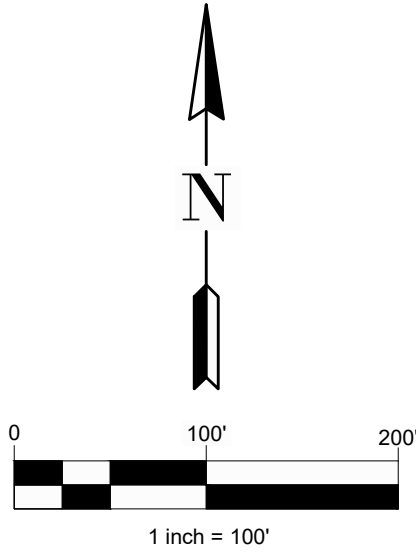
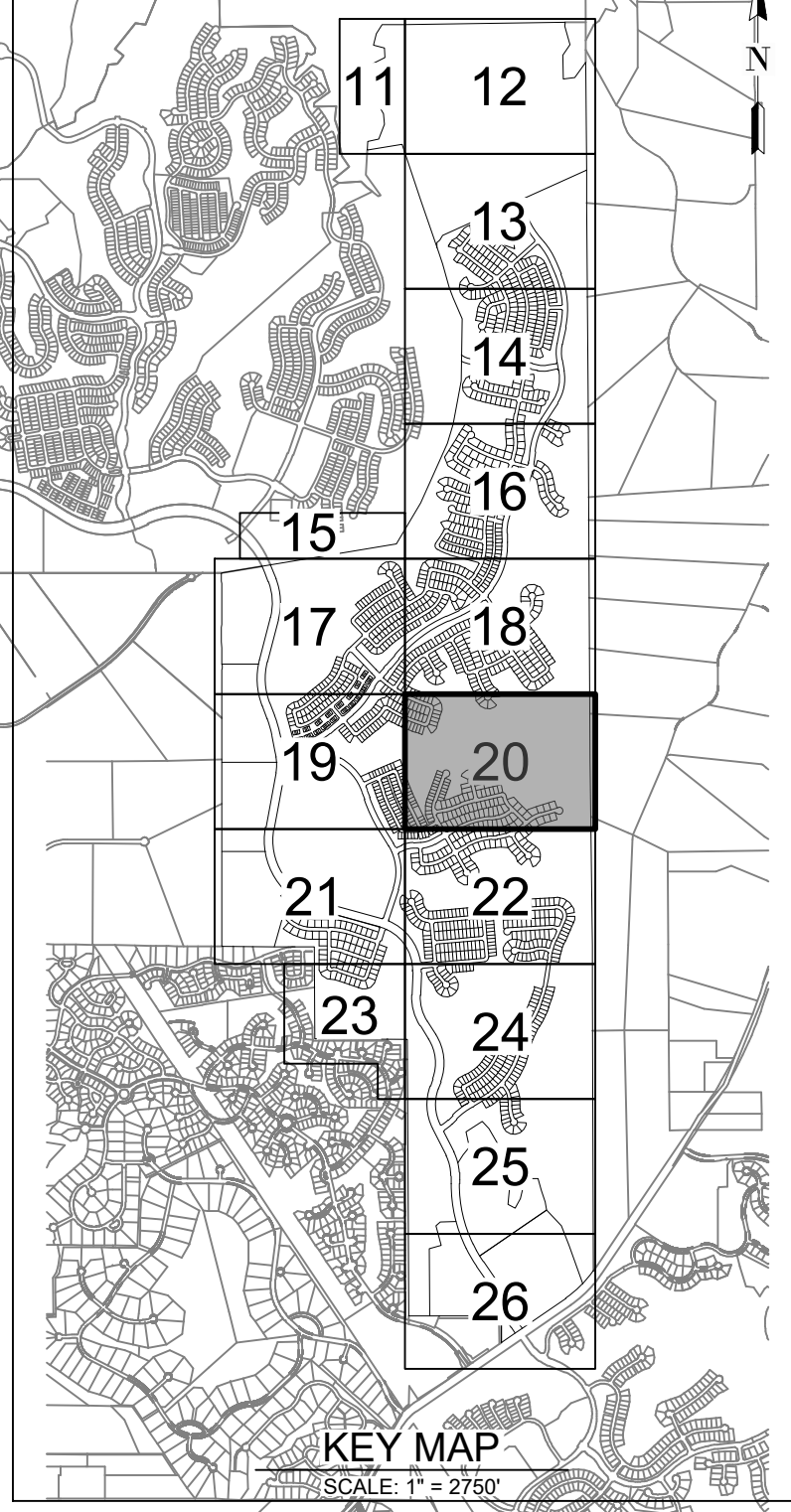
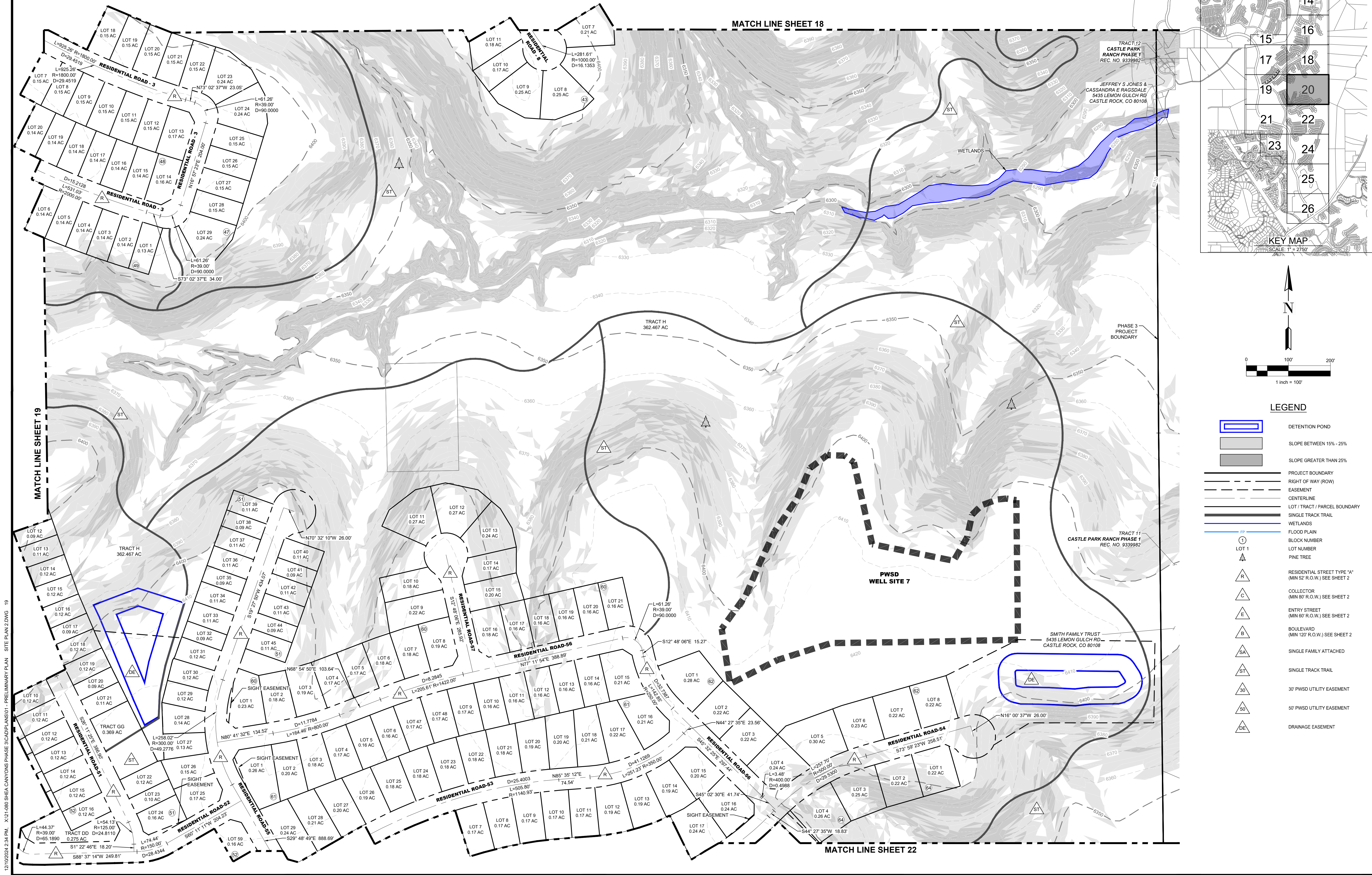
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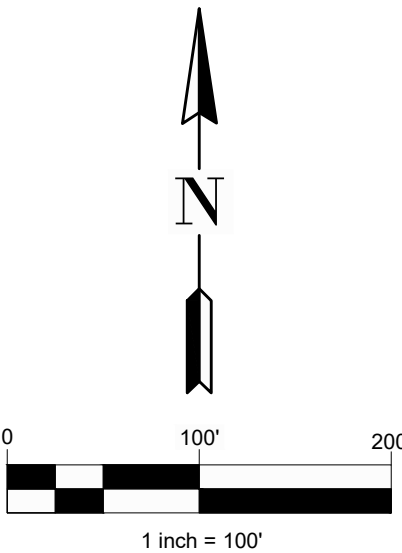
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MATCH LINE SHEET 19

MATCH LINE SHEET 22

MATCH LINE SHEET 23



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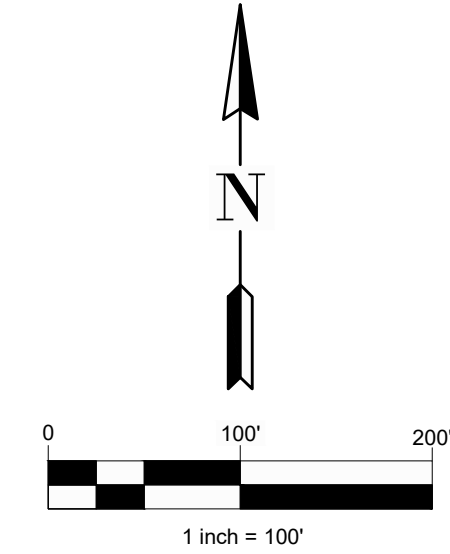
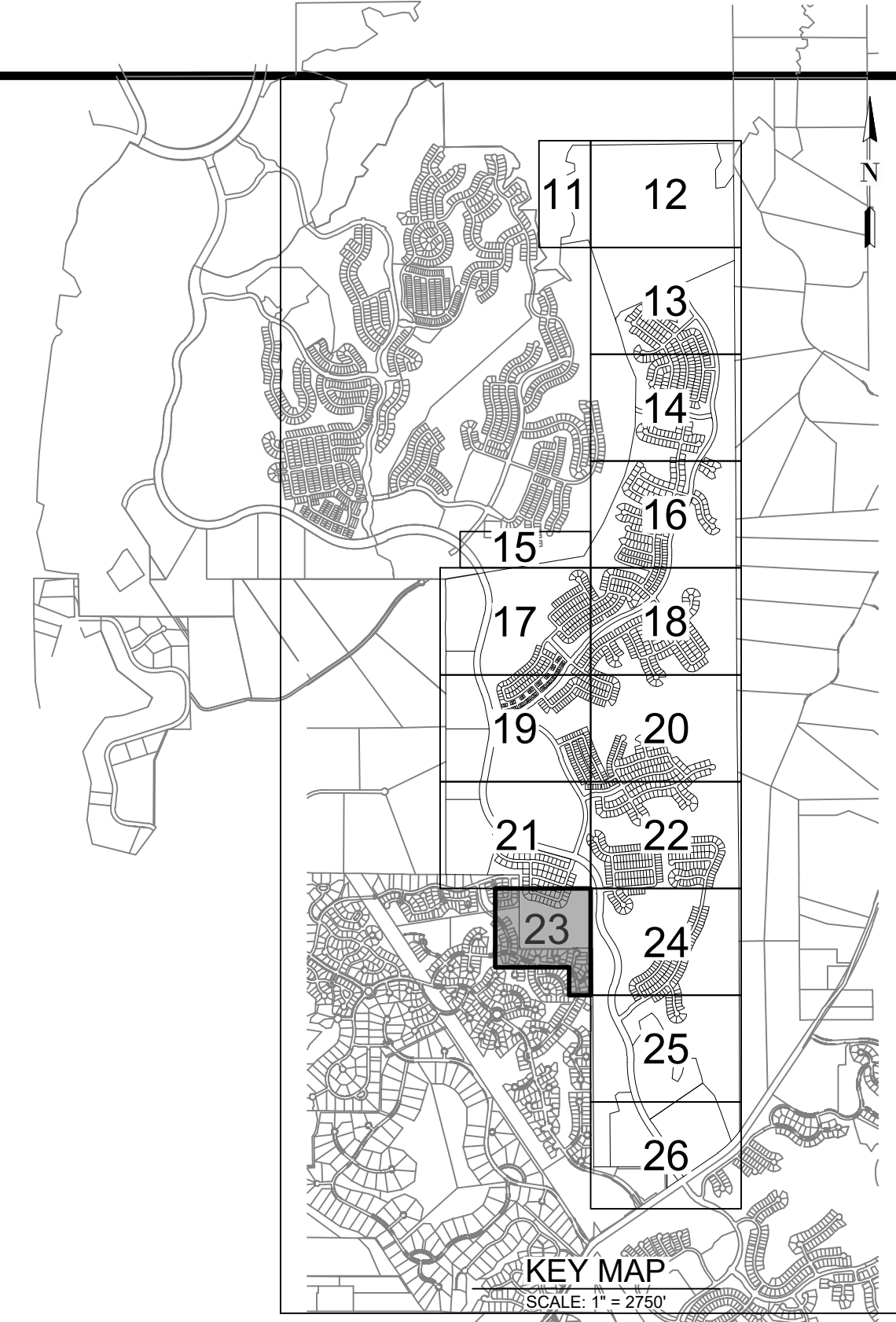
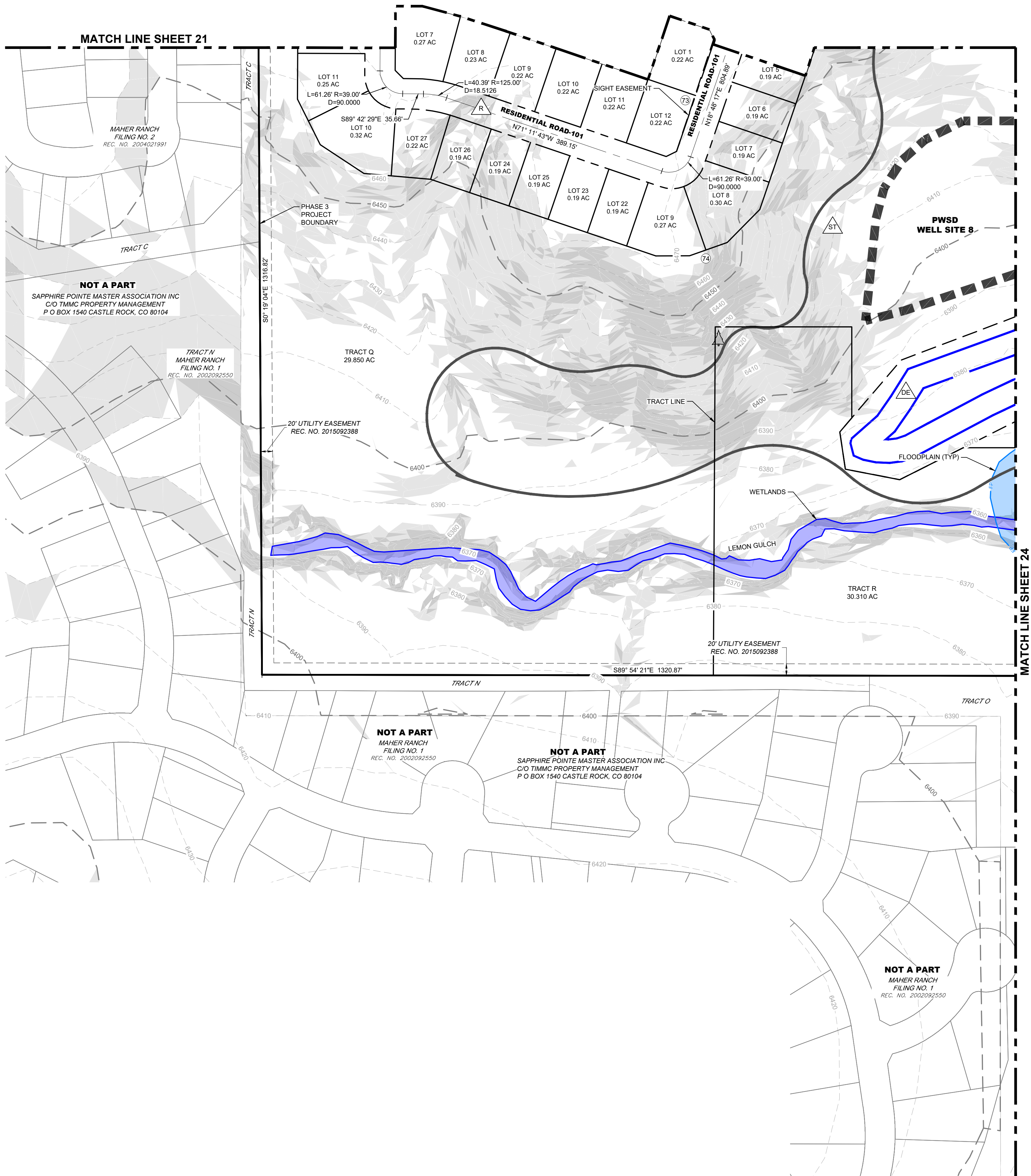
Know what's below.
Call before you dig.



SHEET
22 OF 26

CANYONS - PRELIMINARY PLAN NO. 3

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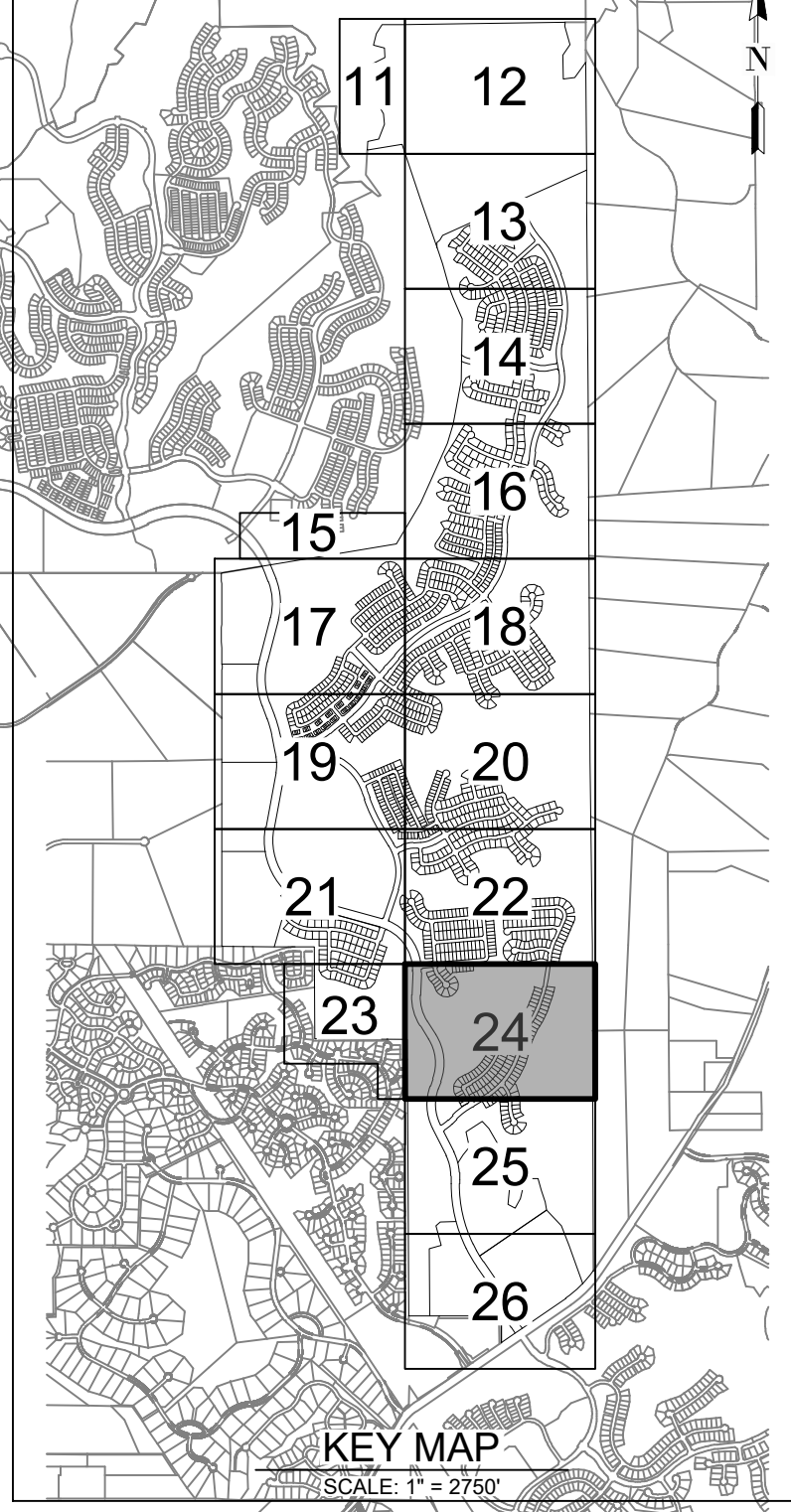


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1	1ST SUBMITTAL	05/04/2023	JRF
2	2ND SUBMITTAL	11/16/2023	BAB
3	3RD SUBMITTAL	03/22/2024	BAB
4	4TH SUBMITTAL	09/20/2024	BAB
5	5TH SUBMITTAL	12/13/2024	BAB

NOT FOR CONSTRUCTION

CANYONS
CITY OF CASTLE PINES, COLORADO
PRELIMINARY PLAN NO. 3
SITE PLAN

PLANNING AREAS 10, 12, 13, 14, 15, 16, 17, 18, 19, M, N, O, AND PORTION OF I & L
WITHIN SECTIONS 1, 12, 13, 24 AND 15, T7S, R67W, 6TH P.M., CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
1,440.932 +/- ACRES, 1,564 LOTS, AND 33 TRACTS, CASE NO. PP-2023-001



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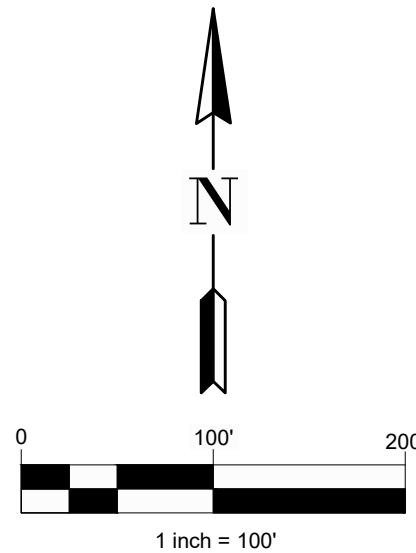
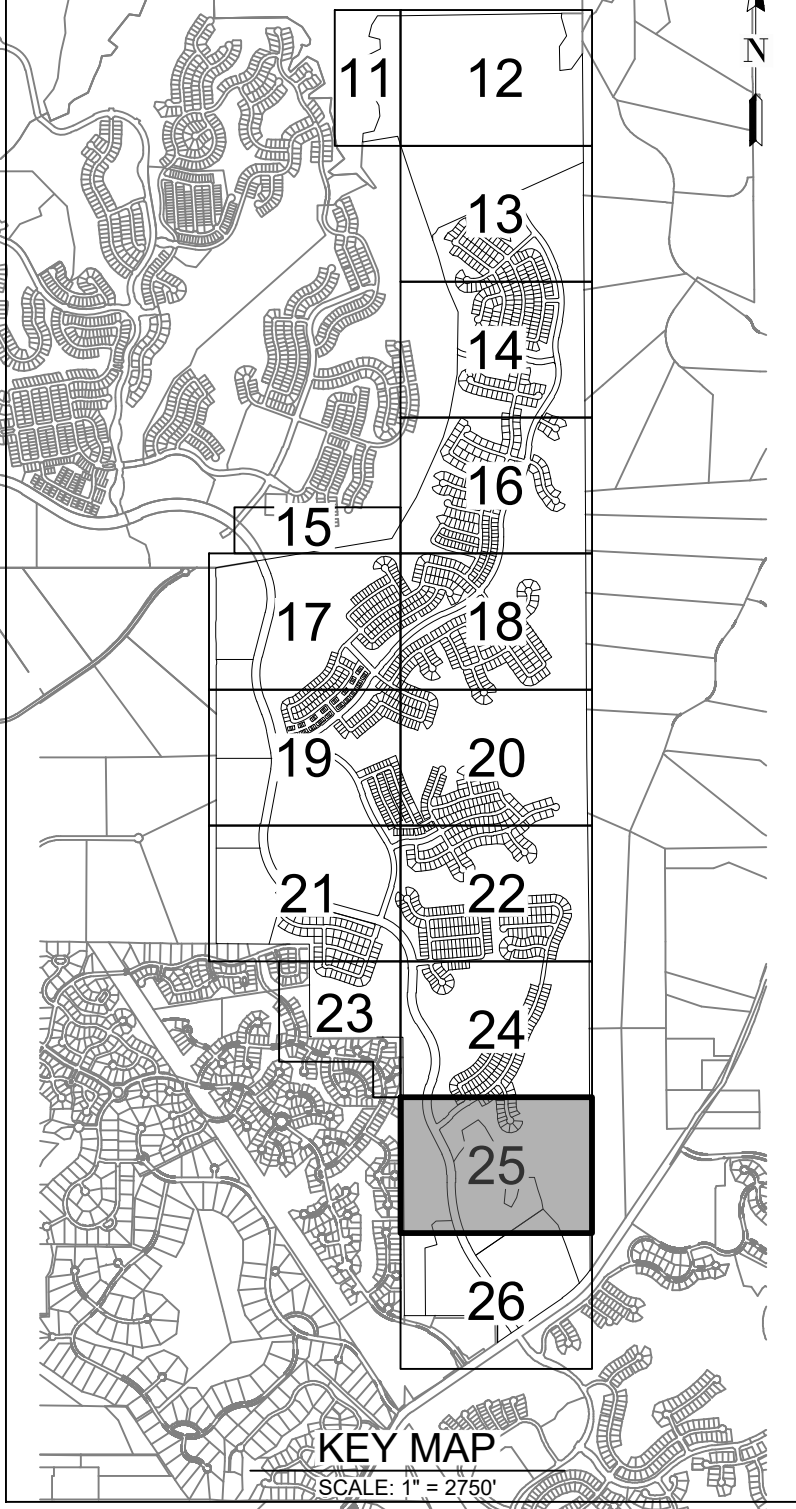
Know what's below.
Call before you dig.



SHEET
24 OF 26

CANYONS - PRELIMINARY PLAN NO. 3

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- LEGEND**
- DETENTION POND
 - SLOPE BETWEEN 15% - 25%
 - SLOPE GREATER THAN 25%
 - PROJECT BOUNDARY
 - RIGHT OF WAY (ROW)
 - EASEMENT
 - CENTERLINE
 - LOT / TRACT / PARCEL BOUNDARY
 - SINGLE TRACK TRAIL
 - FLOOD PLAIN
 - BLOCK NUMBER
 - LOT NUMBER
 - PINE TREE
 - RESIDENTIAL STREET TYPE "A" (MIN 52' R.O.W.) SEE SHEET 2
 - COLLECTOR (MIN 80' R.O.W.) SEE SHEET 2
 - ENTRY STREET (MIN 60' R.O.W.) SEE SHEET 2
 - BOULEVARD (MIN 120' R.O.W.) SEE SHEET 2
 - SINGLE FAMILY ATTACHED
 - SINGLE TRACK TRAIL
 - 30' PWSD UTILITY EASEMENT
 - 50' PWSD UTILITY EASEMENT
 - DRAINAGE EASEMENT



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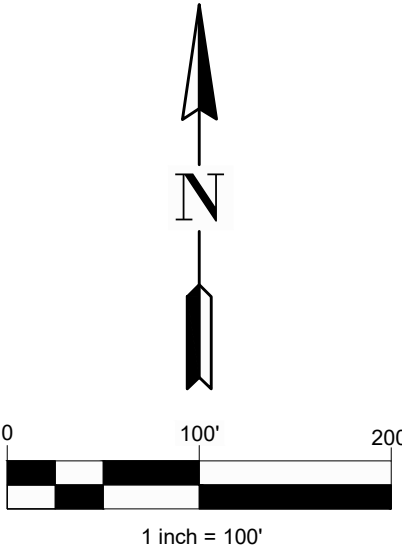
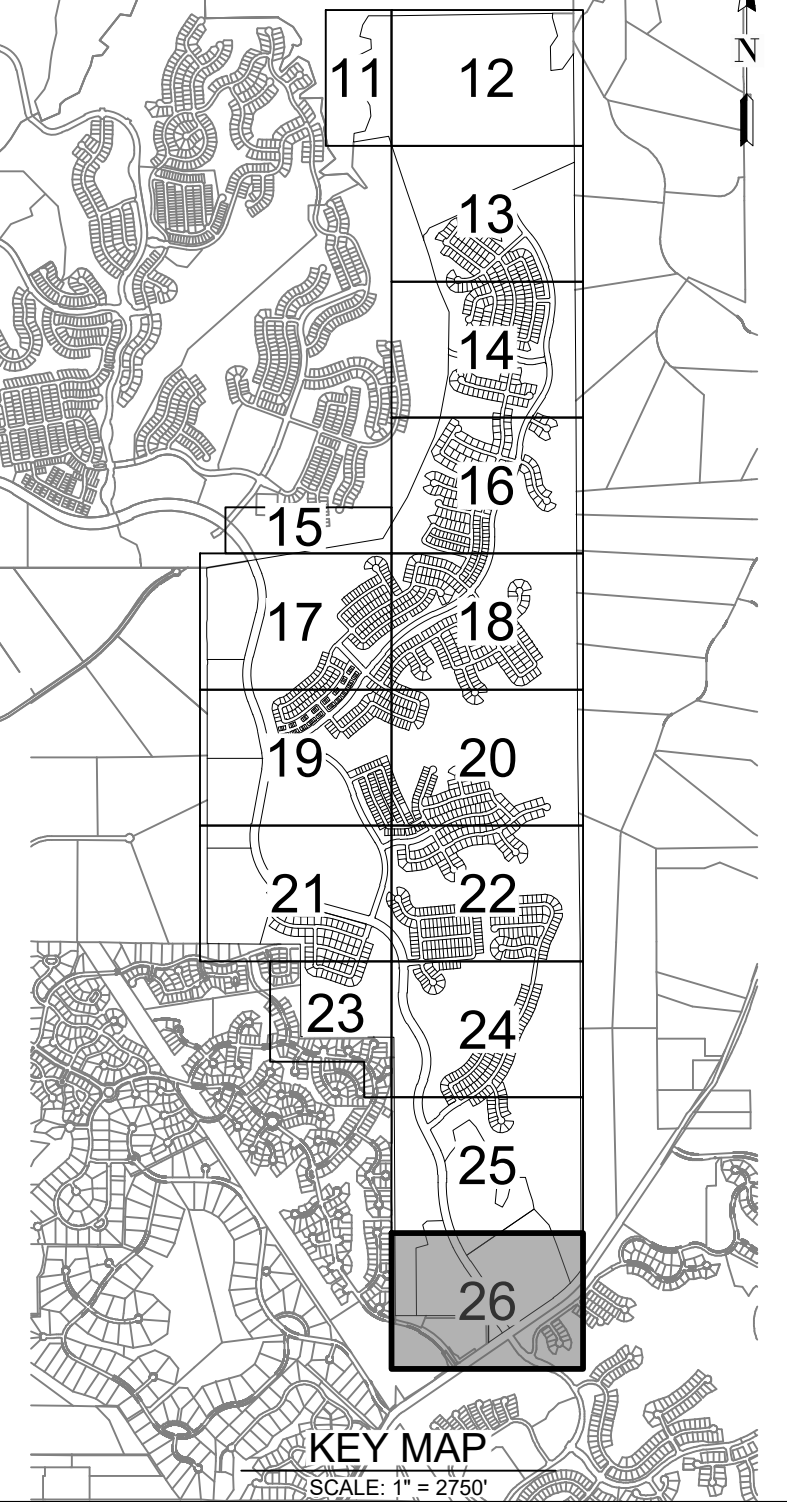
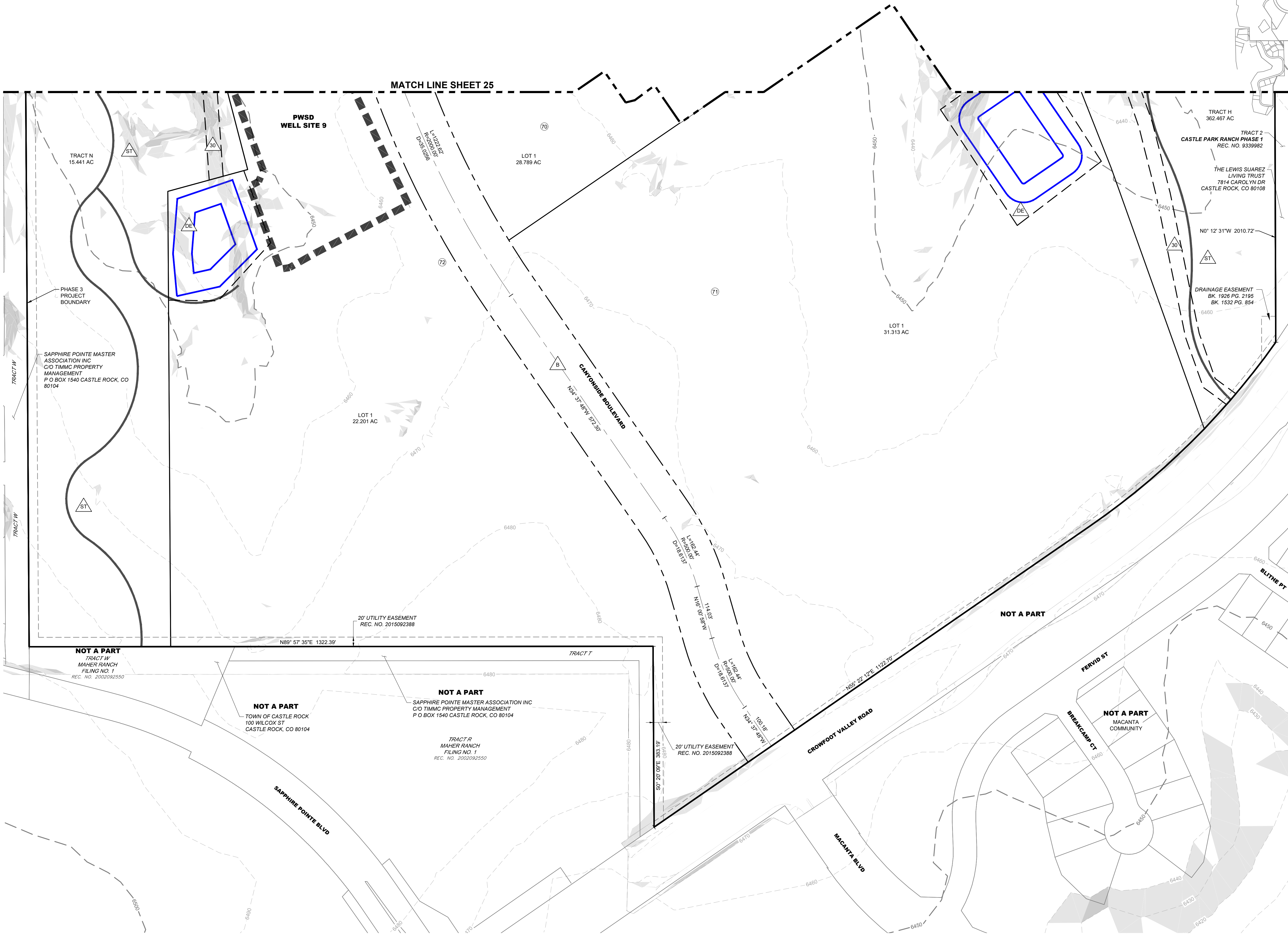
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- WETLANDS
- FLOOD PLAIN
- BLOCK NUMBER
- LOT NUMBER
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(MIN 52' R.O.W.) SEE SHEET 2
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