Pioneer Ranch

Planned Development Plan

PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

Signature Blocks

1. Ownership certification:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE PIONEER RANCH PD IN THE TOWN OF CASTLE ROCK.

LANDOWNER (NOTARIZED SIGNATURE)
SIGNED THIS ___ DAY OF _____, 20__.

By:_____
Name:_____
Title:_____
State of Colorado)
) ss:
County of _____)
The foregoing instrument was acknowledged before me this ____ day of _____, _____ by
_____, as _____ of
My commission expires: _____
_____
Notary Public

LANDOWNER (NOTARIZED SIGNATURE)
SIGNED THIS ___ DAY OF _____, 20__.

By:_____
Name:_____
Title:_____
State of Colorado)
) ss:
County of _____)
The foregoing instrument was acknowledged before me this ____ day of _____, _____ by
_____, as _____ of
My commission expires: _____
_____
Notary Public

2. Title certification:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____ AUTHORIZED REPRESENTATIVE
(NOTARIZED SIGNATURE)
SIGNED THIS ___ DAY OF _____, 20__.

By:_____
Name:_____
Title:_____
State of Colorado)
) ss:
County of _____)
The foregoing instrument was acknowledged before me this ____ day of _____, _____ by
_____, as _____ of
My commission expires: _____
_____
Notary Public

3. Surveyor's certificate:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE (NAME) PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____ _____ REGISTERED LAND SURVEYOR DATE

By:_____
Name:_____
Title:_____
State of Colorado)
) ss:
County of _____)
The foregoing instrument was acknowledged before me this ____ day of _____, _____ by
_____, as _____ of
My commission expires: _____
_____
Notary Public

5. Town certification:

a. Planning Commission recommendation:

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE PIONEER RANCH PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20__.

_____ _____ CHAIRMAN DATE

ATTEST: _____ _____ DIRECTOR OF DATE DEVELOPMENT SERVICES

By:_____
Name:_____
Title:_____
State of Colorado)
) ss:
County of _____)
The foregoing instrument was acknowledged before me this ____ day of _____, _____ by
_____, as _____ of
My commission expires: _____
_____
Notary Public

b. Town Council approval: 17-93

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE PIONEER RANCH PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20__.

_____ _____ MAYOR DATE

ATTEST: _____ _____

By:_____
Name:_____
Title:_____
State of Colorado)
) ss:
County of _____)
The foregoing instrument was acknowledged before me this ____ day of _____, _____ by
_____, as _____ of
My commission expires: _____
_____
Notary Public

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 112 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTHLINE OF THE NORTHWEST 1/4 OF SECTION 36, AS MONUMENTED AT THE WEST END BY 2 1/2" ALUMINUM CAP STAMPED LS 6935 AND AT THE EAST END BY 2 112" ALUMINUM CAP STAMPED LS 6935, SAID LINE BEARS S89°37'40"E. BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE S89°3 7'40"E; ALONG THE NORTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 2612.36 FEET, TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION36; THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36 S89°36'55"E, A DISTANCE OF 833.72 FEET TO A POINT OF NON-TANGENTIAL CURVE; THENCE A DISTANCE OF 353.38 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIIIS OF 1005.00 FEET, THROUGH A CENTRAL ANGLE OF 20°08'47", HAVING A CHORD WHICH BEARS S79°44'22"E, A DISTANCE OF 351.56 FEET; THENCE S89°48'45"E A DISTANCE OF 488.93 FEET TO A POINT OF CURVATURE; THENCE 1400.05 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIIIS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 89°37'40", HAVING A CHORD WHICH BEARS S44°59'55"E, A DISTANCE OF 1261.60 FEET TO A POINT ON THE WEST RO.W. LINE OF FOUNDERS PARKWAY; THENCE ON SAID WEST R.O.W. LINE S00°11 '05"E, A DISTANCE OF 1689.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 112 OF SAID SECTION 36; THENCE ON SAID SOUTH LINE S89°52'44"W, A DISTANCE OF 3864.66 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 114 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE ON THE EAST LINE OF SAID NORTHWEST 114 OF THE SOUTHWEST 1/4 S01°00'03"E, A DISTANCE OF 1324.59 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 114 OF THE SOUTHWEST 1/4; THENCE ON THE SOUTH LINE OF SAID NORTHWEST 114 OF THE SOUTHWEST 114 S89°40'54"W, A DISTANCE OF 1305.83 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 114; THENCE ON THE SOUTH LINE OF THE NORTH 112 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 N89°18'30"W, A DISTANCE OF 2672.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 114 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE ON THE SOUTHLINE OF THE NORTH 1/2 OF THE SOUTHWEST 114 OF SAID SECTION 35 N89°18'36"W, A DISTANCE OF 223.25 FEET TO A POINT ON THE EAST R.O.W. LINE OF INTERSTATE 25; THENCE ON SAID EAST RO.W. LINE N03°35'13"W A DISTANCE OF 578.61 FEET; THENCE LEAVING SAID EASTRO.W. LINE S89°27'39"EA DISTANCE OF 2915.65 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE ON SAID EAST LINE N01°33'36"W, A DISTANCE OF 744.14 FEET TO A FOUND 2 1/2" ALUMINUM MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 N00°06'34"E, A DISTANCE OF 2679.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 16,919,948.86 SQ FT OR 388.43 ACRES OF LAND, MORE OR LESS.
PREPARED BY ATWELL LLC.
DATED 09/14/2015

SUMMARY CHART

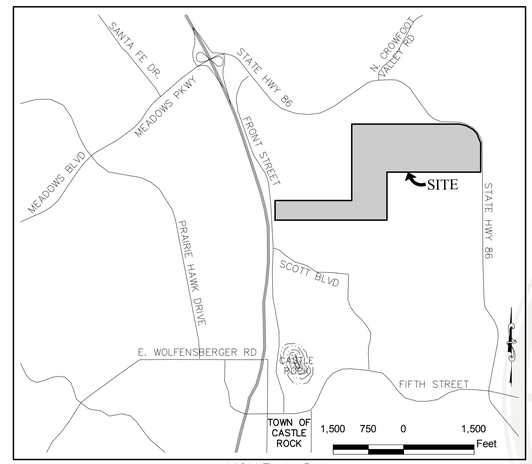
PLANNING DESIGNATIONS	TOTAL AREA	AVERAGE GROSS RESIDENTIAL DENSITY	MAXIMUM DWELLING UNITS[2]	MAXIMUM COMMERCIAL SQUARE FOOTAGE[1]
Single Family	209.66 ACRES	3.1 du / ac	644	-
Mixed Use District	39.46 ACRES	12.1 du / ac	479	400000 SF
Open Space	78.05 ACRES			
Public Land Dedication	38.95 ACRES			
Right of Way	22.31 ACRES			
TOTAL	**388.43 ACRES**		**1123**	**400,000**

[1] Commercial square footage shall not exceed a total of 400,000 SF or .35 FAR between both mixed use parcels and shall be calculated by the more restrictive requirement.

[2] Dwelling units may be transferable between planning areas so long as the maximum amount of units as well as the maximum allowed density designated to that planning area as outlined in the zoning regulations for Pioneer Ranch is not exceeded.

Sheet Index

General	
1	Cover Sheet
2	Planned Development Plan
3	Proposed Zoning and Open Space
4	Drainage and Phasing Plan



VICINITY MAP
1" = 1500'.

APPLICANTS/LAND OWNERS
SCOTT FAMILY
2034 Liggett Road
Castle Rock, CO 80109
P. 303.588.6005

LAND PLANNING
PCS GROUP, INC.
#3-B-180
1001 16th Street,
Denver, CO - 80265
P. 303.531.4905

CIVIL ENGINEERING
ATWELL
143 Union Blvd
Lakewood, CO 80228
P. 303.928.6742

SOILS & GEO TECH
CTL Thompson
1971 West 12th Avenue
Denver, Colorado 80204
P. 303.825.0777

WATER CONSULTANT
ELEMENT WATER CONSULTING
P.O. Box 140785
Denver, CO 80214
P. 303.481.2365

Imagery and sketches are intended to depict the general character and quality of the development proposed and not any final design.

Cover Sheet

Planned Development Plan
Submittal Date:
November 24th 2015

SHEET: 1 of 4

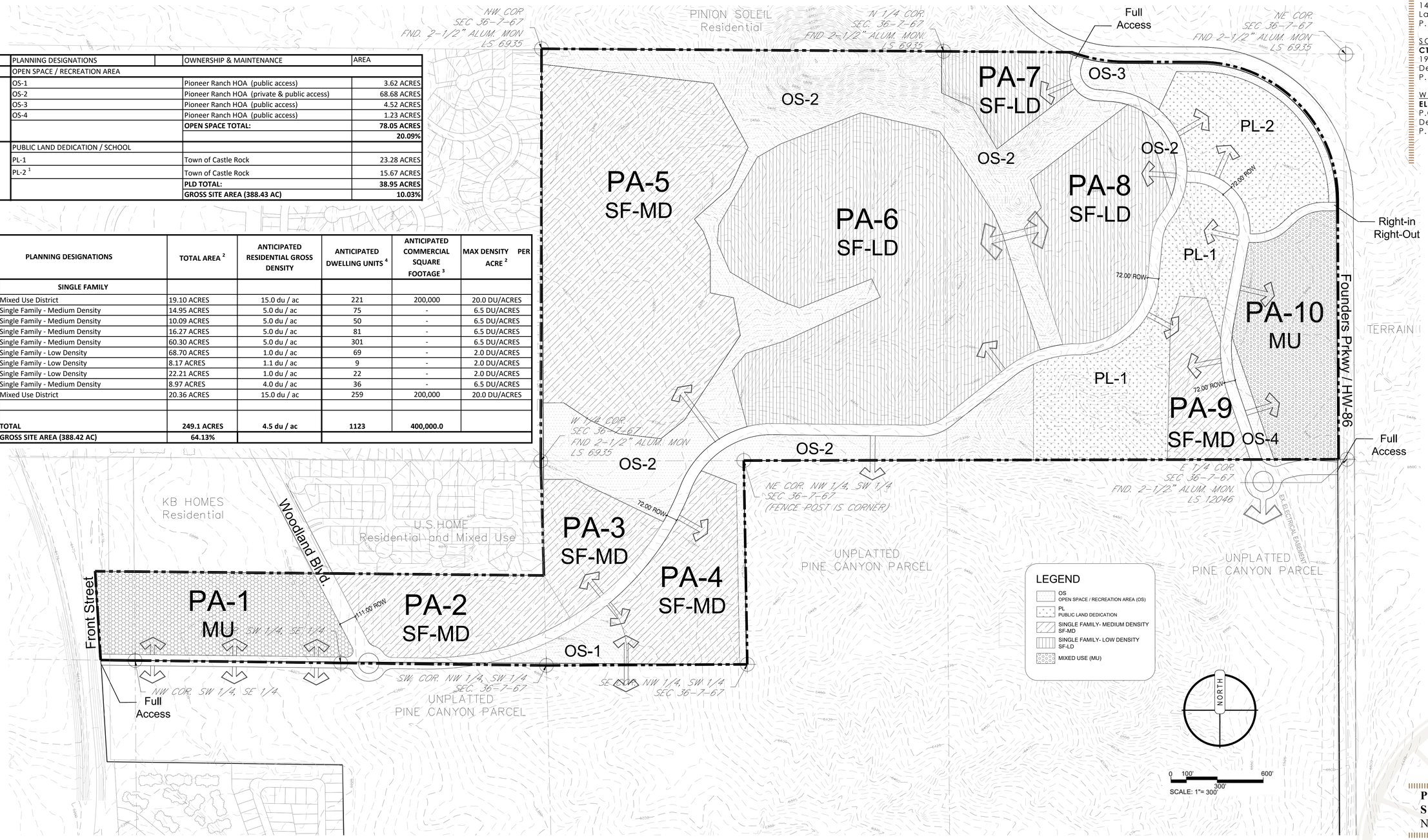
Pioneer Ranch

Planned Development Plan

PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

	PLANNING DESIGNATIONS	OWNERSHIP & MAINTENANCE	AREA
	OPEN SPACE / RECREATION AREA		
OS	OS-1	Pioneer Ranch HOA (public access)	3.62 ACRES
	OS-2	Pioneer Ranch HOA (private & public access)	68.68 ACRES
	OS-3	Pioneer Ranch HOA (public access)	4.52 ACRES
	OS-4	Pioneer Ranch HOA (public access)	1.23 ACRES
		OPEN SPACE TOTAL:	**78.05 ACRES**
			20.09%
PL	PUBLIC LAND DEDICATION / SCHOOL		
	PL-1	Town of Castle Rock	23.28 ACRES
	PL-2 [1]	Town of Castle Rock	15.67 ACRES
		PLD TOTAL:	**38.95 ACRES**
		GROSS SITE AREA (388.43 AC)	**10.03%**

	PLANNING DESIGNATIONS	TOTAL AREA [2]	ANTICIPATED RESIDENTIAL GROSS DENSITY	ANTICIPATED DWELLING UNITS [4]	ANTICIPATED COMMERCIAL SQUARE FOOTAGE [3]	MAX DENSITY PER ACRE [2]
SF	SINGLE FAMILY					
PA-1	Mixed Use District	19.10 ACRES	15.0 du / ac	221	200,000	20.0 DU/ACRES
PA-2	Single Family - Medium Density	14.95 ACRES	5.0 du / ac	75	-	6.5 DU/ACRES
PA-3	Single Family - Medium Density	10.09 ACRES	5.0 du / ac	50	-	6.5 DU/ACRES
PA-4	Single Family - Medium Density	16.27 ACRES	5.0 du / ac	81	-	6.5 DU/ACRES
PA-5	Single Family - Medium Density	60.30 ACRES	5.0 du / ac	301	-	6.5 DU/ACRES
PA-6	Single Family - Low Density	68.70 ACRES	1.0 du / ac	69	-	2.0 DU/ACRES
PA-7	Single Family - Low Density	8.17 ACRES	1.1 du / ac	9	-	2.0 DU/ACRES
PA-8	Single Family - Low Density	22.21 ACRES	1.0 du / ac	22	-	2.0 DU/ACRES
PA-9	Single Family - Medium Density	8.97 ACRES	4.0 du / ac	36	-	6.5 DU/ACRES
PA-10	Mixed Use District	20.36 ACRES	15.0 du / ac	259	200,000	20.0 DU/ACRES
	TOTAL	**249.1 ACRES**	**4.5 du / ac**	**1123**	**400,000.0**	
	GROSS SITE AREA (388.42 AC)	**64.13%**				



FOOTNOTES:

1 PL-2 IS INTENDED TO INCLUDE 15.6 ACRES OF LAND TO FULL FILL THE DOUGLAS COUNTY SCHOOL DEDICATION REQUIREMENT.

2 UNIT COUNTS MAY BE TRANSFERABLE BETWEEN PLANNING AREAS SO LONG AS THE MAXIMUM APPROVED DENSITY AND DWELLING UNITS FOR THE PROJECT IS NOT EXCEEDED.

3 COMMERCIAL SQUARE FOOTAGE SHALL NOT EXCEED A TOTAL OF 400,000 SF OR .35 FAR & SHALL BE CALCULATED BY THE MORE RESTRICTIVE REQUIREMENT.

4 DWELLING UNITS MAY VARY FROM THIS CHART SO LONG AS THE MAXIMUM DENSITIES WITHIN THE ZONING REGULATIONS ARE NOT EXCEEDED.

GENERAL NOTES:

1. STREETS AND ACCESS POINTS ARE CONCEPTUAL IN NATURE. REFINED LOCATIONS WILL BE IDENTIFIED IN THE SDP AND CDs. PROPOSED STREET SECTIONS TO MEET THE TOWN OF CASTLE ROCK ROADWAY DESIGN AND SPECIFICATIONS MANUAL - MAY 15, 2012.

2. PLANNING AREAS ARE DEPICTED FOR GRAPHIC PURPOSES AND MAY CHANGE UP TO 20% IN SIZE SO LONG AS THE OVERALL OPEN SPACE & PUBLIC DEDICATION REQUIREMENTS ARE MAINTAINED.

3. ANY IMPROVEMENTS AND THEIR ASSOCIATED FEES WITHIN THE PUBLIC LAND DEDICATION AREAS SHALL BE THE TOWN OF CASTLE ROCKS RESPONSIBILITY.

APPLICANTS/LAND OWNERS
SCOTT FAMILY
2034 Liggett Road
Castle Rock, CO 80109
P. 303.588.6005

LAND PLANNING
PCS GROUP, INC.
#3-B-180
1001 16th Street,
Denver, CO - 80265
P. 303.531.4905

CIVIL ENGINEERING
ATWELL
143 Union Blvd
Lakewood, CO 80228
P. 303.928.6742

SOILS & GEO TECH
CTL Thompson
1971 West 12th Avenue
Denver, Colorado 80204
P. 303.825.0777

WATER CONSULTANT
ELEMENT WATER CONSULTING
P.O. Box 140785
Denver, CO 80214
P. 303.481.2365

Planned Development Plan
Submittal Date:
November 24th 2015

SHEET: 2 of 4

Imagery and sketches are intended to depict the general character and quality of the development proposed and not any final design.

Pioneer Ranch

Planned Development Plan

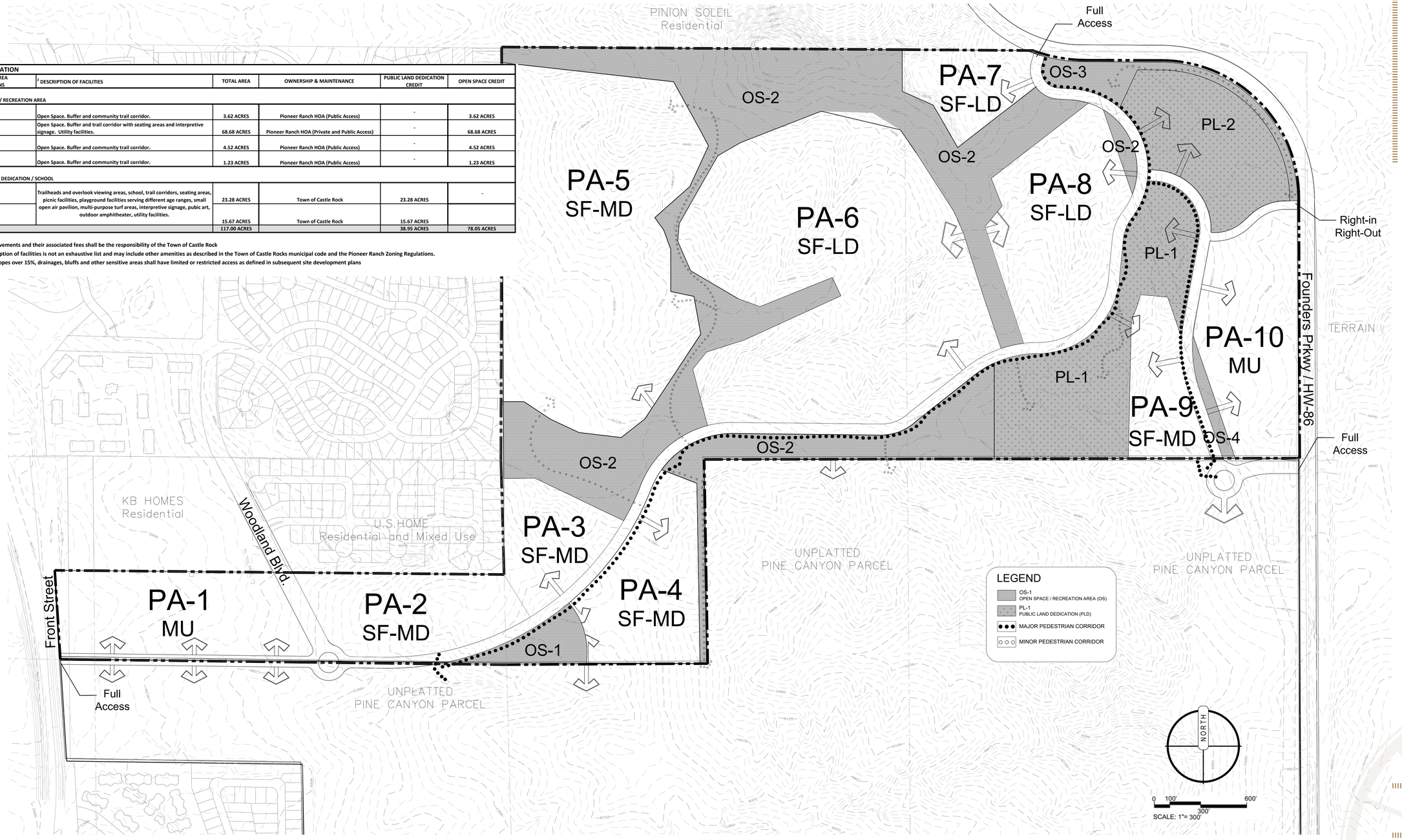
PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

OPEN SPACE DEDICATION						
OS	PLANNING AREA DESIGNATIONS	[2] DESCRIPTION OF FACILITIES	TOTAL AREA	OWNERSHIP & MAINTENANCE	PUBLIC LAND DEDICATION CREDIT	OPEN SPACE CREDIT
OS	OPEN SPACE / RECREATION AREA					
	OS-1	Open Space. Buffer and community trail corridor.	3.62 ACRES	Pioneer Ranch HOA (Public Access)	-	3.62 ACRES
	OS-2[3]	Open Space. Buffer and trail corridor with seating areas and interpretive signage. Utility facilities.	68.68 ACRES	Pioneer Ranch HOA (Private and Public Access)	-	68.68 ACRES
	OS-3	Open Space. Buffer and community trail corridor.	4.52 ACRES	Pioneer Ranch HOA (Public Access)	-	4.52 ACRES
	OS-4	Open Space. Buffer and community trail corridor.	1.23 ACRES	Pioneer Ranch HOA (Public Access)	-	1.23 ACRES
PL	PUBLIC LAND DEDICATION / SCHOOL					
	[1]PL-1	Trailheads and overlook viewing areas, school, trail corridors, seating areas, picnic facilities, playground facilities serving different age ranges, small open air pavilion, multi-purpose turf areas, interpretive signage, pubic art, outdoor amphitheater, utility facilities.	23.28 ACRES	Town of Castle Rock	23.28 ACRES	-
	[1]PL-2		15.67 ACRES	Town of Castle Rock	15.67 ACRES	
	TOTAL:		117.00 ACRES		38.95 ACRES	78.05 ACRES

[1] Any improvements and their associated fees shall be the responsibility of the Town of Castle Rock

[2] The description of facilities is not an exhaustive list and may include other amenities as described in the Town of Castle Rocks municipal code and the Pioneer Ranch Zoning Regulations.

[3] Steeper slopes over 15%, drainages, bluffs and other sensitive areas shall have limited or restricted access as defined in subsequent site development plans



Notes:

1. All Trails designated as "Major Pedestrian Corridors" shall be 8 feet wide with a concrete surface or other surface acceptable to Owner and the Town's Director of Development Services and may be a part of the residential collector street cross section. Trails designated as "Minor Pedestrian Corridors" shall at a minimum be between two and four feet wide, with a native surface. Material and width may vary based upon the intended use and destination of the trail.
2. In general, planning areas with an 'OS' designation or a 'PL' designation represent open space intended for preservation of natural areas, for buffering adjacent neighbors, and for providing trail corridors and connectivity to passive and active park areas. While the majority of the 'OS' and 'PL' planning areas are envisioned to include passive recreation opportunities (trails, trail heads, seating areas, open-air pavilions, picnic areas and overlooks, others may include more active recreation opportunities at the towns discretion.
3. Trail alignments are depicted for purposes of intent only. Final augments shall be determined at the time of final site plan submittal.
4. Description of facilities above are possible program elements that may be revised in future site plan submitting.

APPLICANTS/LAND OWNERS
SCOTT FAMILY
2034 Liggett Road
Castle Rock, CO 80109
P. 303.588.6005

LAND PLANNING
PCS GROUP, INC.
#3-B-180
1001 16th Street,
Denver, CO - 80265
P. 303.531.4905

CIVIL ENGINEERING
ATWELL
143 Union Blvd
Lakewood, CO 80228
P. 303.928.6742

SOILS & GEO TECH
CTL Thompson
1971 West 12th Avenue
Denver, Colorado 80204
P. 303.825.0777

WATER CONSULTANT
ELEMENT WATER CONSULTING
P.O. Box 140785
Denver, CO 80214
P. 303.481.2365

Proposed Zoning & Open Space

Imagery and sketches are intended to depict the general character and quality of the development proposed and not any final design.

Planned Development Plan
Submittal Date:
November 24th 2015

Pioneer Ranch

Planned Development Plan

PARTS OF SECTION 35 & 36, T 7S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

GENERAL NOTES

1. PHASES MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASES(S) UNDERGOING DEVELOPMENT. IMPROVEMENTS INCLUDE, BUT NOT LIMITED TO, THE FULL CROSS SECTIONS OF A STREET AND WOODLANDS BLVD, STREETS WITH CURB, GUTTER, SIDEWALKS, TURN LANES, STREET LIGHTING, WATER, SANITARY SEWER, PARKS, TRAILS AND INTERNAL, ADJACENT AND DOWNSTREAM DRAINAGE CHANNEL IMPROVEMENTS AND STORMWATER MANAGEMENT FACILITIES.

2. DEVELOPMENT OF SUB-PHASES WITHIN EACH PHASE MAY BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTS.

3. UNLESS OTHERWISE NOTED, THE FULL CROSS SECTION OF STREETS SHALL BE CONSTRUCTED ALONG THE ENTIRE FRONTAGE OF THE PHASE BEING DEVELOPED AND SHALL BE CONNECTED TO PREVIOUSLY CONSTRUCTED SECTIONS OF THOSE STREETS.

4. IT IS THE DEVELOPER'S RESPONSIBILITY TO ACQUIRE OFF-SITE EASEMENTS AS NEEDED FOR SECONDARY ACCESS.

5. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL TEMPORARY EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.

6. TEMPORARY EMERGENCY VEHICLE ACCESS ROUTES ARE CONCEPTUAL ONLY. THE FIRE DEPARTMENT SHALL REVIEW ALL ELEMENTS OF THE EMERGENCY VEHICLE ACCESS ROUTES DURING SITE PLANNING STAGE.

7. ALL PUBLIC LAND DEDICATIONS SHALL BE MADE AT THE TIME OF THE FIRST PLAT, ADJACENT TO THE PLD, AS DETERMINED BY THE TOWN & DEVELOPER..

8. AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.

9. TURNAROUND AREAS PER TOWN CRITERIA SHALL BE PROVIDED WHEN A ROADWAY ENDS AT A PHASE LINE OR INTERIM TERMINUS.

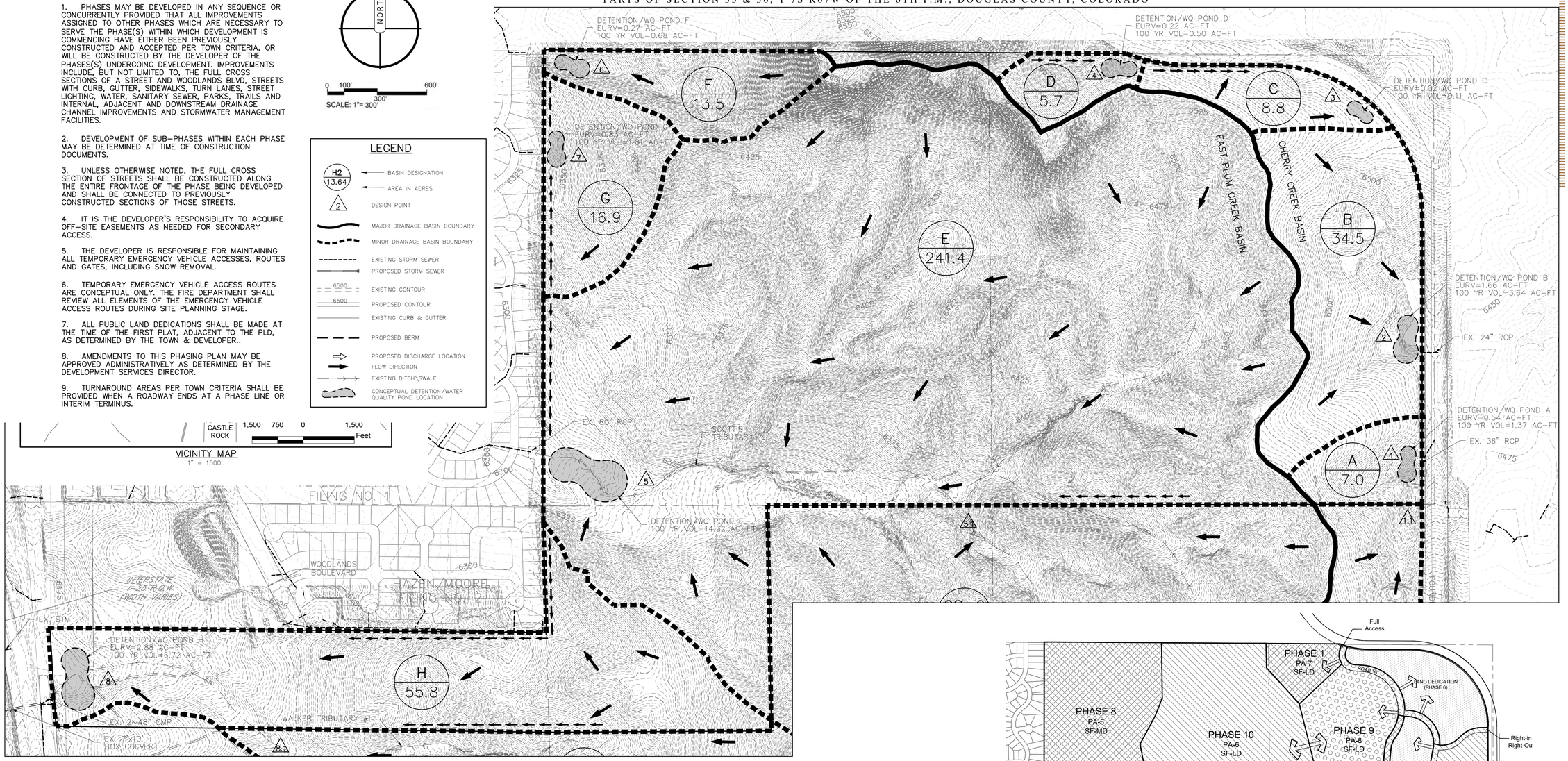
NORTH

0 100' 300' 600'

SCALE: 1"= 300'

LEGEND

- H2 / 13.64 — BASIN DESIGNATION / AREA IN ACRES
- 2 — DESIGN POINT
- MAJOR DRAINAGE BASIN BOUNDARY
- MINOR DRAINAGE BASIN BOUNDARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 6500 — EXISTING CONTOUR
- 6500 — PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED BERM
- PROPOSED DISCHARGE LOCATION
- FLOW DIRECTION
- EXISTING DITCH\SWALE
- CONCEPTUAL DETENTION/WATER QUALITY POND LOCATION



VICINITY MAP
1" = 1500'

PHASE 1
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE 1 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 2
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE 2 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 3
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE 3 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 4
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE WITHIN PHASE 4 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 5
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE R5 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

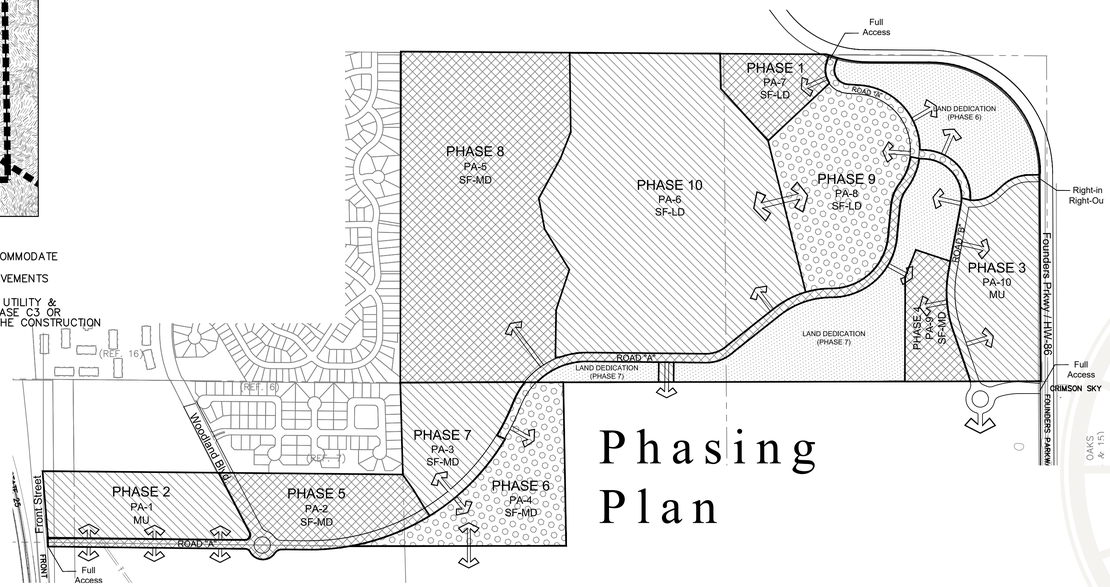
PHASE 6
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE R6 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 7
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE R7 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 8
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE WITHIN PHASE R8 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 9
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE 9 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS

PHASE 10
- GRADING NECESSARY TO ACCOMMODATE IMPROVEMENTS
- ASSOCIATED DRAINAGE IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- COMPLETE INTERNAL STREET, UTILITY & DRAINAGE SYSTEM WITHIN PHASE C3 OR SUB-PHASE AS SHOWN ON THE CONSTRUCTION DOCUMENTS



Phasing Plan

APPLICANTS/LAND OWNERS
SCOTT FAMILY
2034 Liggett Road
Castle Rock, CO 80109
P. 303.588.6005

LAND PLANNING
PCS GROUP, INC.
#3-B-180
1001 16th Street,
Denver, CO - 80265
P. 303.531.4905

CIVIL ENGINEERING
ATWELL
143 Union Blvd
Lakewood, CO 80228
P. 303.928.6742

SOILS & GEO TECH
CTL Thompson
1971 West 12th Avenue
Denver, Colorado 80204
P. 303.825.0777

WATER CONSULTANT
ELEMENT WATER CONSULTING
P.O. Box 140785
Denver, CO 80214
P. 303.481.2365

Drainage and Phasing Plan

Imagery and sketches are intended to depict the general character and quality of the development proposed and not any final design.

Planned Development Plan
Submittal Date:
November 24th 2015