

2021-09-11 (4:30 PM) \\core-fs-01\projects\14-001_north_basin\Cadd\Plans\north-sdp Ph2 Cover.dwg

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 105 LOTS FOR SINGLE-FAMILY LOTS, OPEN SPACE, LANDSCAPING AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS. THE DEVELOPMENT WILL OCCUR IN TWO (2) SEPARATE PLANNING AREAS WHICH ARE SITUATED ADJACENT TO MCMURDO GULCH.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

STRATUS TERRAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: RICHARD DEAN TITLE: AUTHORIZED SIGNATORY FOR STRATUS TERRAIN, LLC

SIGNED THIS DAY OF , 20 .

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF , 20 .

BY RICHARD DEAN, AS AUTHORIZED SIGNATORY FOR STRATUS TERRAIN, LLC

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MAY 1, 2020 AT RECEPTION NO. 2020035659, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTTIER BANK SIGNED THIS DAY OF , 20 .

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF , 20 .

BY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

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. 20 SIGNED THIS DAY OF , 20 .

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF , 20 .

BY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Zoning Comparison Chart					
Zoning	Terrain Planned Development Plan				
Village	North Basin				
Planning Area (PA)	PA 8		OSD		
Total Acreage	6.81		35.66		
Use Area	R-SF		Open Space (OS)		
	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	
Permitted Uses	SFA	29	OS	OS	
Maximum Dwelling Units/Gross Acre	6	4.26	N/A	N/A	
Maximum Building Height (feet)	35	35	35	N/A	
Minimum Setbacks (Feet)					
Front to Garage	20	20	N/A	N/A	
Front to Side Garage	15	15	N/A	N/A	
Front to Living Area	10	10	N/A	N/A	
Rear	12	12	N/A	N/A	
Side Interior Lot	5	5	N/A	N/A	
Side to Street	10	10	N/A	N/A	
Minimum Parking					
2-car garage for each Single-family attached			29	N/A	N/A

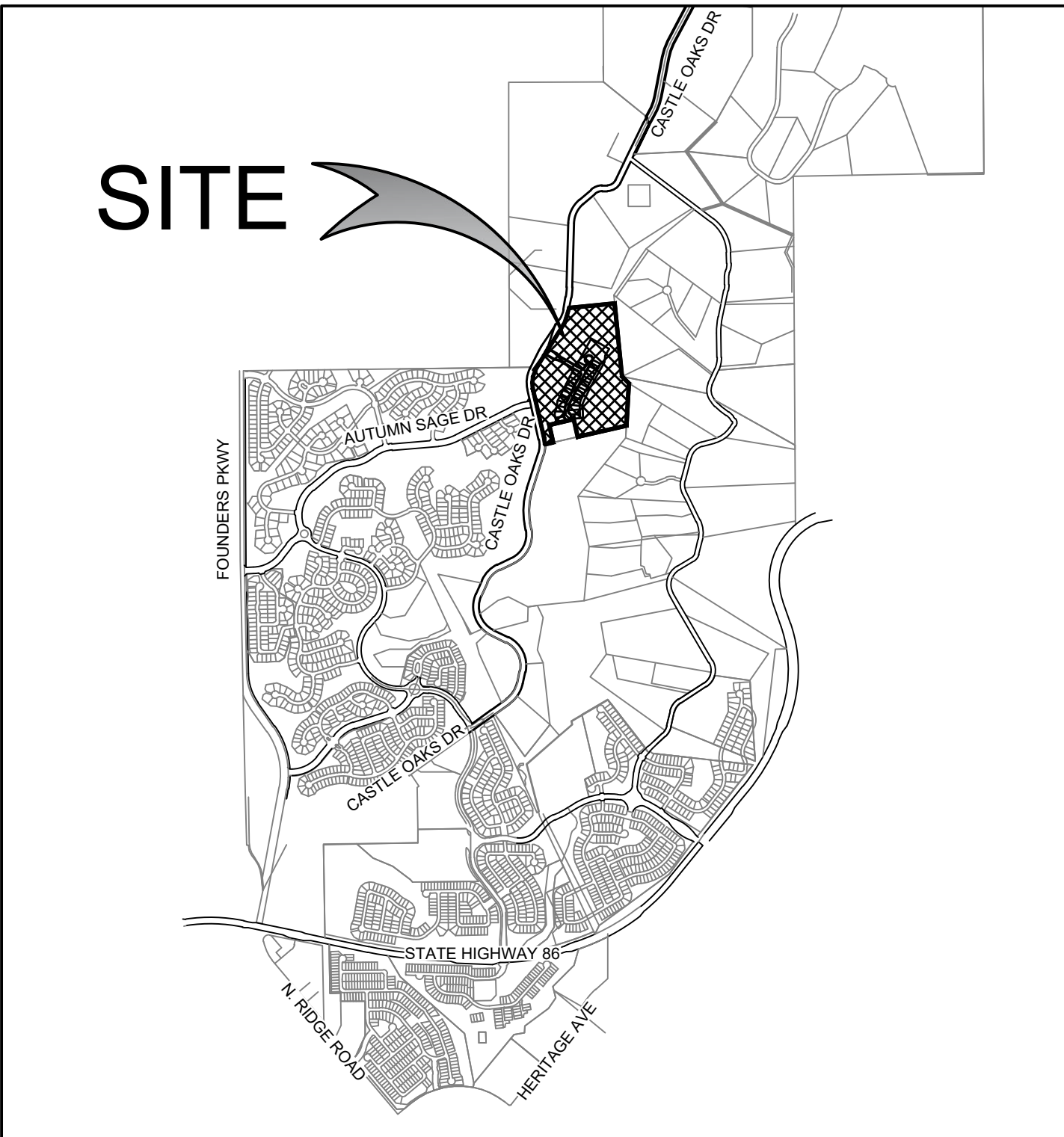
Site Utilization Chart		
Use Area	Acres	% of Total
R-SFA	6.81	16.04
Open Space Dedication (OSD)	35.66	83.96
Total	42.47	100.00

ABBREVIATIONS
ACC ACCESS
DRAIN DRAINAGE
DUA DEDICATED USE AREA
HOA HOME OWNERS ASSOCIATION
OS OPEN SPACE
OSD OPEN SPACE DEDICATION
OSP OPEN SPACE PRIVATE
PA PUBLIC ACCESS
R-SF RESIDENTIAL SINGLE FAMILY
SFA SINGLE FAMILY ATTACHED
UTIL UTILITY
TOCR TOWN OF CASTLE ROCK

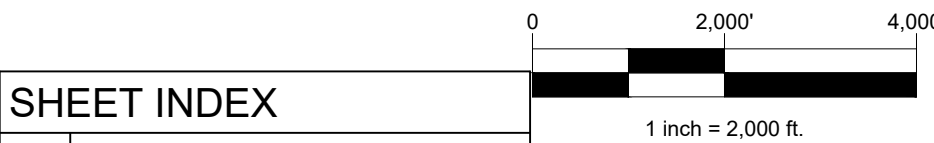
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 2

A PORTION OF THE EAST HALF OF SECTION 31, THE WEST HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP



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NO.	SHEET TITLE
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3	OVERALL SITE PLAN
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5	SITE PLAN (2 OF 2)
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8	GRADING PLAN (1 OF 2)
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LANDSCAPE	
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TRACT SUMMARY

TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	33.026 AC	OSP, DRAIN, UTIL, PA	TOWN	TOWN
TRACT B	2.635 AC	DRAIN, UTIL	HOA	HOA
TOTAL	35.661 AC			

ACC ACCESS
DR/DRAIN DRAINAGE
HOA HOME OWNERS ASSOCIATION
OSD OPEN SPACE DEDICATION
OSP OPEN SPACE PRIVATE
UTIL UTILITY

OWNERS

STRATUS TERRAIN, LLC
8480 E. ORCHARD RD., SUITE 1100,
GREENWOOD VILLAGE, CO 80111
CONTACT: RICHARD DEAN
PHONE: 720-214-5000

ENGINEER

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
CONTACT: KEVIN ROHRBOUGH
PHONE: 303-730-5960

LAND SURVEYOR

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD. STE 109
LITTLETON, CO 80120
CONTACT: DAVID LUTZ
PHONE: 303-703-4444

LANDSCAPE

EM DUB DESIGN
1425 BRENTWOOD ST.
LAKEWOOD, CO 80214
CONTACT: PAUL MCMAHON
PHONE: 303-882-1237

TECHNICAL CODE VARIANCES

TOCR VARIANCE #TCV20-0021
TOCR TRANSPORTATION DESIGN CRITERIA MANUAL
• SECTION 2.2.4 MINOR RESIDENTIAL COLLECTOR STREET SECTION

TOCR VARIANCE #TCV202-00XX
TOCR TRANSPORTATION DESIGN CRITERIA MANUAL
• SECTION 2.2.4 MINOR RESIDENTIAL COLLECTOR STREET SECTION
• SECTION 2.5.2.1 - TABLE 2.2 - MAXIMUM ROADWAY GRADES

TOCR VARIANCE #TCV22-00XX
TOCR LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS CRITERIA MANUAL
• SECTION 8.2.2.A.2.b TREE SPACING FROM ROADWAY

CIVIL ENGINEER'S STATEMENT

I, KEVIN ROHRBOUGH, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

KEVIN ROHRBOUGH PE #48992

DATE

SURVEYOR'S STATEMENT

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

MILES SMALL

DATE

PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38534
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF , 20 .

CHAIR

DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES

DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE DAY OF , 20 .

MAYOR

DATE

ATTEST:

TOWN CLERK

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ON THE DAY OF 20 AT RECEPTION NO.

DOUGLAS COUNTY CLERK AND RECORDER

BY:

DEPUTY

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°29'36" E. FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 23515" TO THE NORTHEAST CORNER OF SAID SECTION 31, BEING CALCULATED FROM FOUND ACCESSORIES TO SAID MONUMENT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON DOUGLAS COUNTY CONTROL MONUMENT #DC GIS 4.004007. SAID BENCHMARK IS A 3-1/4" ALUMINUM CAP, SET IN CONCRETE, FLUSH TO THE GROUND, STAMPED "DC 4.004007". LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE, JUST EAST OF THE 225' WIDE P.S.CO UTILITY CORRIDOR.
PUBLISHED ELEVATION = 6495.26 (NAVD 88)

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

Know what's below.
Call before you dig.
811

#	REVISION DESCRIPTION	DATE	BY
A	1st SUBMITTAL	07/02/20	KJR
B	2ND SUBMITTAL	03/11/22	KJR

TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
COVER

NOT FOR
CONSTRUCTION

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO.
14-001
SHEET
1 OF 32

TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 2

A PORTION OF THE EAST HALF OF SECTION 31, THE WEST HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION: NORTH BASIN PHASE 2

3 PARCELS OF LAND BEING LOTS 10 THROUGH 15, BLOCK 2, LOTS 7 THROUGH 10 AND A PORTION OF LOT 6, ALL OF BLOCK 4, LOT 11, BLOCK 5, LOTS 10 AND 11, BLOCK 6, AND A PORTION OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 30, NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND BEING LOTS 7, 8, 9, 10 AND A PORTION OF LOT 6, ALL OF BLOCK 4, LOT 11, BLOCK 5 AND A PORTION OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE EAST HALF OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE ROCKY VIEW ROAD RIGHT-OF-WAY, ADJACENT TO LOT 10, BLOCK 4, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR S 52°53'14" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH CORNER OF SAID LOT 10, THENCE ALONG SOUTH LINE OF THE ROCKY VIEW ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, AND ALONG THE NORTH LINES OF SAID LOT 10, BLOCK 4, LOT 11, BLOCK 5 AND SAID TRACT A, THE FOLLOWING NINE (9) COURSES:

- S 52°53'14" E, A DISTANCE OF 1393.82 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 553.24' FEET, A CENTRAL ANGLE OF 50°54'00" AND AN ARC LENGTH OF 491.48 FEET;
- S 01°59'14" E, A DISTANCE OF 155.25 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00', A CENTRAL ANGLE OF 18°21'30" AND AN ARC LENGTH OF 86.51 FEET;
- S 16°22'16" W, A DISTANCE OF 25.53 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°54'00" AND AN ARC LENGTH OF 91.58 FEET;
- S 00°28'16" W, A DISTANCE OF 97.28 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 11°26'00" AND AN ARC LENGTH OF 73.83 FEET;
- S 11°54'16" W, A DISTANCE OF 193.11 FEET TO THE NORTHEAST CORNER OF CASTLE OAKS ESTATES FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004113721, SAID DOUGLAS COUNTY RECORDS;

THENCE N 53°45'38" W, ALONG THE NORTHEAST LINE OF SAID CASTLE OAKS ESTATES FILING NO. 3 PLAT, A DISTANCE OF 1290.35 FEET TO THE NORTH CORNER OF SAID PLAT;
THENCE S 34°59'52" W, ALONG THE NORTHWEST LINE OF SAID CASTLE OAKS ESTATES FILING NO. 3 PLAT, A DISTANCE OF 786.49 FEET TO THE NORTH CORNER OF CASTLE OAKS 8TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9336515, SAID DOUGLAS COUNTY RECORDS;
THENCE S 05°42'10" E, ALONG THE WEST LINE OF SAID CASTLE OAKS 8TH AMENDMENT, A DISTANCE OF 1400.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE S 45°49'09" E, A DISTANCE OF 134.28 FEET TO THE NORTH CORNER OF CASTLE OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 323495, SAID DOUGLAS COUNTY RECORDS;
THENCE S 03°18'28" W, ALONG THE WEST LINE OF SAID CASTLE OAKS AMENDED PLAT, A DISTANCE OF 593.61 FEET;
THENCE S 77°13'19" W, A DISTANCE OF 706.42 FEET TO THE SOUTHEAST CORNER OF THE CASTLE OAKS NO. 7 WELLFIELD, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2010034832, SAID DOUGLAS COUNTY RECORDS;
THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CASTLE OAKS NO. 7 WELLFIELD THE FOLLOWING FOUR (4) COURSES:

- THENCE N 10°14'24" E, A DISTANCE OF 30.31 FEET;
- THENCE N 12°46'41" W, A DISTANCE OF 222.11 FEET;
- THENCE S 77°13'19" W, A DISTANCE OF 350.00 FEET;
- THENCE S 12°46'41" E, A DISTANCE OF 250.00 FEET;

THENCE S 77°13'19" W, A DISTANCE OF 118.36 FEET TO A POINT ON THE EAST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT;
THENCE ALONG THE EAST LINE OF SAID CASTLE OAKS DRIVE RIGHT-OF-WAY, THE FOLLOWING SIXTEEN (16) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 10°30'05" AND AN ARC LENGTH OF 80.64 FEET;
- N 12°46'41" W, A DISTANCE OF 714.70 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 39°41'14" AND AN ARC LENGTH OF 249.36 FEET;
- N 26°54'33" E, A DISTANCE OF 289.38 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 06°35'11" AND AN ARC LENGTH OF 41.38 FEET;
- N 33°29'44" E, A DISTANCE OF 455.97 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 23°37'06" AND AN ARC LENGTH OF 181.38 FEET;
- N 09°52'38" E, A DISTANCE OF 179.30 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 08°10'00" AND AN ARC LENGTH OF 148.24 FEET;
- N 01°42'38" E, A DISTANCE OF 895.12 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 47°55'00" AND AN ARC LENGTH OF 301.07 FEET;
- N 49°37'38" E, A DISTANCE OF 216.51 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 38°37'12" AND AN ARC LENGTH OF 107.85 FEET;
- N 88°14'50" E, A DISTANCE OF 75.26 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS 207.00 FEET, A CENTRAL ANGLE OF 62°11'00" AND AN ARC LENGTH OF 224.66 FEET;
- N 26°03'50" E, A DISTANCE OF 331.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE CASTLE OAKS NO. 6 WELLFIELD, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2010034832, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF LOT 10, BLOCK 4, SAID CASTLE OAKS PLAT, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE ROCKY VIEW ROAD RIGHT-OF-WAY, ADJACENT TO LOT 10, BLOCK 4, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR S 52°53'14" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH CORNER OF SAID LOT 10, THENCE S 06°04'06" W, A DISTANCE OF 325.93 FEET TO THE POINT OF BEGINNING;
THENCE N 89°46'30" E, A DISTANCE OF 300.00 FEET;
THENCE S 00°13'30" E, A DISTANCE OF 300.00 FEET;
THENCE S 89°46'30" W, A DISTANCE OF 300.00 FEET;
THENCE N 00°13'30" W, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND BEING LOTS 12, 13, 14 & 15 AND A PORTION OF LOTS 10 & 11, ALL OF BLOCK 2, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 30, THE NORTHEAST QUARTER OF SECTION 31 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 15, BLOCK 2, SAID CASTLE OAKS PLAT, BEING ASSUMED TO BEAR N 89°49'56" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 2, SAID CASTLE OAKS PLAT, THENCE ALONG THE NORTH LINES OF SAID LOT 15, THE FOLLOWING TWO (2) COURSES:

- N 89°49'56" E, A DISTANCE OF 1317.92 FEET;
- S 51°01'42" E, A DISTANCE OF 772.77 FEET TO THE WEST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID CASTLE OAKS DRIVE RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1467.82 FEET, A CENTRAL ANGLE OF 03°08'01" AND AN ARC LENGTH OF 80.28 FEET, THE CHORD OF WHICH BEARS S 27°37'51" W, A DISTANCE OF 80.27 FEET;
- S 26°03'50" W, A DISTANCE OF 290.00 FEET TO THE EAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2003168481, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID DEED, THE FOLLOWING THREE (3) COURSES:

- N 65°06'41" W, A DISTANCE OF 247.65 FEET;
- S 25°46'56" W, A DISTANCE OF 351.44 FEET;
- S 64°59'43" E, A DISTANCE OF 245.92 FEET TO A POINT ON THE WEST LINE OF SAID CASTLE OAKS DRIVE RIGHT-OF-WAY;

THENCE ALONG THE WEST LINE OF SAID CASTLE OAKS DRIVE RIGHT-OF-WAY, THE FOLLOWING THIRTEEN (13) COURSES:

- S 26°03'50" W, A DISTANCE OF 265.58 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 127.00 FEET, A CENTRAL ANGLE OF 62°11'00" AND AN ARC LENGTH OF 137.83 FEET;
- S 88°14'50" W, A DISTANCE OF 75.26 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 38°37'12" AND AN ARC LENGTH OF 161.77 FEET;
- S 49°37'38" W, A DISTANCE OF 216.51 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 47°55'00" AND AN ARC LENGTH OF 367.97 FEET;
- S 01°42'38" W, A DISTANCE OF 895.12 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 08°10'00" AND AN ARC LENGTH OF 136.83 FEET;
- S 09°52'38" W, A DISTANCE OF 179.30 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 23°37'06" AND AN ARC LENGTH OF 148.40 FEET;
- S 33°29'44" W, A DISTANCE OF 455.97 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 06°35'11" AND AN ARC LENGTH OF 50.58 FEET;
- S 26°54'33" W, A DISTANCE OF 270.85 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, SAID CASTLE OAKS PLAT;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID LOT 10, THE FOLLOWING TWO (2) COURSES:

- S 89°18'15" W, A DISTANCE OF 297.13 FEET;
- N 00°06'02" W, A DISTANCE OF 1103.34 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2007020436, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING SEVEN (7) COURSES:

- S 46°32'33" E, A DISTANCE OF 422.65 FEET;
- S 89°56'45" E, A DISTANCE OF 345.60 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 23°48'43" AND AN ARC LENGTH OF 189.10 FEET, THE CHORD OF WHICH BEARS N 11°22'35" W, A DISTANCE OF 187.74 FEET;
- N 23°16'57" W, A DISTANCE OF 327.79 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 36°12'53" AND AN ARC LENGTH OF 344.48 FEET;
- N 89°56'45" W, A DISTANCE OF 95.89 FEET;
- S 45°33'31" W, A DISTANCE OF 503.75 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10;

THENCE N 00°06'02" W, ALONG THE WEST LINES OF LOTS 10, 11 & 12, BLOCK 2, SAID CASTLE OAKS PLAT, A DISTANCE OF 2692.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND BEING LOTS 10 & 11, BLOCK 6, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE ROCKY VIEW ROAD RIGHT-OF-WAY, ADJACENT TO LOT 11, BLOCK 6, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR S 52°53'14" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE WEST CORNER OF SAID LOT 11, THENCE N 26°03'50" E, ALONG EAST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, AND ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 57.60 FEET;
THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID LOTS 10 & 11, BLOCK 6, THE FOLLOWING FIVE (5) COURSES:

- N 87°07'47" E, A DISTANCE OF 721.91 FEET TO THE WEST CORNER OF LOT 20, BLOCK 6, SAID CASTLE OAKS PLAT;
- S 34°48'06" E, A DISTANCE OF 891.73 FEET TO THE WEST CORNER OF LOT 21, BLOCK 6, SAID CASTLE OAKS PLAT;
- S 66°00'31" E, A DISTANCE OF 1081.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 6;
- S 00°19'25" E, A DISTANCE OF 150.00 FEET;
- S 84°40'59" W, A DISTANCE OF 883.97 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE NORTH LINE OF THE ROCKY VIEW ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT;

THENCE ALONG THE NORTH LINE OF SAID ROCKY VIEW ROAD RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 613.24 FEET, A CENTRAL ANGLE OF 50°54'00" AND AN ARC LENGTH OF 544.79 FEET, THE CHORD OF WHICH BEARS N 27°26'14" W, A DISTANCE OF 527.05 FEET;
- N 52°53'14" W, A DISTANCE OF 1405.53 FEET TO THE POINT OF BEGINNING.

THE PARCELS DESCRIBED ABOVE, LESS THE EXCEPTION PARCEL AS DESCRIBED, CONTAIN A TOTAL AREA OF 9,222,970 SQUARE FEET OR 211.730 ACRES, MORE OR LESS.

FIRE NOTES:

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

HOA RESPONSIBILITIES:

- THE HOA IS RESPONSIBLE FOR SNOW AND ICE REMOVAL ALONG THE ENTIRE 8-FOOT ATTACHED SIDEWALK OF CASTLE OAKS DRIVE, FROM THE SOUTH INTERSECTION OF AUTUMN SAGE TO THE NORTH INTERSECTION OF AUTUMN SAGE.

SITE DEVELOPMENT PLAN GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3 AND 8.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONES **X, A & AE** AS PER FEMA FIRM PANEL NO. **08035C0187G, 08035C0191G, 08035C0189G, & 08035C0193G ALL DATED 3/16/2016**. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON **THE COVER** OF THIS SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED **TERRAIN PLANNED DEVELOPMENT PLAN APPROVED 6TH OF OCTOBER 2015, RECEPTION NUMBER 2016010165**.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- THIS DEVELOPMENT **IS NOT** IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING PROCEDURES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
- THE PROJECT **WILL BE LOCATED** WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE. [HTTP://WWW.FWS.GOV/MOUNTAIN-PAIRIE/SPECIES/MAMMALS/PREBLE/](http://www.fws.gov/mountain-prairie/species/mammals/preble/)
- THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USED OF THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

THREATENED SPECIES:

- IF EARTH MOVING IS TO TAKE PLACE BETWEEN MARCH 15 TO OCTOBER 31 AN OWL BURROWING SURVEY IS TO BE PERFORMED TO MITIGATE DISTURBANCE TO THIS THREATEN SPECIES.



ARCHITECTURAL WALL DESIGN
FOR WALLS > 4'

NOTE: MONUMENTS, WINDOW WELLS, FOUNDATION COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCR OACH INTO THE UTILITY EASEMENTS.

TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

CORE CONSULTANTS, INC.
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DENVER, CO 80113
303.703.4444
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LAND DEVELOPMENT
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A	1ST SUBMITTAL	07/02/20	KJR
B	2ND SUBMITTAL	03/11/22	KJR

TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

NOT FOR
CONSTRUCTION

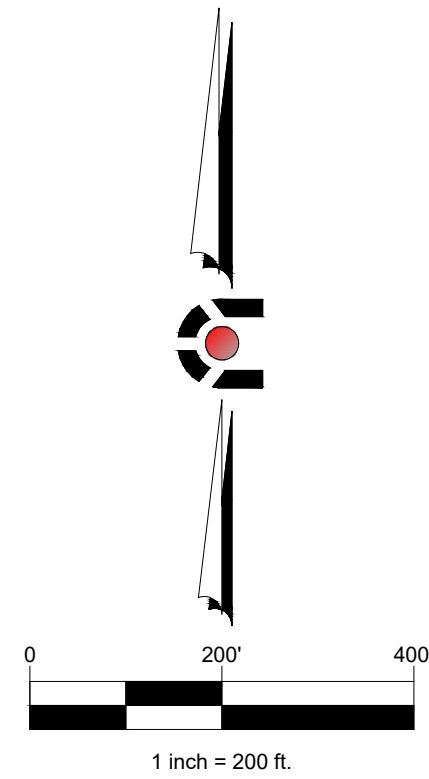
DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

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SHEET
2 OF 32

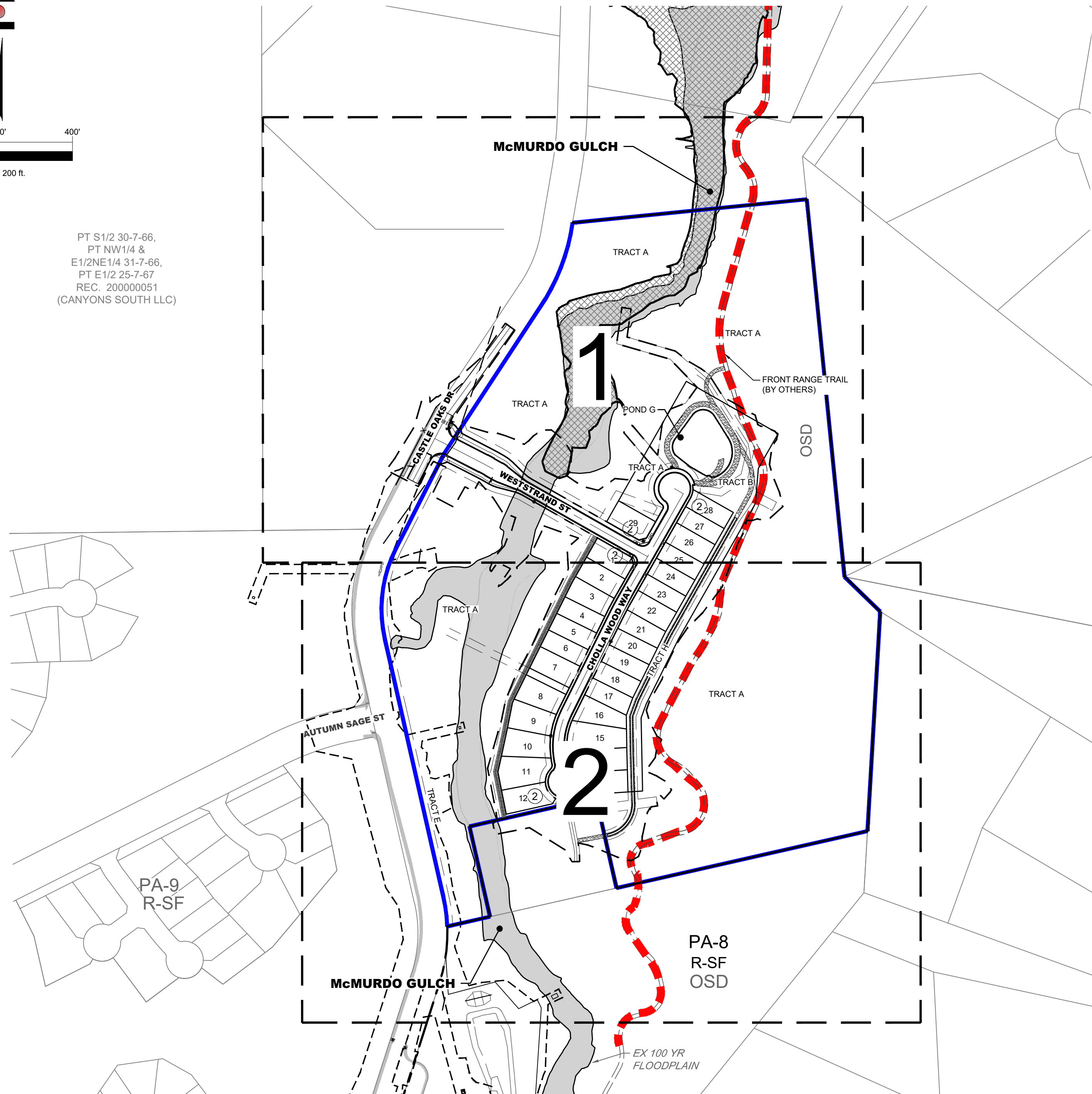
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 2

A PORTION OF THE EAST HALF OF SECTION 31, THE WEST HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

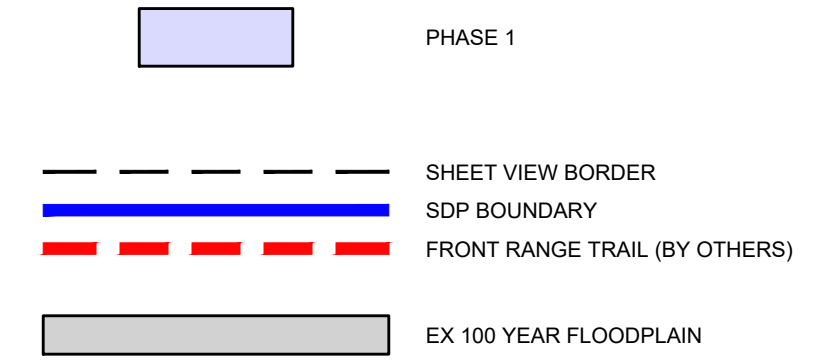


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PT NW1/4 &
E1/2NE1/4 31-7-66,
PT E1/2 25-7-67
REC. 200000051
(CANYONS SOUTH LLC)



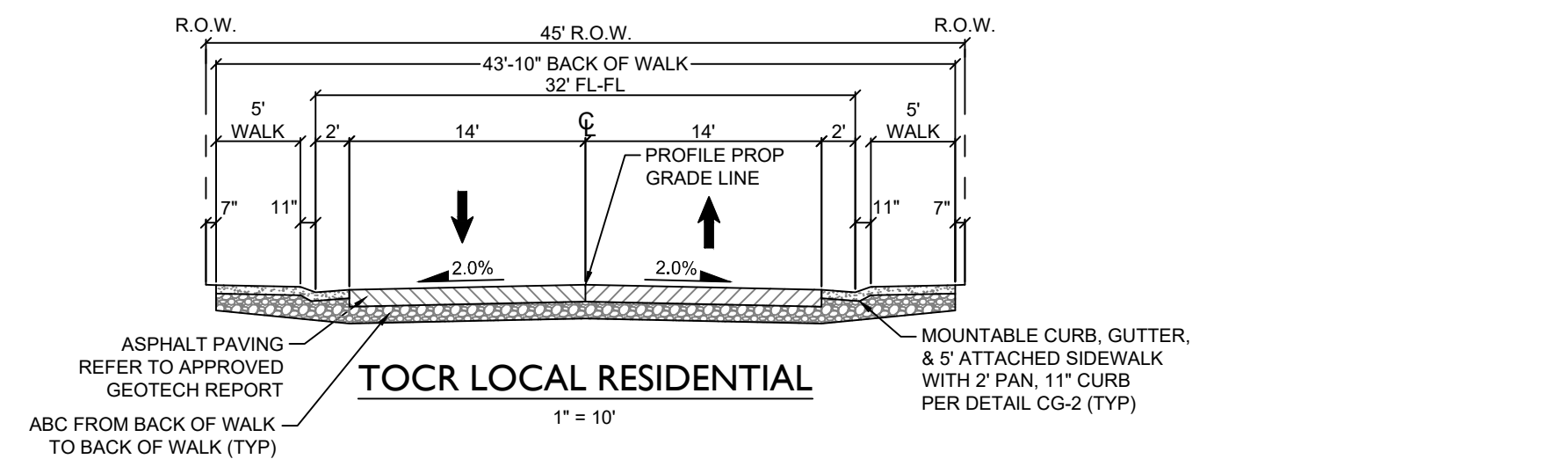
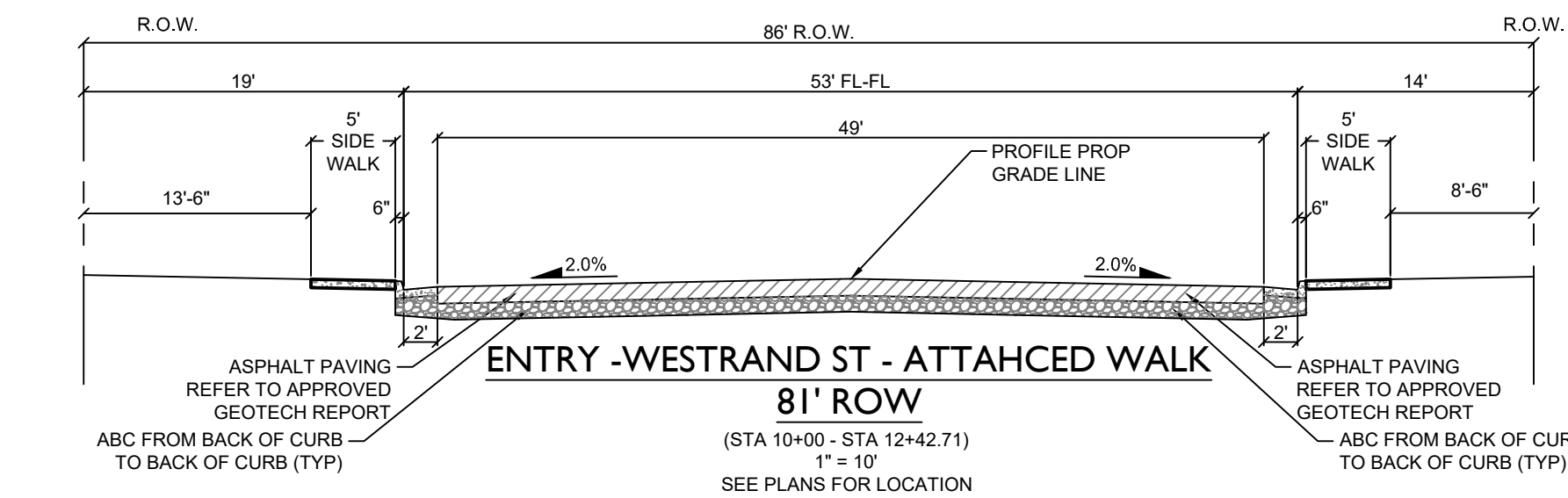
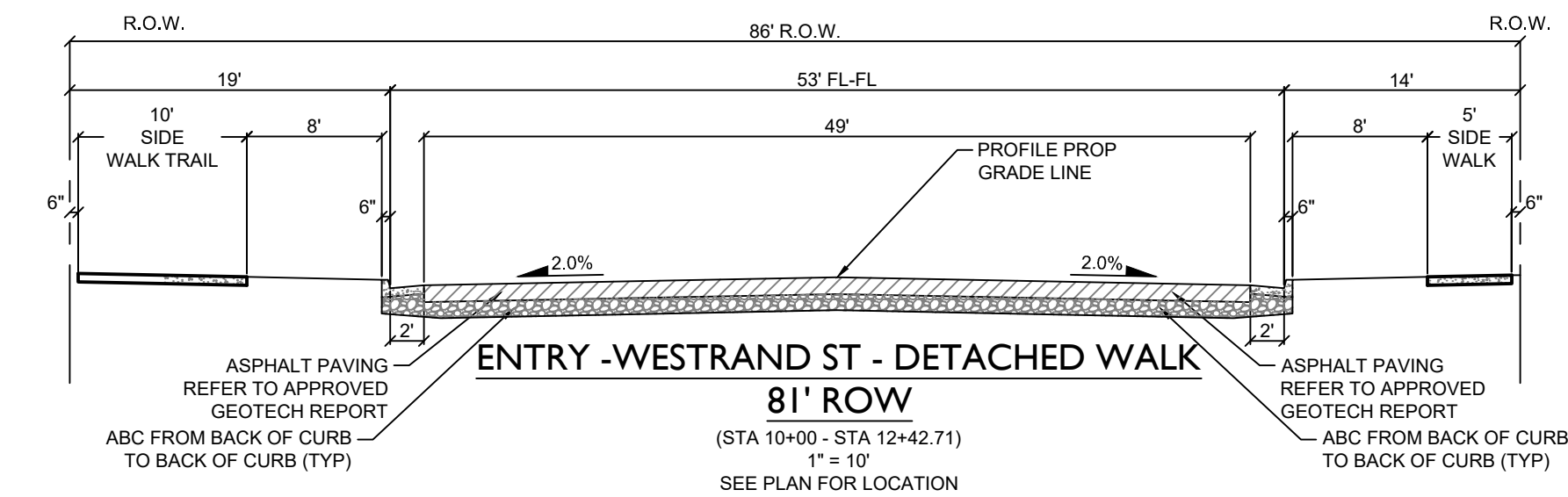
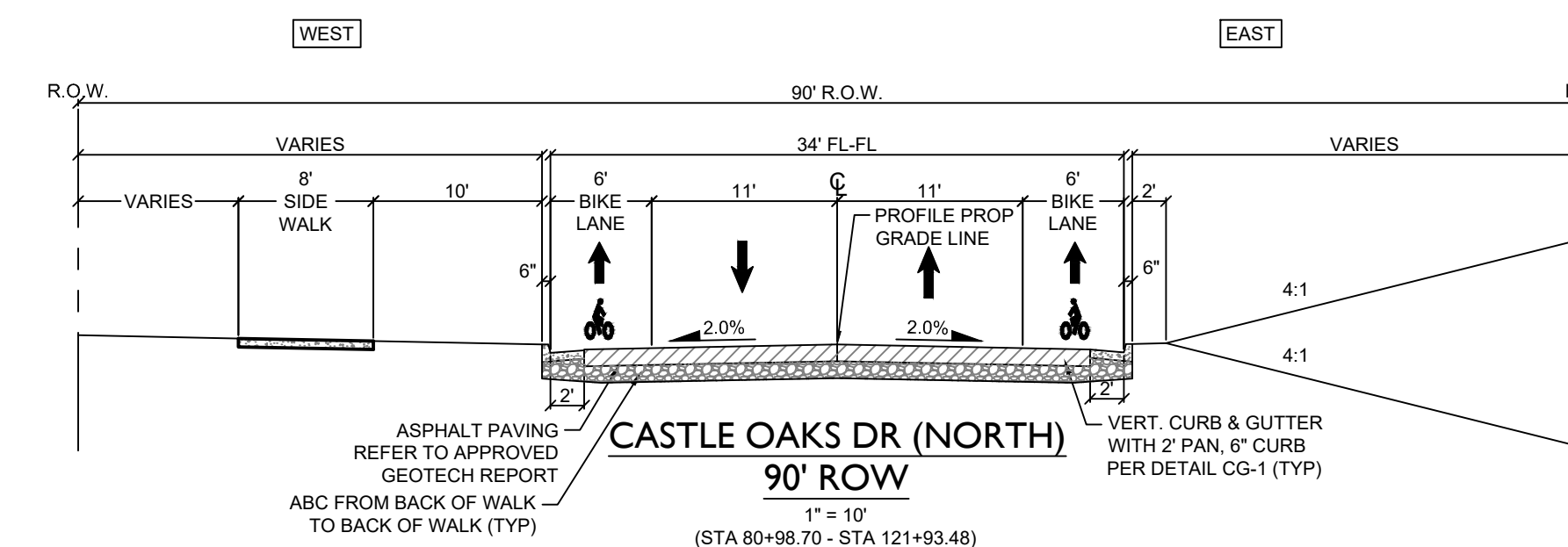
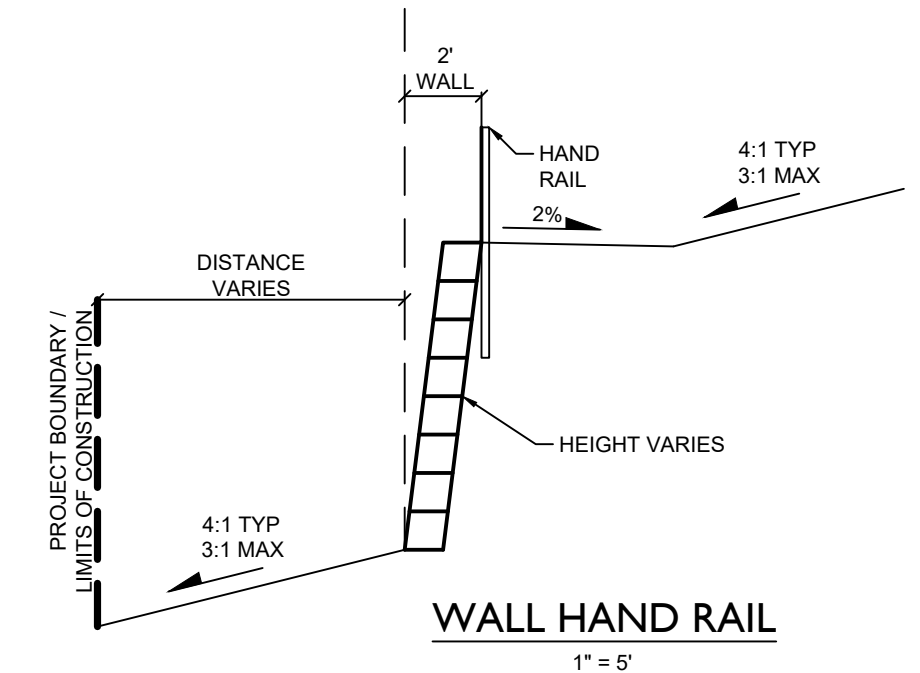
VIEW 1 = SHEETS 4, 6, 8
VIEW 2 = SHEETS 5, 7, 9

LEGEND



ABBREVIATIONS:

CIR CIRCLE
OSD OPEN SPACE DEDICATION
OSP OPEN SPACE PRIVATE
R-SF RESIDENTIAL SINGLE FAMILY
PA PLANNING AREA
PLD PUBLIC LAND DEDICATION



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Call before you dig.

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A	1ST SUBMITTAL	07/02/20	KJR
B	2ND SUBMITTAL	03/11/22	KJR

TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

NOT FOR
CONSTRUCTION

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO.
14-001
SHEET
3 OF 32

TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

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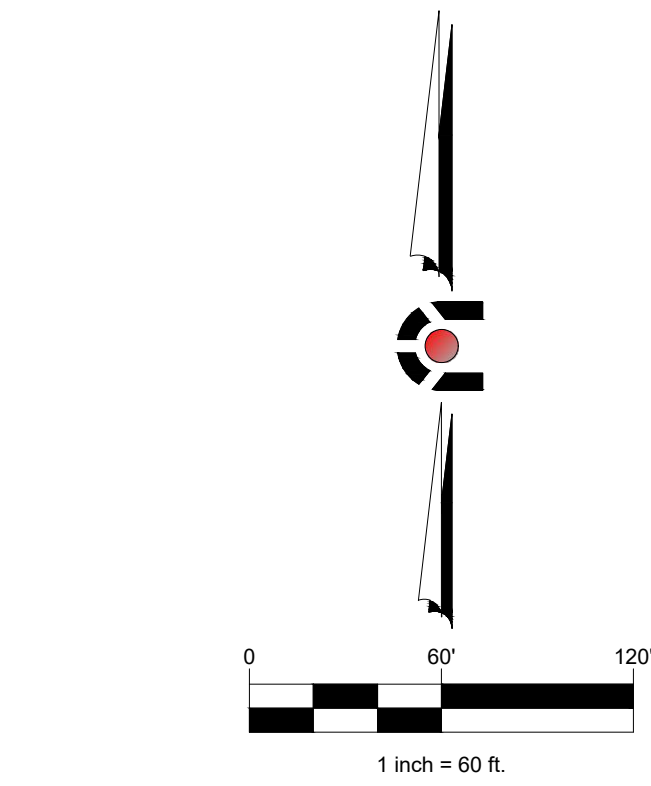
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

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TERRAIN NORTH BASIN PH 2

KEY MAP

SCALE: 1" = 2000'



	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	SECTION LINE
	PROJECT BOUNDARY
	LIMITS OF CONSTRUCTION
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	FUTURE TRAIL (BY OTHERS)
	EXISTING FENCE
	REMOVE EXISTING FENCE
	STREET SIGNS
	RAMPS
	SANITARY MANHOLES
	STORM MANHOLES
	STORM INLETS
	FIRE HYDRANTS
	BLOCK NUMBER
	MONUMENT SIGN
	MAINTENANCE ACCESS
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED 100 YR FLOODPLAIN
	RIPRAP
	PROP CONCRETE TRAIL / SIDEWALK
	WETLAND
	EXISTING OVER HEAD ELECTRIC
	DRAINAGE SWALE
	GUARD RAIL
	UNDERDRAIN
	EMERGENCY OVERFLOW ROUTE
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE

A.E	ACCESS EASEMENT
A.U.E	ACCESS & UTILITY EASEMENT
D.E	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
ESMT	EASEMENT
LS	LANDSCAPE
M.A.	MAINTENANCE ACCESS
OHE	OVERHEAD ELECTRIC
OSD	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
PLD	PUBLIC LAND DEDICATION
U.E.	UTILITY EASEMENT
WQ	WATER QUALITY

1. ALL PROPOSED ROADS ARE PUBLIC.
2. SITE TRIANGLE DISTANCES ARE 280' LEFT TURN & 240' RIGHT TURN EXCEPT FROM PA-31 & PA-18 WHICH ARE 310' LEFT TURN & 270' RIGHT TURN DUE TO THE 4% APPROACH GRADE.
3. ALL RETAINING WALLS WILL BE SEGMENTAL BLOCK RETAINING WALLS, COLOR = TAN/NATURAL/EARTH TONES (OR APPROVED EQUAL). FOR WALLS GREATER THAN 4' SEE SHEET 2 FOR ARCHITECTURAL DETAIL.

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TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
SITE PLAN (1 OF 2)

NOT FOR
CONSTRUCTION

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO. 14-001
SHEET 4 OF 32

CORE CONSULTANTS, INC.
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2021-09-11 (4:30 PM) \\core-fs-01\Projects\14-001 north basin\Cadd\Plans\north-sdp Ph2 Site Plan 1.dwg

\\core-fs-01\Projects\14-001 north basin\Cadd\Plans\north-sdp

Ph2 Site Plan 1.dwg

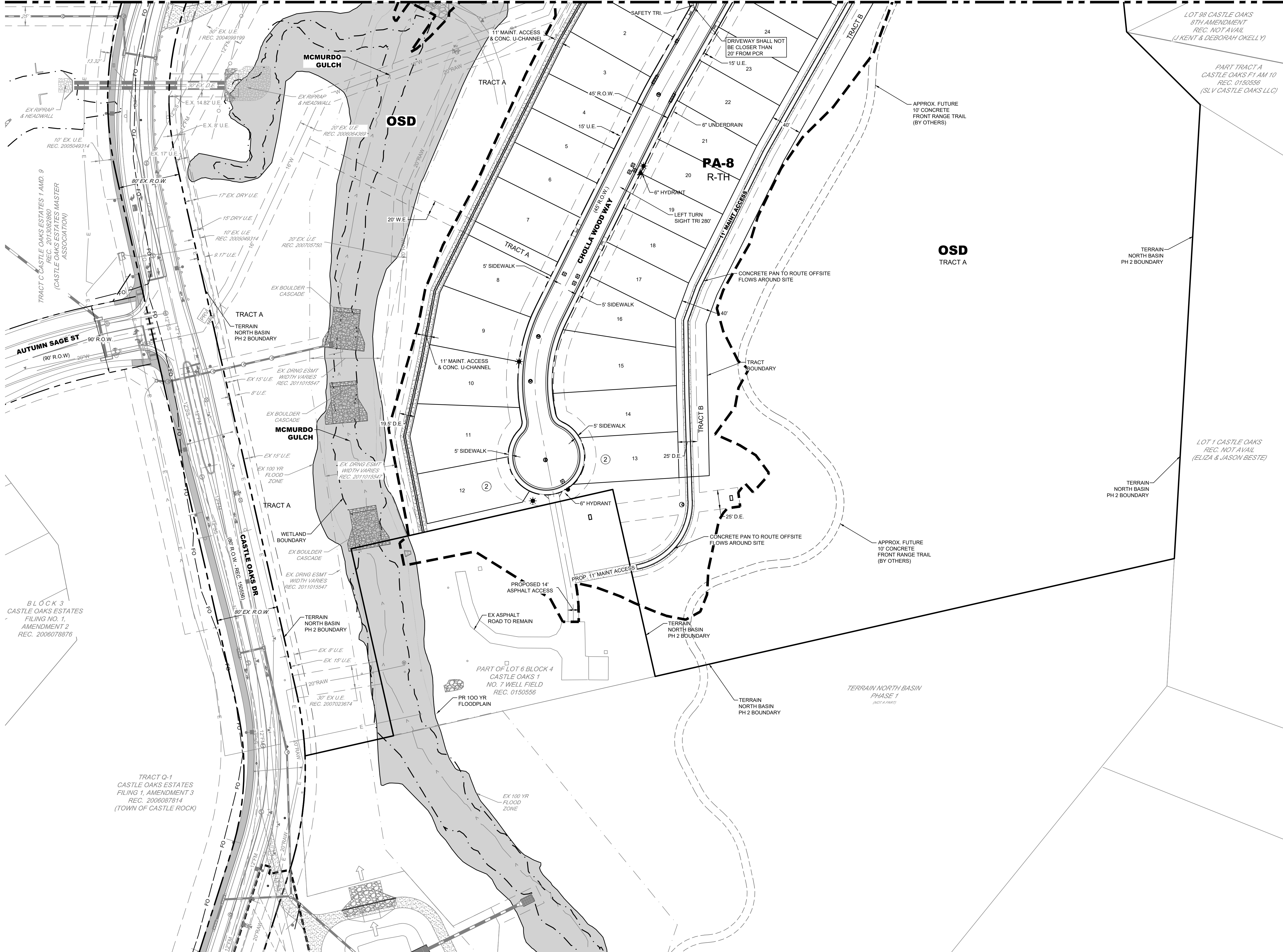
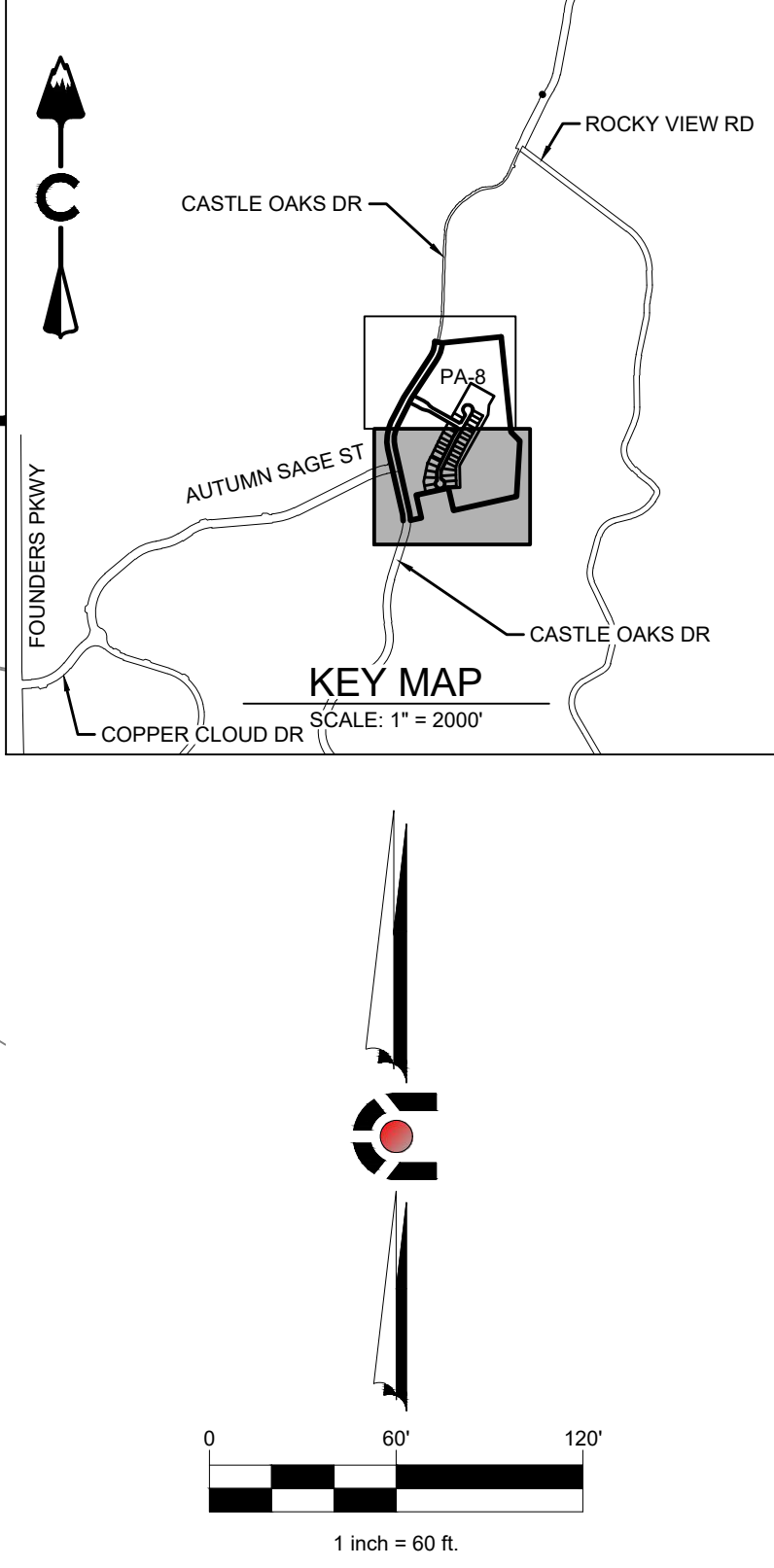
2021-09-11 (4:30 PM)

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 2

A PORTION OF THE EAST HALF OF SECTION 31, THE WEST HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCH LINE SHEET 4



LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	SECTION LINE
	PROJECT BOUNDARY
	LIMITS OF CONSTRUCTION
	SIGHT TRIANGLE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	RETAINING WALL
	FUTURE TRAIL (BY OTHERS)
	EXISTING FENCE
	REMOVE EXISTING FENCE
	STREET SIGNS
	RAMPS
	SANITARY MANHOLES
	STORM MANHOLES
	STORM INLETS
	FIRE HYDRANTS
	BLOCK NUMBER
	MONUMENT SIGN
	MAINTENANCE ACCESS
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED 100 YR FLOODPLAIN
	RIPRAP
	PROP CONCRETE TRAIL / SIDEWALK
	WETLAND
	EXISTING OVER HEAD ELECTRIC
	DRAINAGE SWALE
	GUARD RAIL
	UNDERDRAIN
	EMERGENCY OVERFLOW ROUTE
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE

ABBREVIATIONS:	
A.E.	ACCESS EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
ESMT	EASEMENT
LS	LANDSCAPE
M.A.	MAINTENANCE ACCESS
OHE	OVERHEAD ELECTRIC
OSP	OPEN SPACE DEDICATION
OSP	OPEN SPACE PRIVATE
PLD	PUBLIC LAND DEDICATION
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LAND DEVELOPMENT
ENERGY
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B	2ND SUBMITTAL	03/11/22	KJR

TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN (2 OF 2)

NOT FOR
CONSTRUCTION

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO.
14-001
SHEET
5 OF 32

TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

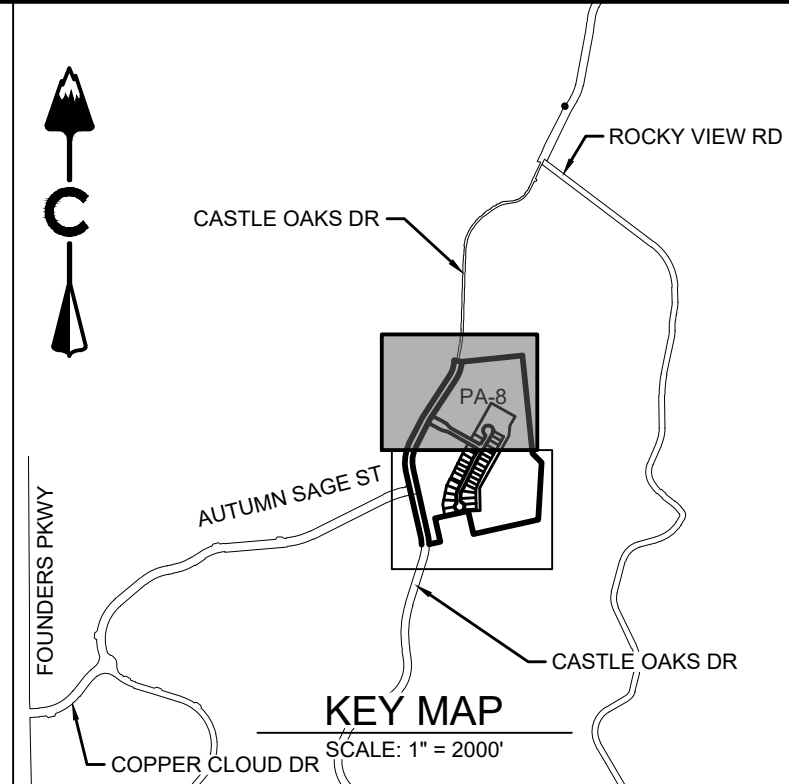
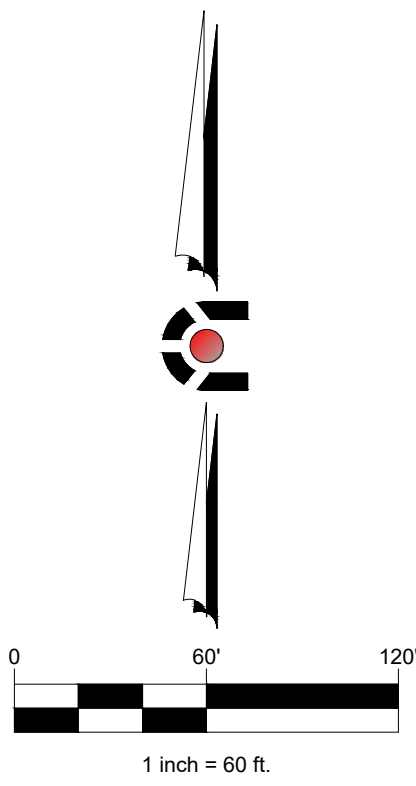
SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 2

A PORTION OF THE EAST HALF OF SECTION 31, THE WEST HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PT S1/2 30-7-66,
PT NW1/4 &
E1/2NE1/4 31-7-66,
PT E1/2 25-7-67
REC. 200000051
(CANYONS SOUTH LLC)



LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	SECTION LINE
---	PROJECT BOUNDARY
---	LIMITS OF CONSTRUCTION
---	PROPOSED CURB & GUTTER
---	PROPOSED IRRIGATION & STUB OUT
---	PROPOSED STORM & STUB OUT
---	PROPOSED SANITARY & STUB OUT
---	PROPOSED WATER & STUB OUT
---	EXISTING IRRIGATION & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	EXISTING WATER & STUB OUT
---	EXISTING SEWER FORCE MAIN
---	EXISTING RAW WATER & STUB OUT
---	SANITARY SERVICE
---	WATER SERVICE
---	POWER POLES
---	SANITARY MANHOLES
---	WATER VALVES
---	BEND AND THRUST BLOCK
---	FIRE HYDRANTS
---	WATERLINE REDUCER
---	WATER STUB WITH BLOW OFF
---	STORM MANHOLES
---	STORM INLETS
---	FES, FOREBAY, & TRICKLE CHANNEL
---	OUTLET STRUCTURE
---	MAINTENANCE ACCESS
---	RIPRAP
---	EXISTING ELECTRIC
---	EXISTING FIBER OPTIC
---	EXISTING OVER HEAD ELECTRIC
---	EXISTING TELEPHONE
---	DRAINAGE SWALE
---	EXISTING 100 YEAR FLOODPLAIN
---	PROPOSED 100 YR FLOODPLAIN
---	EMERGENCY OVERFLOW ROUTE

NOTES:

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THE SITE IS LOCATED WITHIN THE LIBERTY VILLAGE BLUE PRESSURE ZONE.

TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (1 OF 2)

NOT FOR
CONSTRUCTION

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO.
14-001
SHEET
6 OF 32

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A	1ST SUBMITTAL	07/02/20	KJR
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

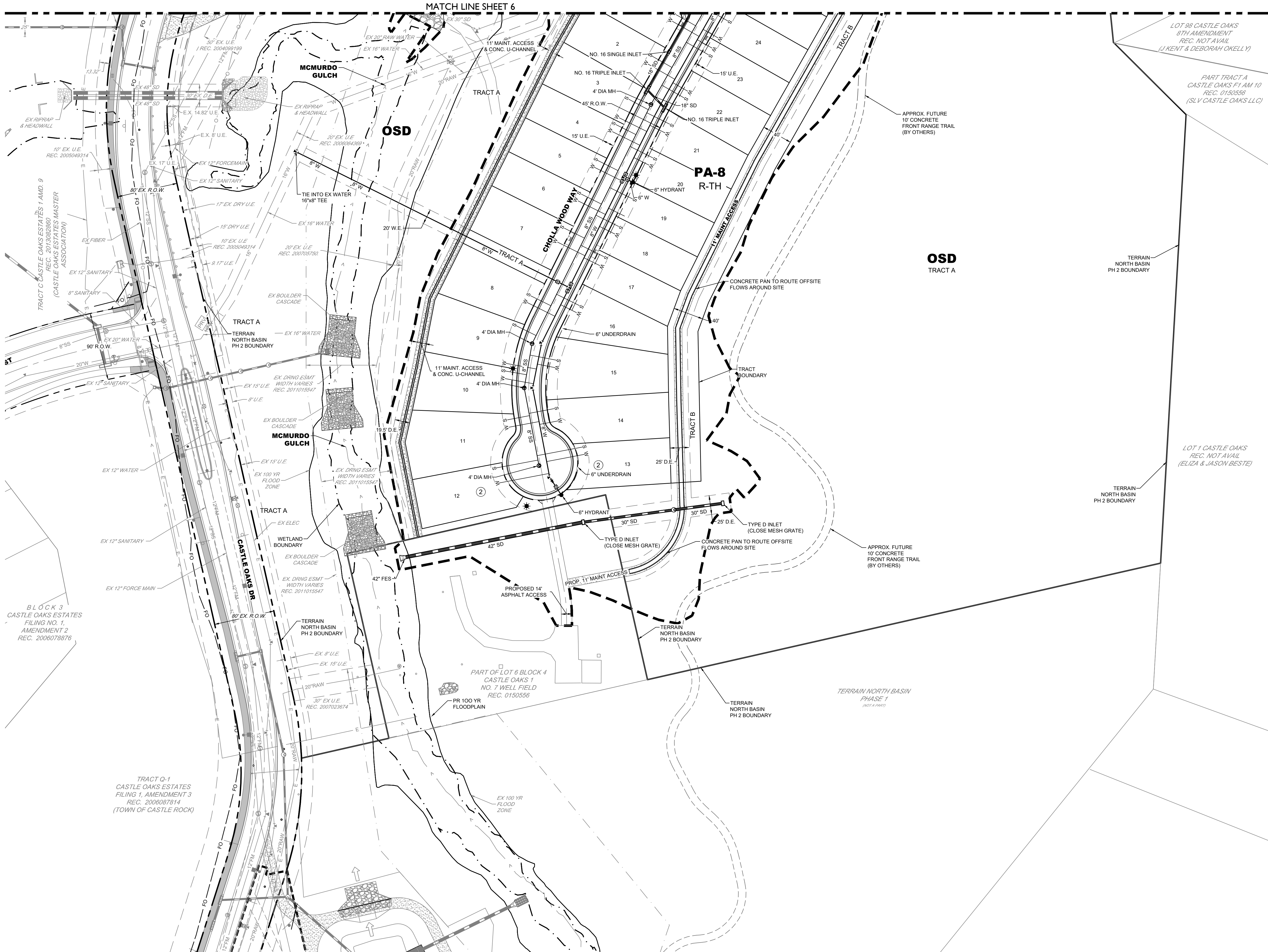
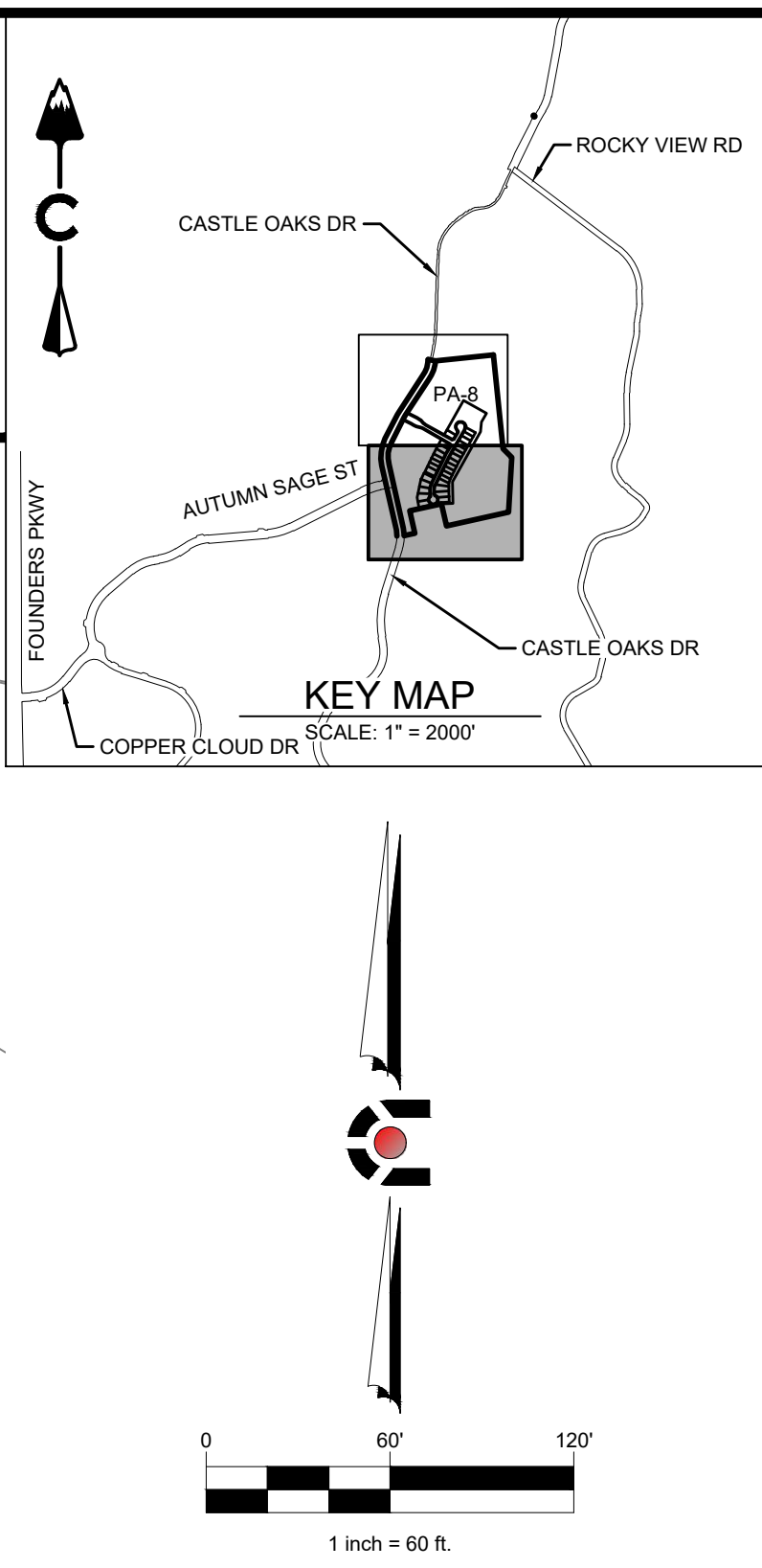
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SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 2

A PORTION OF THE EAST HALF OF SECTION 31, THE WEST HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND	
---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	SECTION LINE
---	PROJECT BOUNDARY
---	LIMITS OF CONSTRUCTION
---	PROPOSED CURB & GUTTER
---	PROPOSED IRRIGATION & STUB OUT
---	PROPOSED STORM & STUB OUT
---	PROPOSED SANITARY & STUB OUT
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---	SANITARY MANHOLES
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---	WATERLINE REDUCER
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---	EXISTING TELEPHONE
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LAND DEVELOPMENT
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TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN (2 OF 2)

NOT FOR
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DESIGNED BY: LMK
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CHECKED BY: AHK

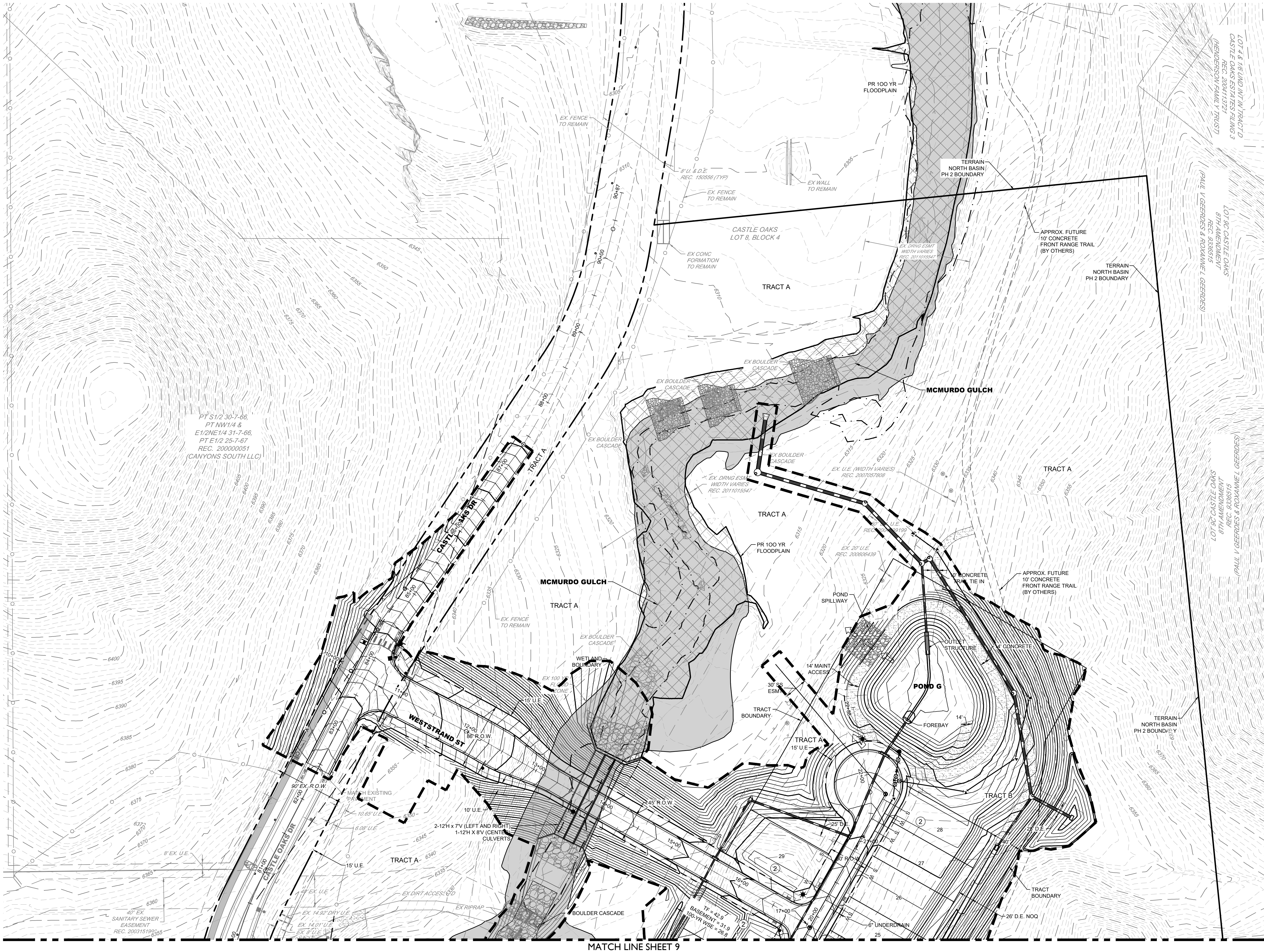
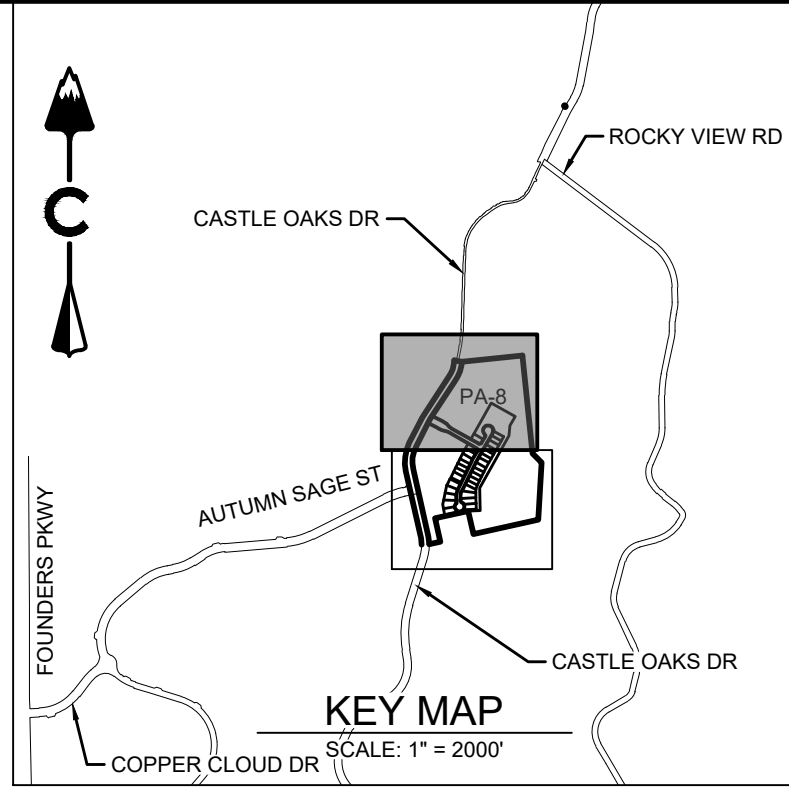
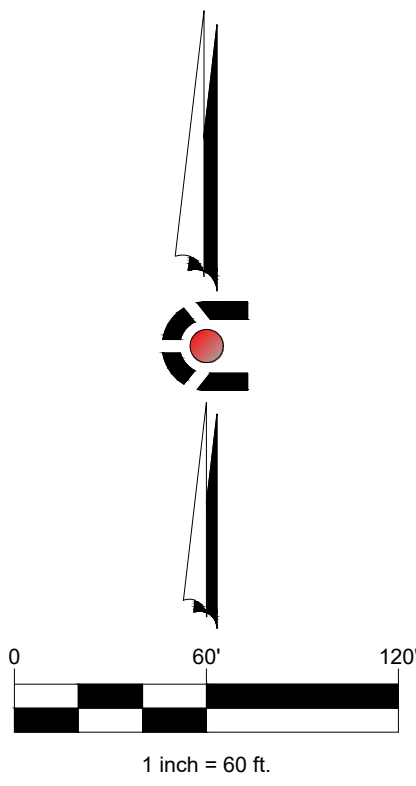
JOB NO.
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2021-09-11 (4:30 PM) \\core-fs-01\Projects\14-001 north basin\Cadd\Plans\north-sdp Ph2 Grading Plan 1.dwg

SITE DEVELOPMENT PLAN

TERRAIN NORTH BASIN PH 2

A PORTION OF THE EAST HALF OF SECTION 31, THE WEST HALF OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 EXISTING MINOR CONTOUR
- 5150 DIRECTIONAL FLOW ARROW
- 5150 SPOT ELEVATION
- 2019 TOPO LIMITS
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- LIMITS OF CONSTRUCTION
- PROPOSED CURB & GUTTER
- RETAINING WALL
- WETLAND
- DRAINAGE SWALE
- EXISTING 100 YEAR FLOODPLAIN
- PROPOSED 100 YR FLOODPLAIN
- EXISTING 6380
- PROPOSED 6380
- BASE FLOOD ELEVATIONS
- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- MAINTENANCE ACCESS
- RIPRAP
- EMERGENCY OVERFLOW ROUTE
- GUARD RAIL
- 100 YEAR BASE FLOOD ELEVATION

ABBREVIATIONS:

- HP HIGH POINT
- LP LOW POINT

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TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN (1 OF 2)

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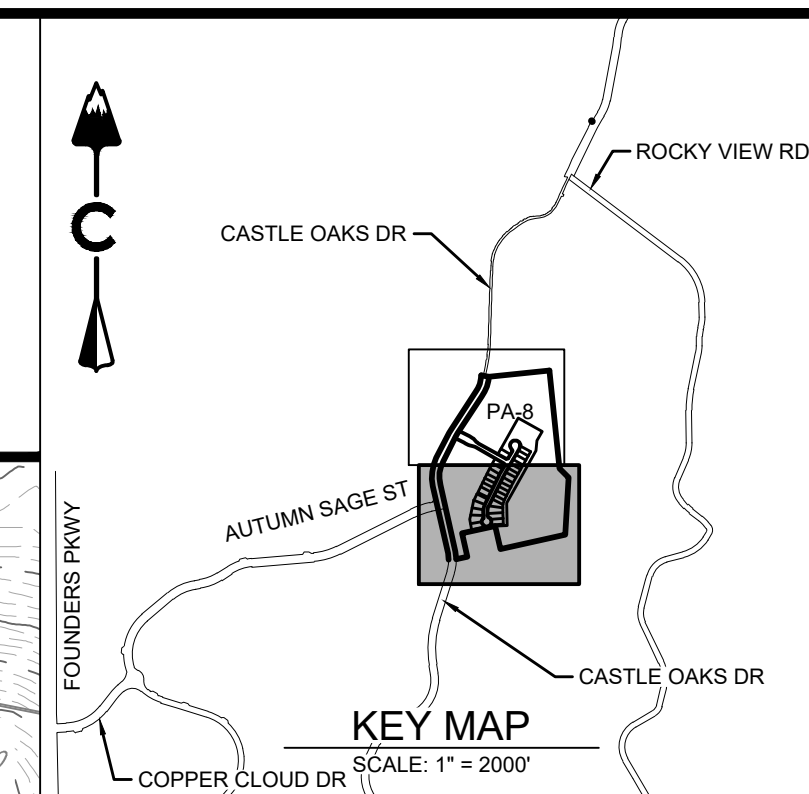
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DRAWN BY: BJZ
CHECKED BY: AHK

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SHEET
8 OF 32

TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

TERRAIN NORTH BASIN PH 2

MATCH LINE SHEET 8



- ## ABBREVIATIONS
- | | |
|----|------------|
| HP | HIGH POINT |
| LP | LOW POINT |

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TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN
GRADING PLAN (2 OF 2)

NOT FOR
CONSTRUCTION

DESIGNED BY: LM
DRAWN BY: BJZ
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9 OF 3

TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

LANDSCAPE NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	ACRES	SQUARE FOOTAGE	PERCENTAGE
NON-IRRIGATED SEED AREAS	5.02	224,907	94%
IRRIGATED NATIVE SEED AREAS	N/A	N/A	N/A
IRRIGATED PLANTS IN NON-IRRIG. SEED AREAS	0.008	382	.1%
IRRIGATED SHRUB BEDS	0.30	13,449	6%
NON IRRIGATED MULCH BED	N/A	N/A	N/A
WALKS AND UNDISTURBED AREAS	1.09	47,900	20%
GROSS LANDSCAPE AREA*	5.47	238,356	100.0%
TOTAL IRRIGATED LANDSCAPE	.31	13,831	6%

PLANT TOTALS	
TREES	48
SHRUBS	184
ORNAMENTAL GRASSES/PERENNIALS	403

COMPOSITE LANDSCAPE WATER USE RATING CHART

IRRIGATION TYPE	PLANT NAME (COMMON)	APP.RATE (INCHES/MONTH)	ZONE (VL,L,MOD, HW)	% OF TOTAL AREA	IA IRRIGATED AREA (IN SQ. FT. FOR EACH ZONE)	LWUR LANDSCAPE WATER USE RATING	TA TOTAL AREA OF ALL IRR. LANDSCAPE ZONES	CLWUR LWUR X (IA/TA)
DRIP	SHRUB BEDS	2	LOW	66.9%	13,446	2.0	20,098	1.338
DRIP	CANOPY TREES (30)*	2	LOW	14.9%	3,000	2.0		0.298
DRIP	LARGE SHRUBS (7)*	2	LOW	3.48%	700	2.0		0.069
TOTAL OF THE CLWUR								1.705

NOTES:
*TREES AND LARGE DECIDUOUS SHRUBS IN NON-IRRIGATED NATIVE AREAS REQUIRING DRIP IRRIGATION

STREETSCAPE REQUIREMENT TABLE (INSTALLED BY DEVELOPER)

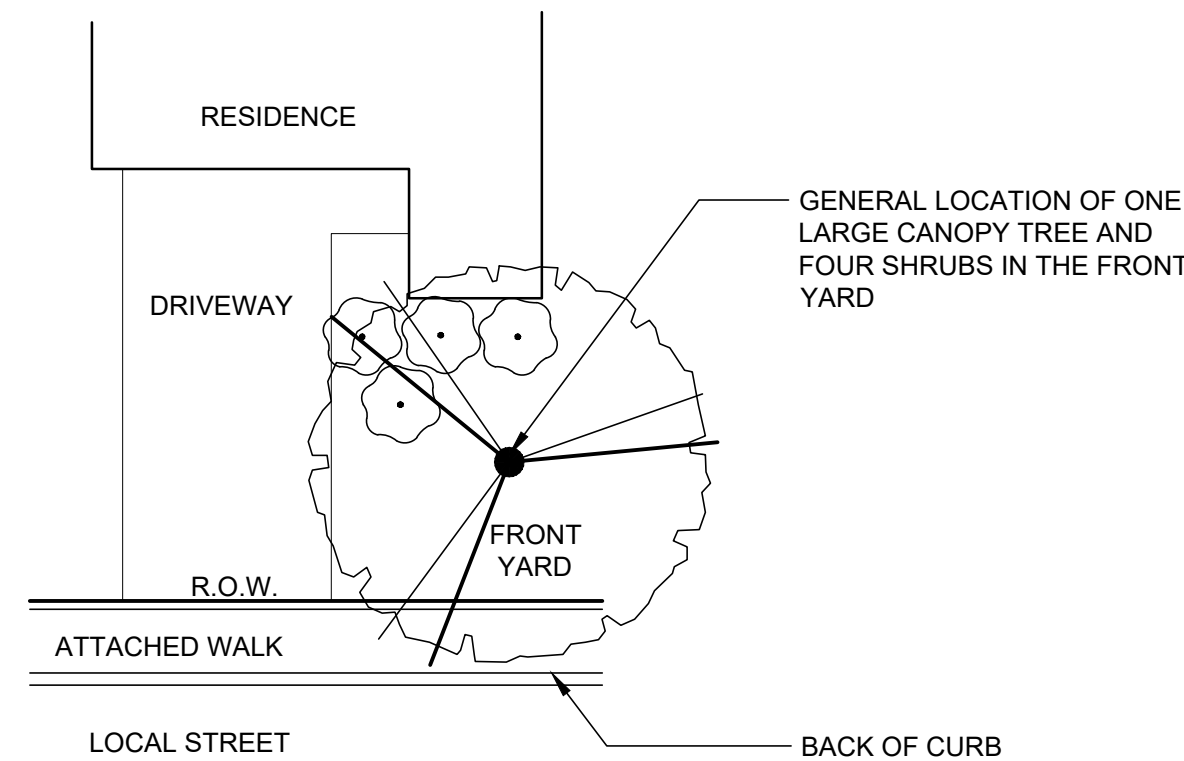
STREET	LINEAR FEET*	TREES				SHRUBS	
		TREES REQUIRED 1 TREE/40LF	CANOPY SHADE TREES (MIN.75% OF TOTAL) PROVIDED	NON-CANOPY SHADE TREES PROVIDED	PROVIDED TREE TOTAL	SHRUBS REQUIRED (4 SHRUBS / 1 REQUIRED TREE)	SHRUBS PROVIDED
CASTLE OAKS DR	206	5	5	7	12	20	29
WESTSTRAND ST. & CHOLLA WOOD WAY (PA-8)	1,302	33	27	7	34	132	155
TOTAL	1,508	38	32	14	46	152	184

NOTES:
*LINEAR FEET VALUES ARE STREET LENGTHS ABUTTING TRACTS AND DO NOT ACCOUNT FOR STREET LENGTHS ABUTTING RESIDENTIAL LOTS. FOR STREET LENGTHS ABUTTING RESIDENTIAL LOTS, SEE RESIDENTIAL LOT STREETSCAPE REQUIREMENT BELOW.

RESIDENTIAL LOT STREETSCAPE REQUIREMENT (INSTALLED BY HOMEBUILDER)

NOTES:
1. EACH RESIDENTIAL LOT MUST HAVE ONE LARGE CANOPY TREE AND 4 SHRUBS IN THE FRONT YARD.
2. LARGE CANOPY TREES IN YARDS MUST NOT EXCEED 16 FEET FROM THE BACK OF THE STREET CURB.

NOTE:
RESIDENTIAL LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.

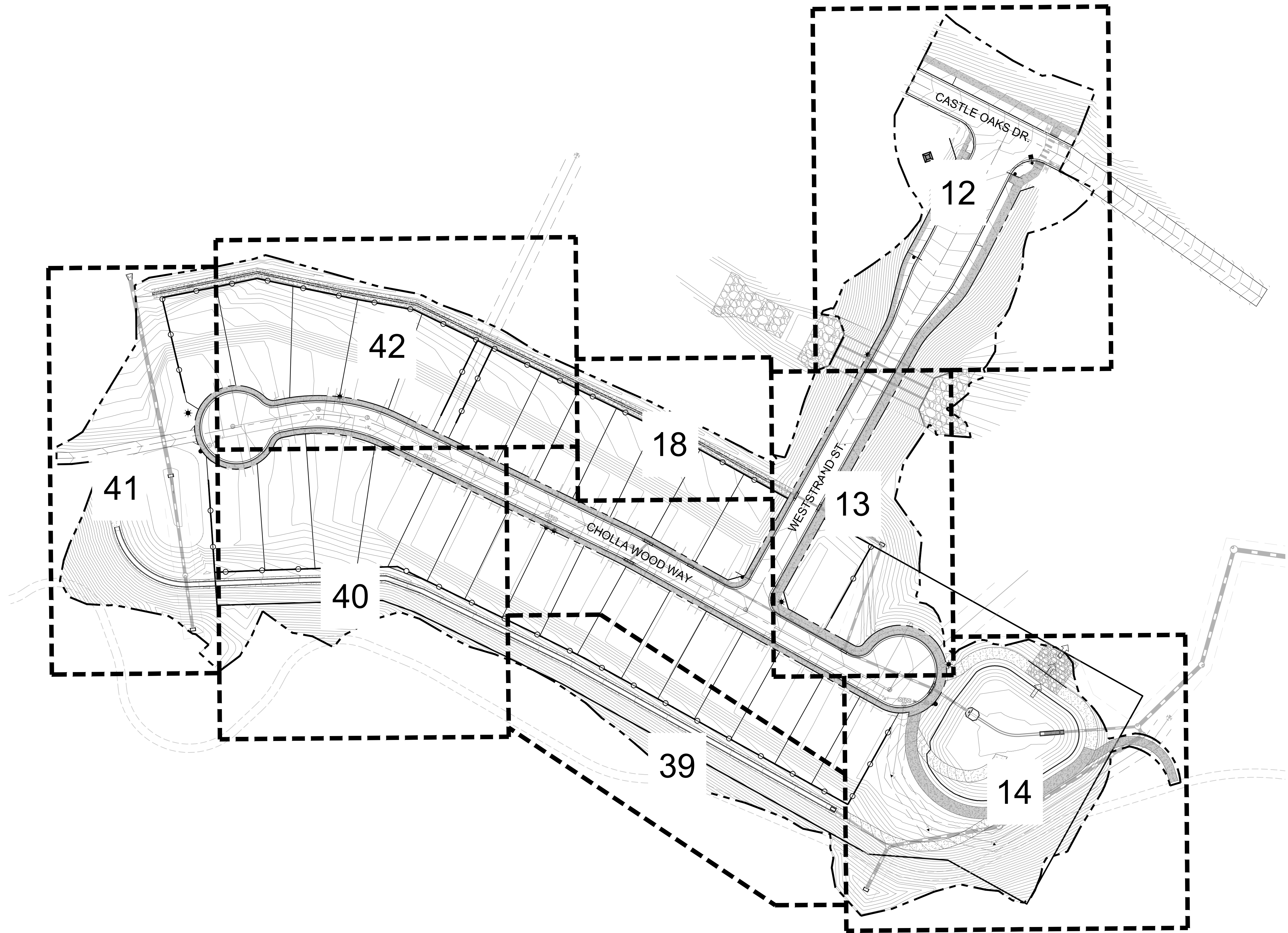


1 TYPICAL FRONT YARD LANDSCAPE DIAGRAM
1" = 20'
P-RE-TER-51

LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES (LOW / VERY LOW)
	EVERGREEN TREES (LOW / VERY LOW)
	ORNAMENTAL TREES (LOW / VERY LOW)
	SHRUB, GRASSES & PERENNIALS
	R.O.W SEED BLEND (LOW) (PERM. & NON-IRRIGATED)
	NATIVE SEED BLEND (NON-IRRIGATED)
	ROCK MULCH (PERM. IRRIGATION) POINT SOURCE <i>DRIP IRR</i>
	OPEN RAIL FENCE RE DETAIL: 4/43
	STEEL EDGING RE DETAIL: 5/43
	LIMITS OF CONSTRUCTION
	ENTRY MONUMENT RE DETAIL: 6/43
CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)	
	PROJECT BOUNDARY
	C.O. DR. R.O.W./BOUNDARY
	PARCEL BOUNDARY
	PROPOSED LOT LINE
	PROPOSED ROW LINE
	PROPOSED EASEMENT
	SIDEWALK
	SIGHT VISION TRIANGLE
	SIGHT SAFETY TRIANGLE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EX CONTOUR MAJOR
	EX CONTOUR MINOR

#	REVISION DESCRIPTION	DATE	BY
A	1ST SUBMITTAL	07/02/20	KJR
B	2ND SUBMITTAL	03/11/21	KJR
C	3RD SUBMITTAL	02/03/23	AHK



0' 60' 120' 240'
SCALE: 1" = 60'-0"



TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

NOT FOR
CONSTRUCTION

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO.
14-001
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TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

#	REVISION DESCRIPTION	DATE	BY
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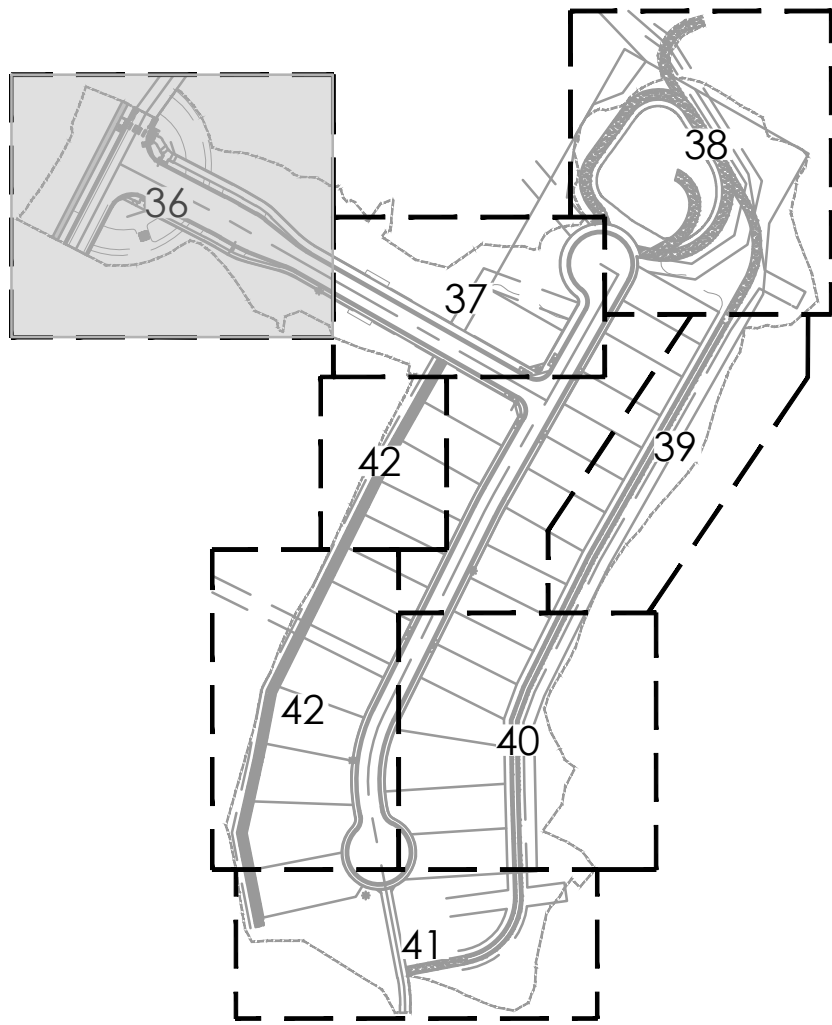


LEGEND

SYMBOL	DESCRIPTION
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	NATIVE SEED BLEND (NON-IRRIGATED)
	ROCK MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR
	OPEN RAIL FENCE RE DETAIL: 4/43
	STEEL EDGING RE DETAIL: 5/43
	LOC
	ENTRY MONUMENT RE DETAIL: 6/43

CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)

SYMBOL	DESCRIPTION
	PROJECT BOUNDARY
	C.O. DR. R.O.W./BOUNDARY
	PARCEL BOUNDARY
	PROPOSED LOT LINE
	PROPOSED ROW LINE
	PROPOSED EASEMENT
	SIDEWALK
	SIGHT VISION TRIANGLE
	SIGHT SAFETY TRIANGLE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EX CONTOUR MAJOR
	EX CONTOUR MINOR



KEYMAP

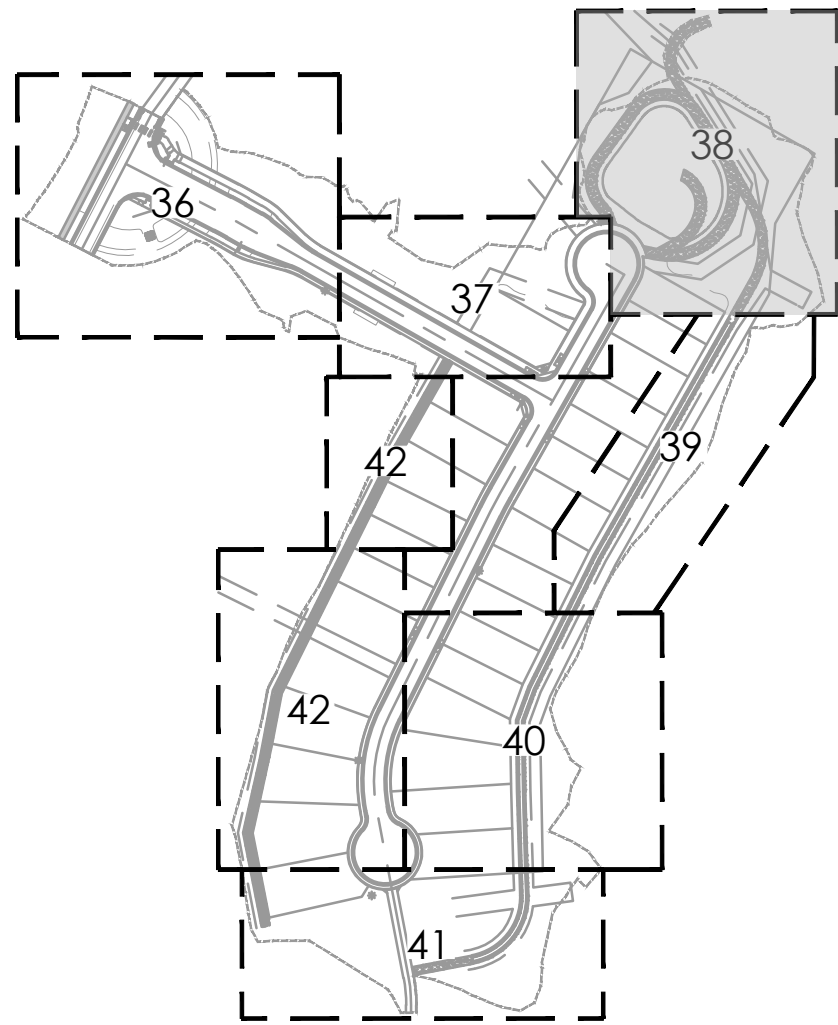
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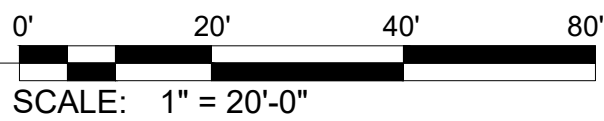


LEGEND

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	ORNAMENTAL TREES (LOW / VERY LOW)
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	ROCK MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR
	OPEN RAIL FENCE RE DETAIL: 4/43
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	LIMITS OF CONSTRUCTION
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CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)	
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	PROPOSED LOT LINE
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KEYMAP



TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO.
14-001
SHEET
14 OF 19

TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

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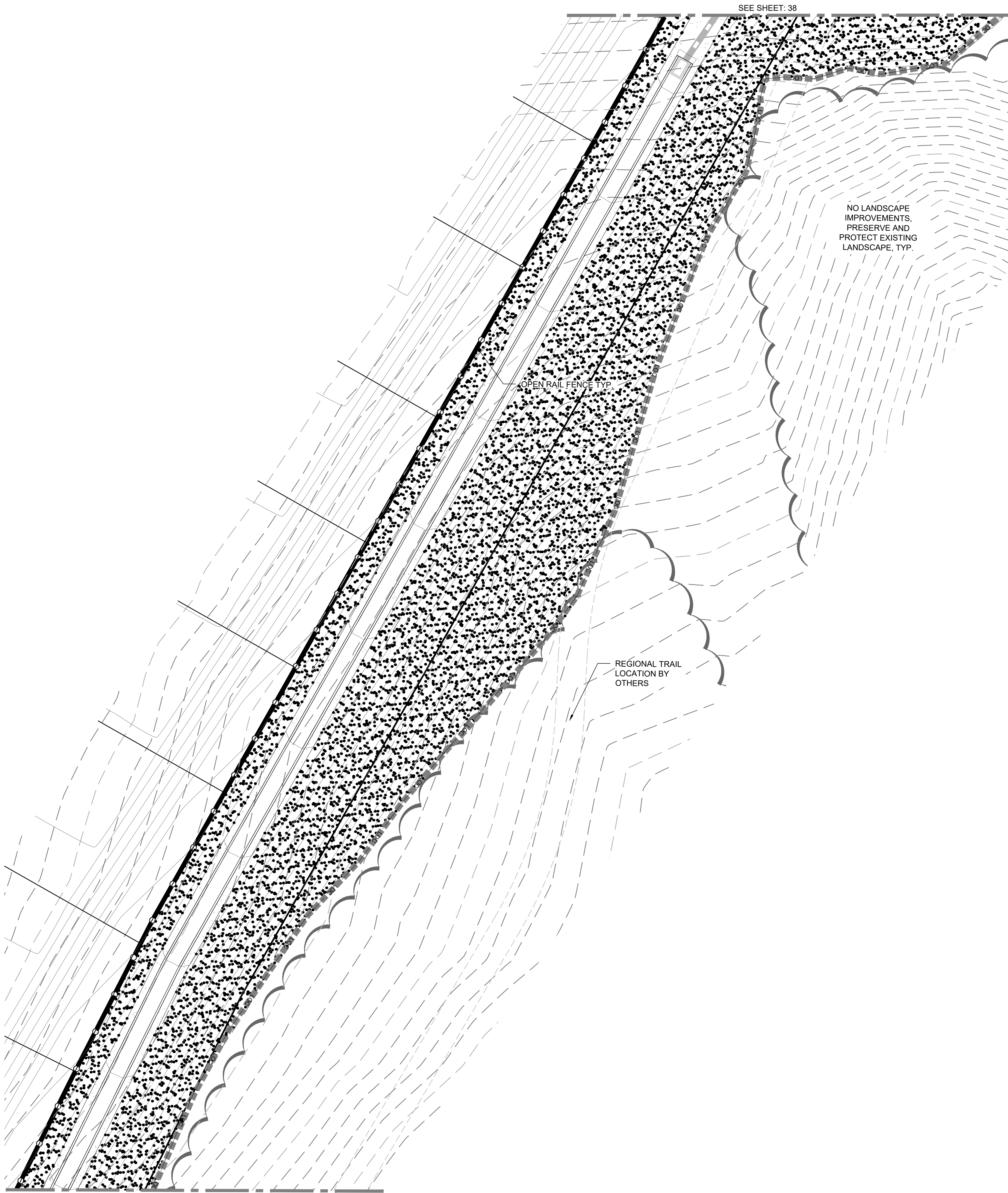
DATE BY
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REVISION DESCRIPTION
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B. 2ND SUBMITTAL
C. 3RD SUBMITTAL

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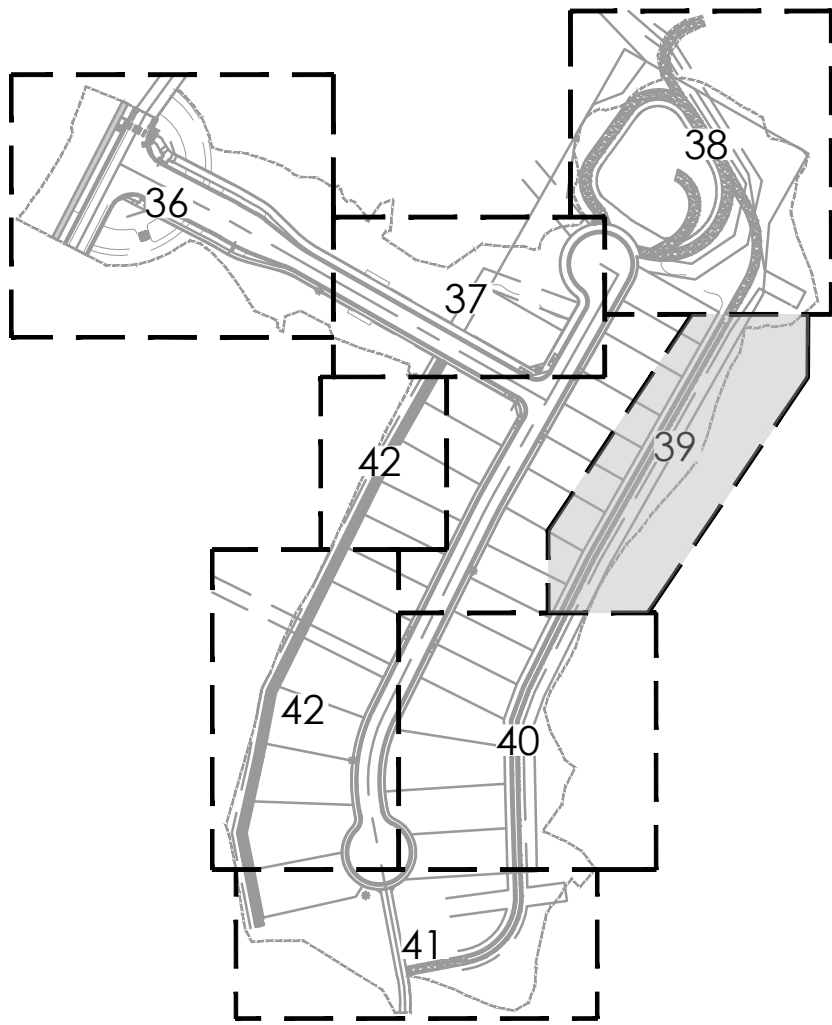
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LANDSCAPE PLAN

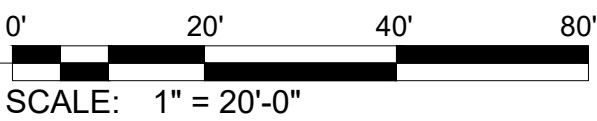


LEGEND

SYMBOL	DESCRIPTION
	LARGE DECIDUOUS TREES (LOW / VERY LOW)
	EVERGREEN TREES (LOW / VERY LOW)
	ORNAMENTAL TREES (LOW / VERY LOW)
	SHRUB, GRASSES & PERENNIALS
	R.O.W SEED BLEND (LOW) (PERM. & NON-IRRIGATED)
	NATIVE SEED BLEND (NON-IRRIGATED)
	ROCK MULCH (PERM. IRRIGATION) POINT SOURCE DRIP IRR
	OPEN RAIL FENCE RE DETAIL: 4/43
	STEEL EDGING RE DETAIL: 5/43
	LOC LIMITS OF CONSTRUCTION
	ENTRY MONUMENT RE DETAIL: 6/43
CIVIL LINE WORK LEGEND (SEE CIVIL SITE PLAN)	
	PROJECT BOUNDARY
	C.O. DR. R.O.W./BOUNDARY
	PARCEL BOUNDARY
	PROPOSED LOT LINE
	PROPOSED ROW LINE
	PROPOSED EASEMENT
	SIDEWALK
	SIGHT VISION TRIANGLE
	SIGHT SAFETY TRIANGLE
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	EX CONTOUR MAJOR
	EX CONTOUR MINOR



KEYMAP



TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

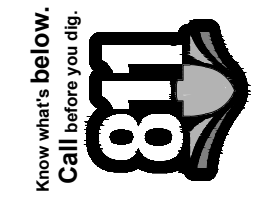
TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

NOT FOR
CONSTRUCTION

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO.
14-001
SHEET
15 OF 19

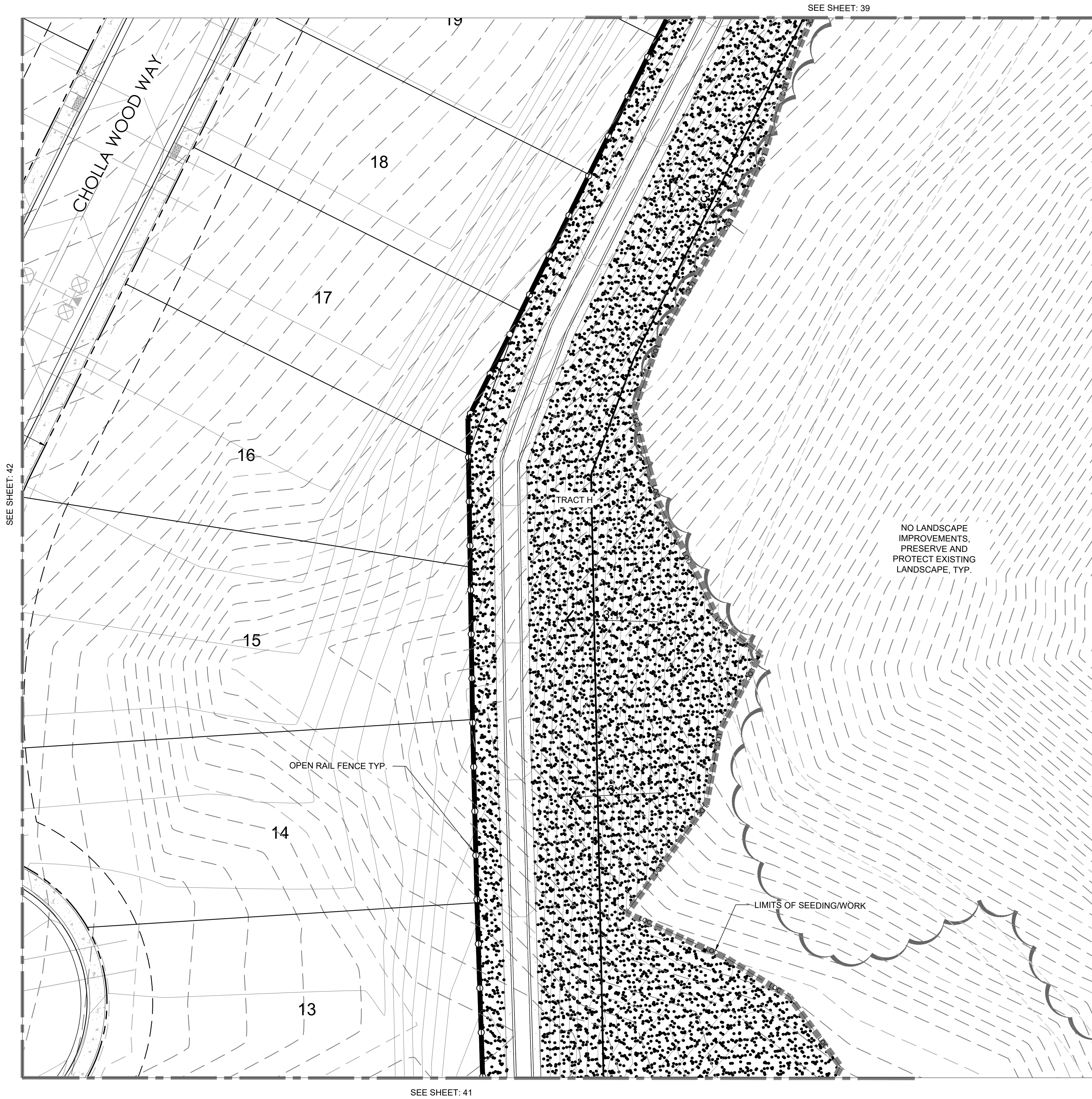
#	REVISION DESCRIPTION	DATE	BY
A	1ST SUBMITTAL	07/02/20	KJR
B	2ND SUBMITTAL	03/11/21	KJR
C	3RD SUBMITTAL	02/03/23	AHK



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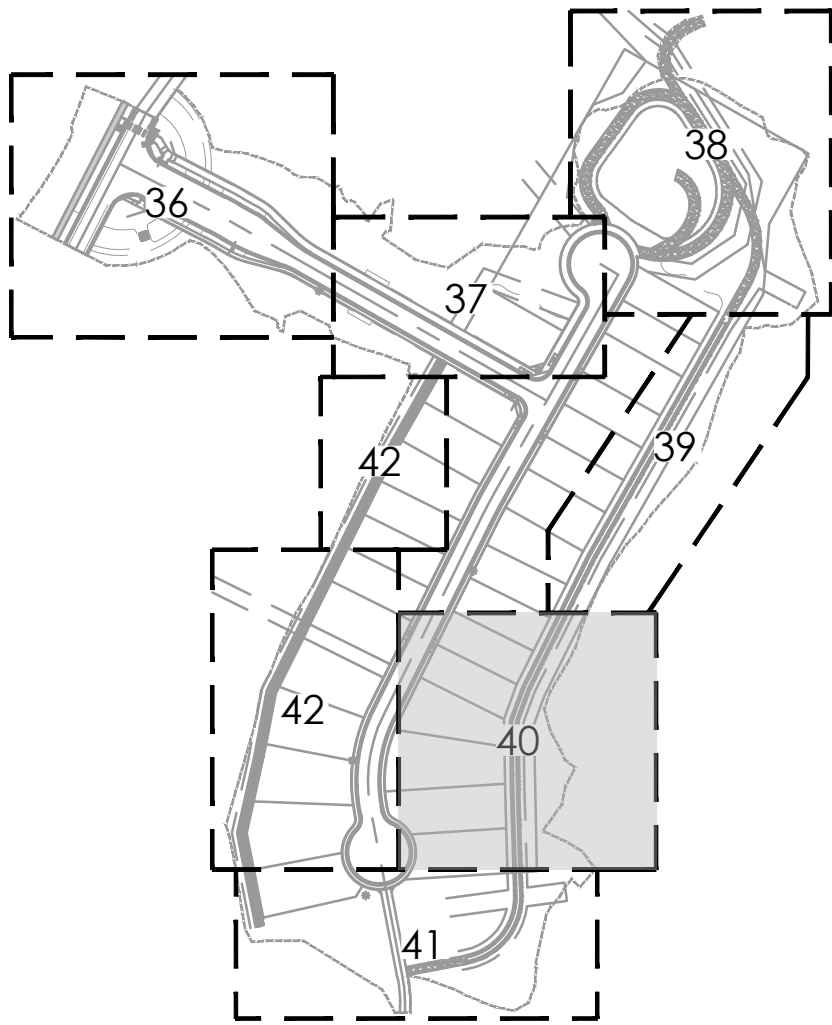
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



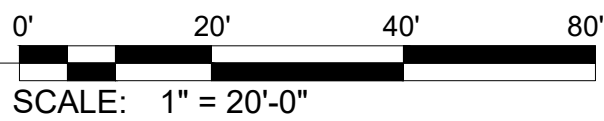


LEGEND

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	SIDEWALK
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	SIGHT SAFETY TRIANGLE
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	EX CONTOUR MINOR



KEYMAP



TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

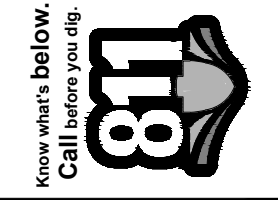
TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

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CONSTRUCTION

DESIGNED BY: LMK
DRAWN BY: BJZ
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JOB NO.
14-001
SHEET
16 OF 19

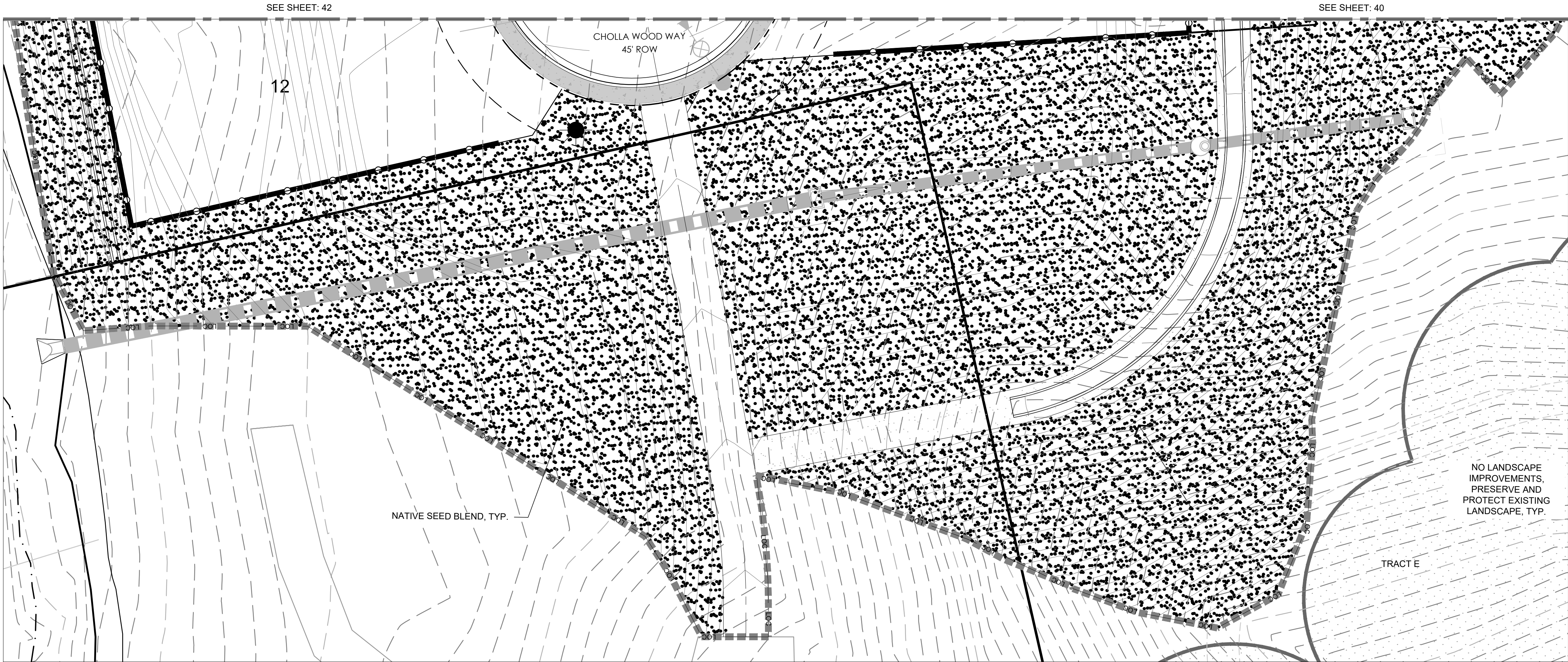
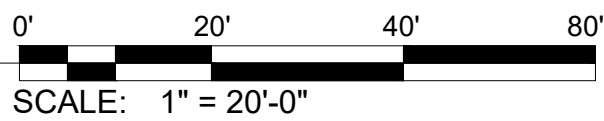
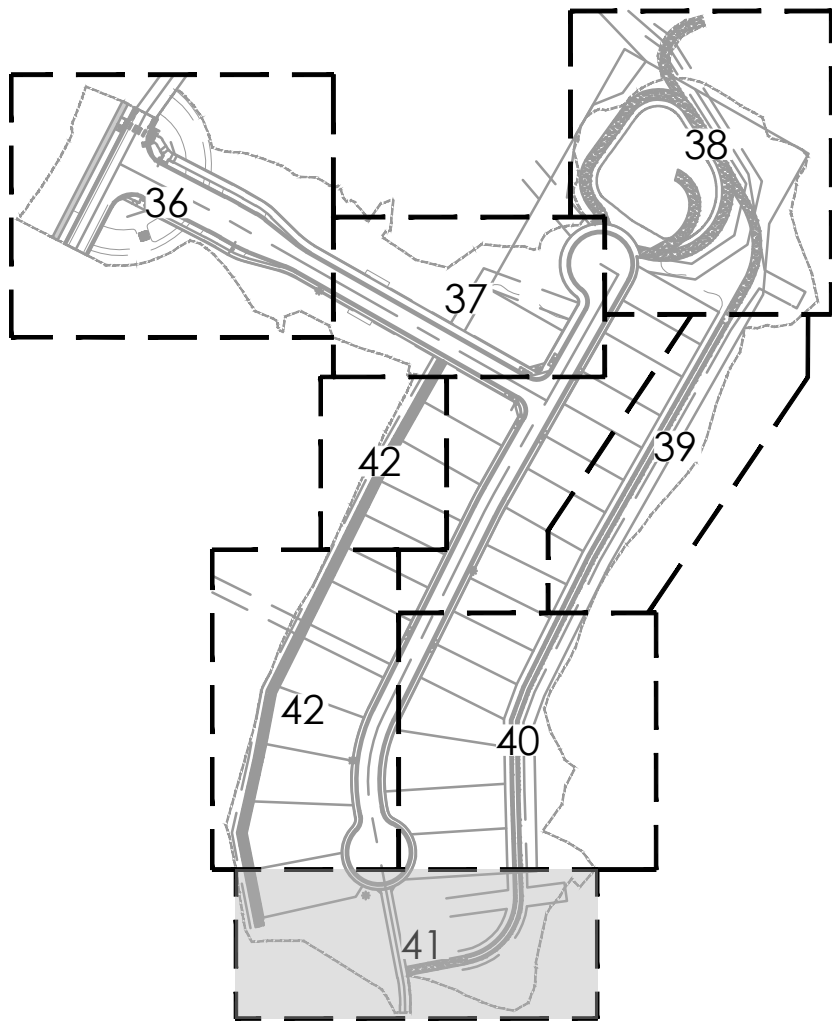
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE





KEYMAP

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TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

JOB NO.
14-001
SHEET
17 OF 19

TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

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CONSTRUCTION

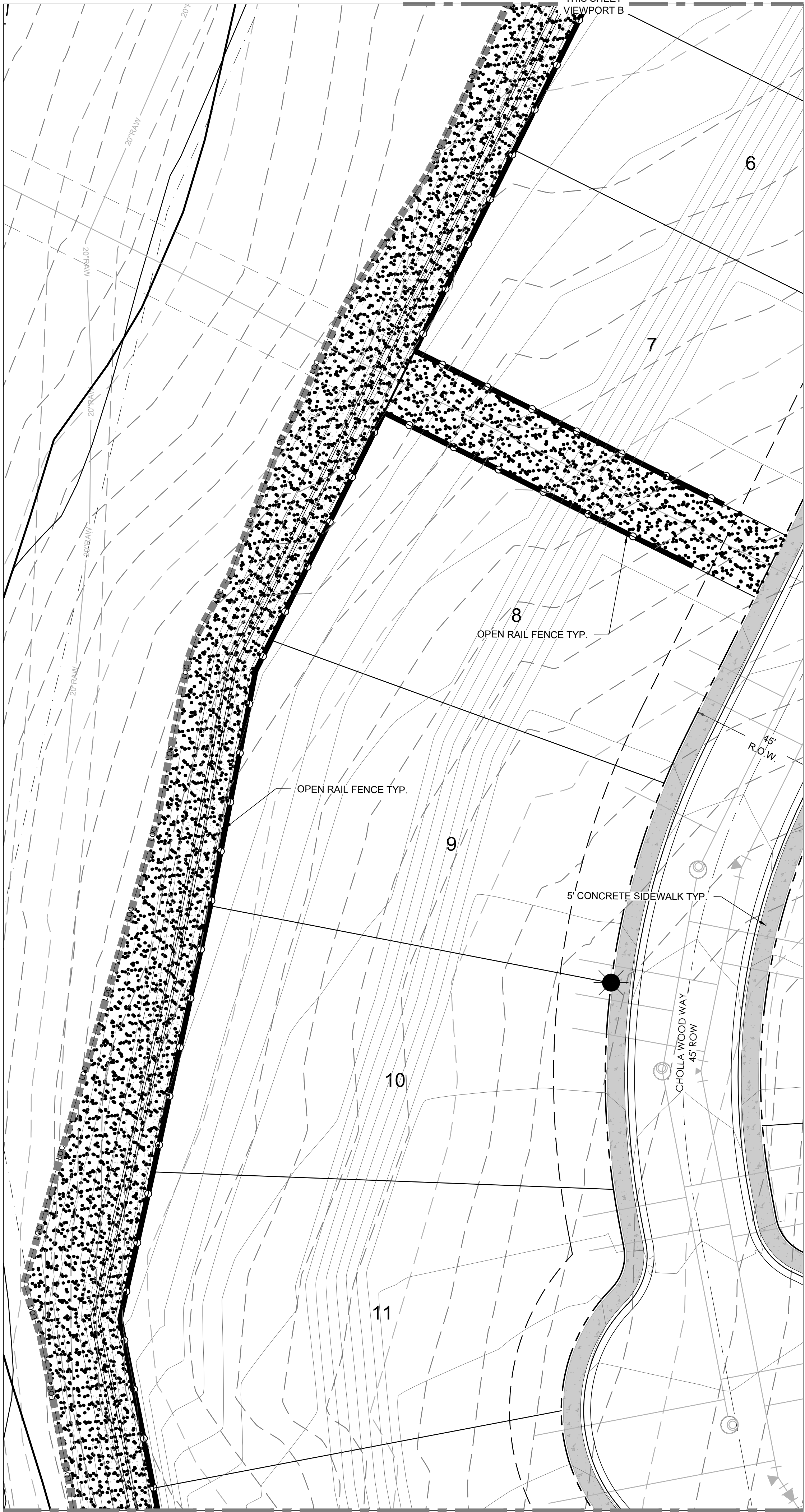


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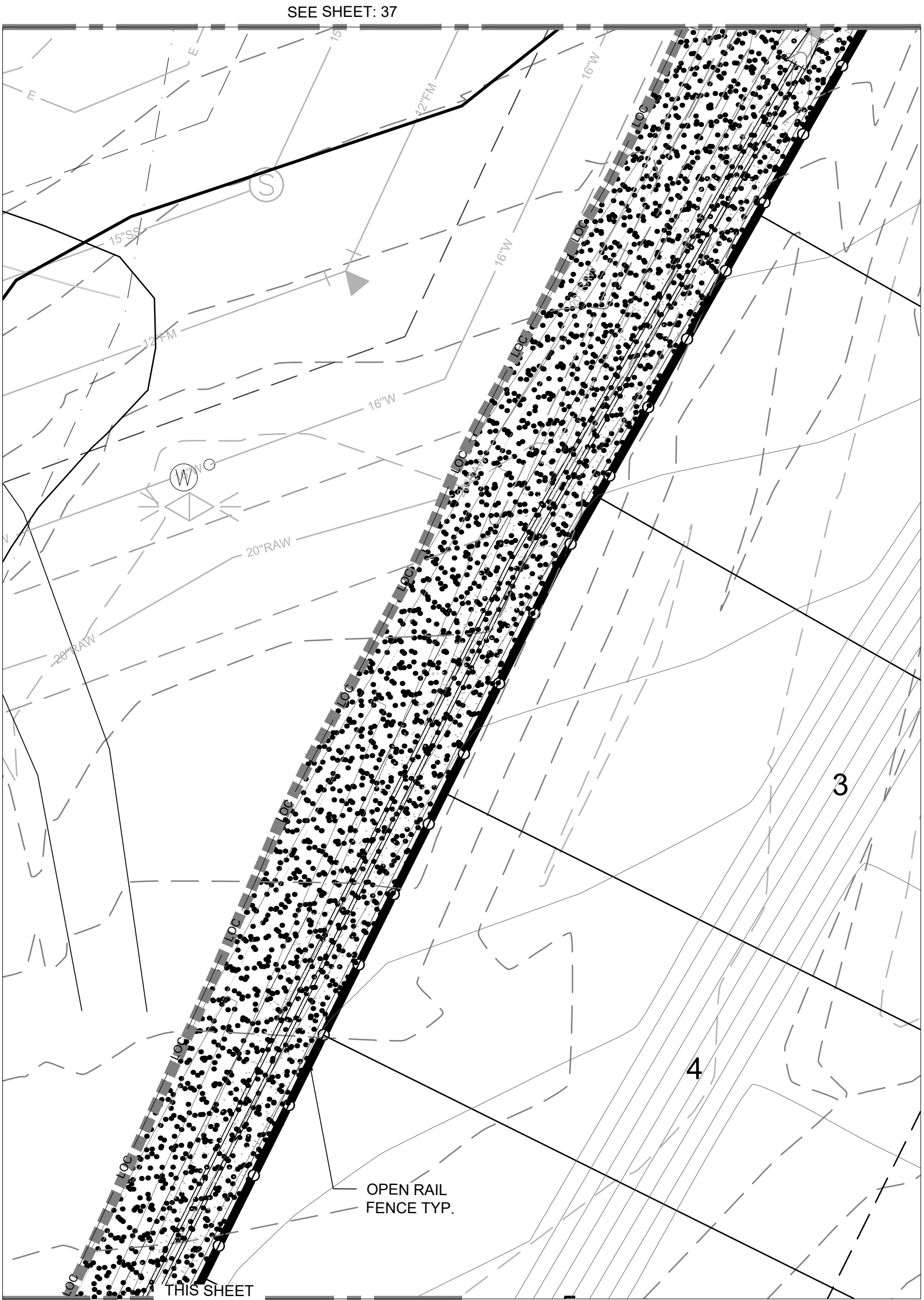
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ENERGY
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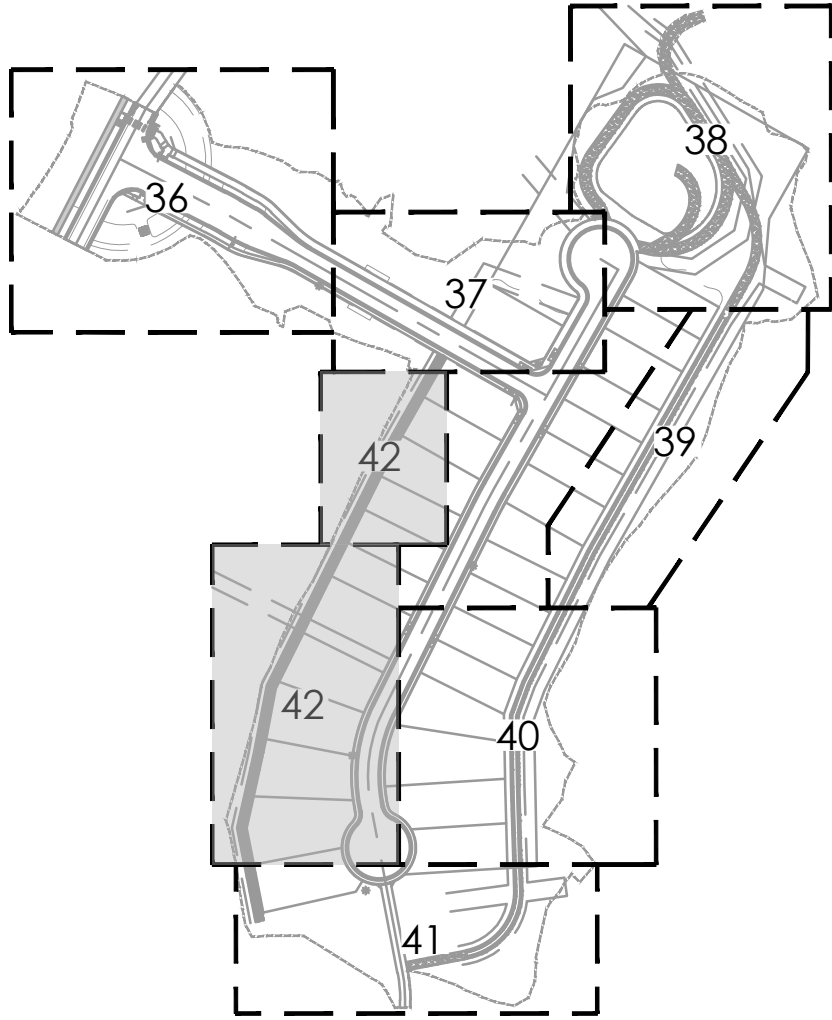
A LANDSCAPE PLAN SEE SHEET: 41



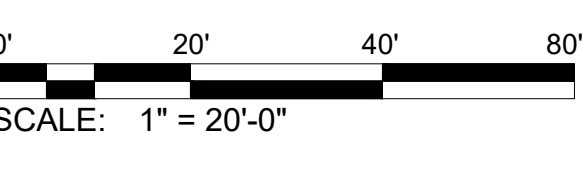
B LANDSCAPE PLAN

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	EX CONTOUR MINOR



KEYMAP



TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

DESIGNED BY: LMK
DRAWN BY: BJZ
CHECKED BY: AHK

2021-09-11 (4:30 PM)

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DATE BY
A. 07/02/20 KJR
B. 03/11/23 KJR
C. 02/03/23 AHK

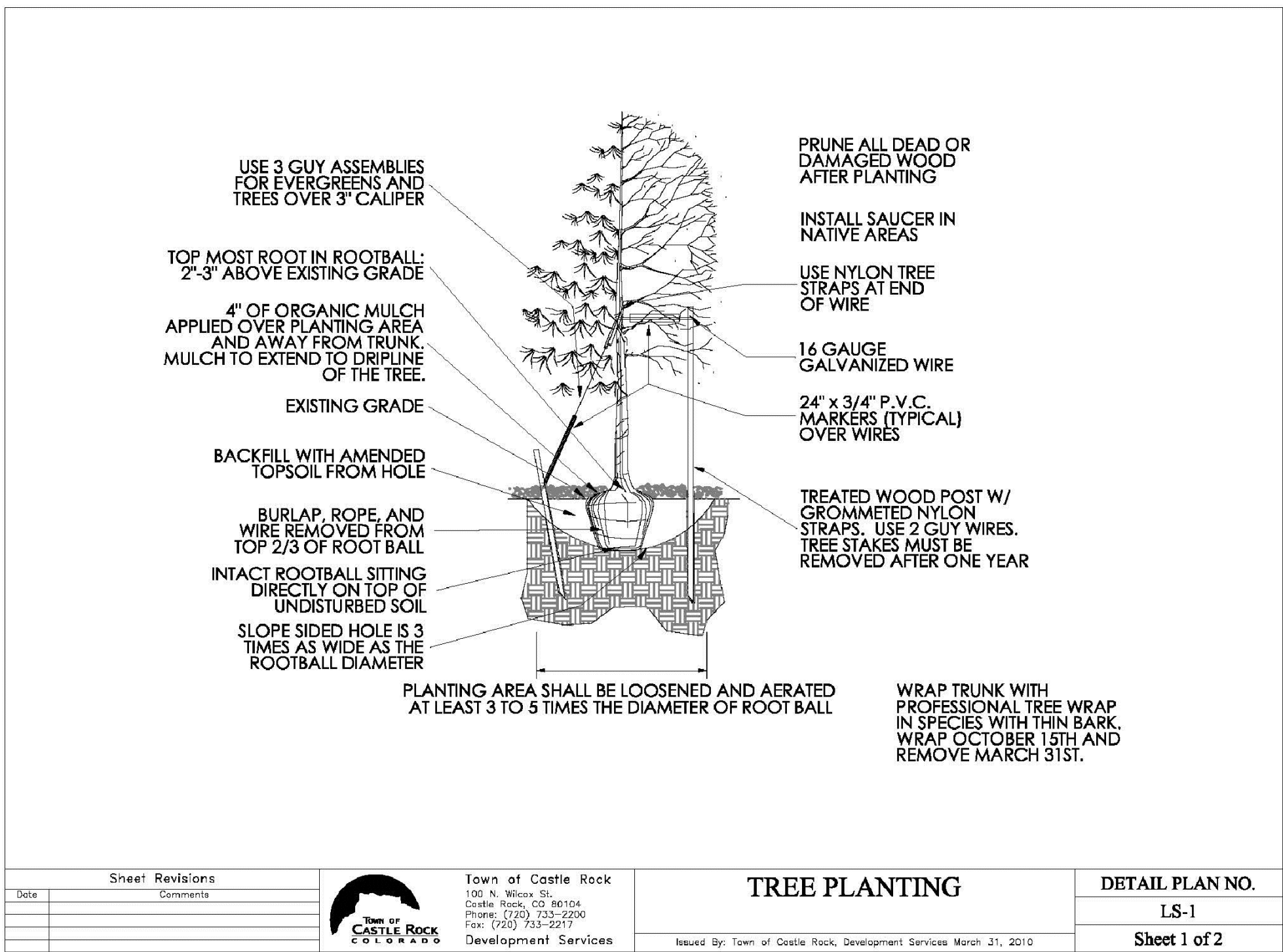
REVISION DESCRIPTION

TERRAIN NORTH BASIN PH2
TOWN OF CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

811
Know what's below.
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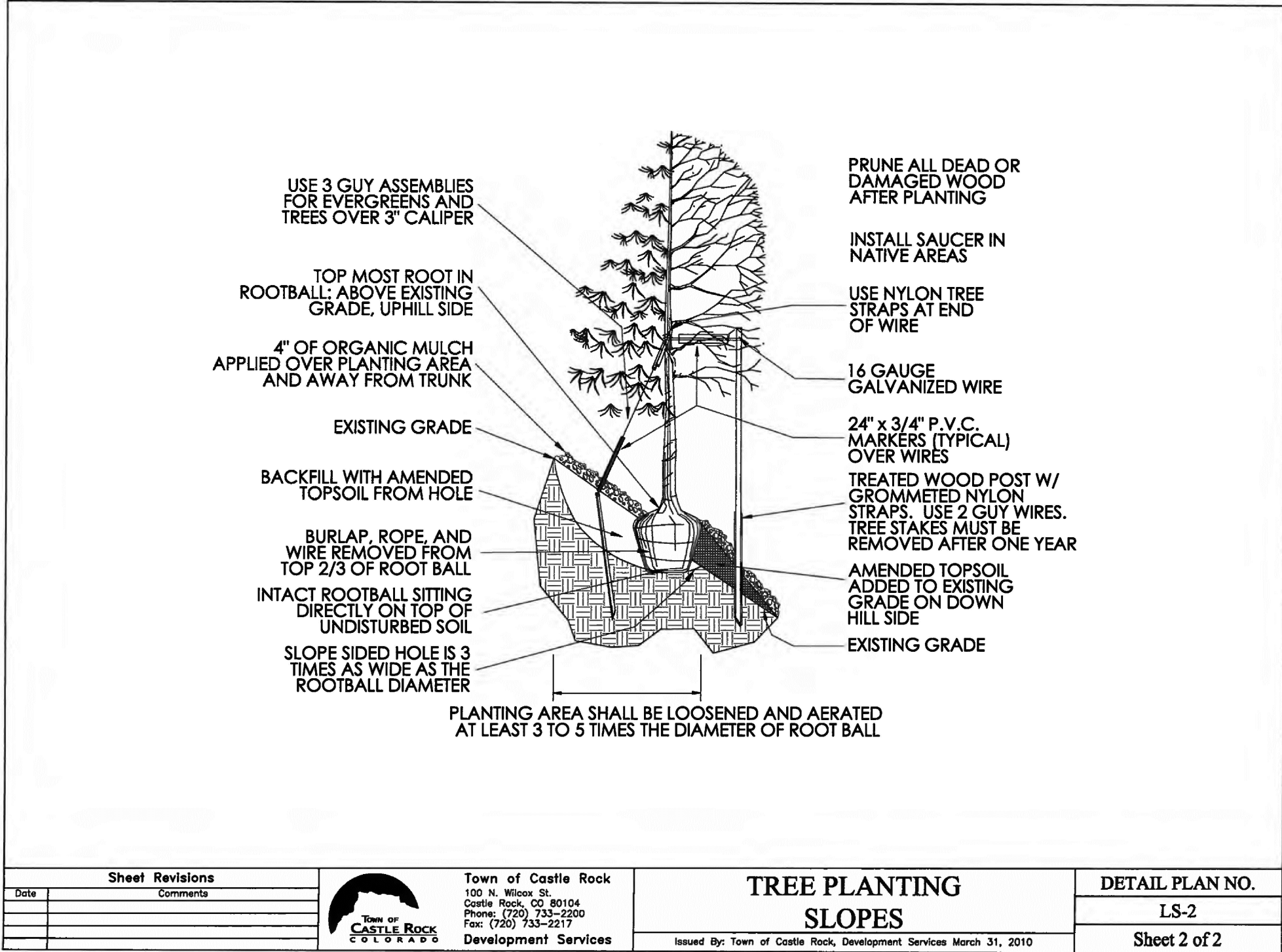
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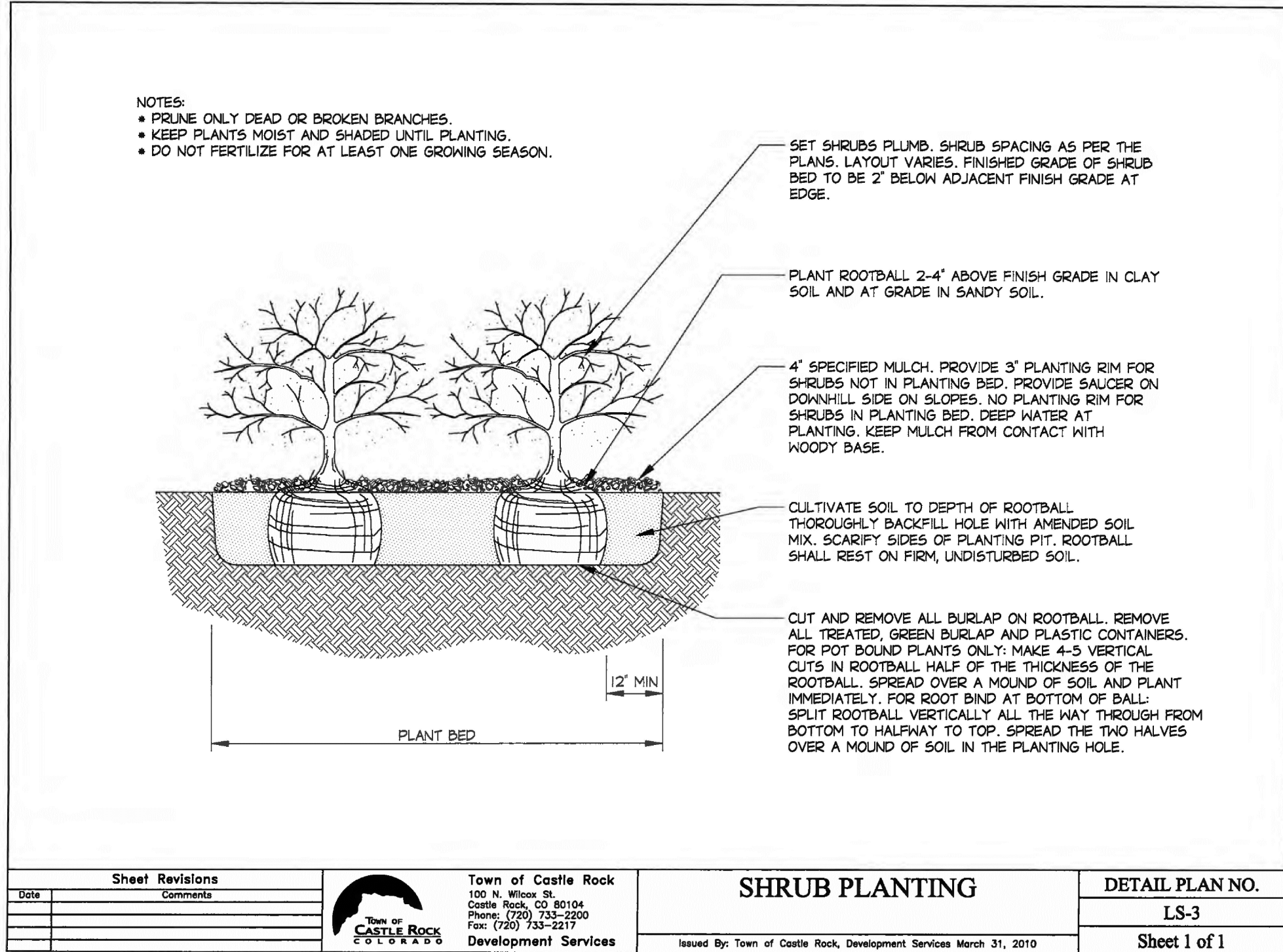
1 TOWN OF CASTLE ROCK - STANDARD TREE PLANTING DETAIL

NOT TO SCALE



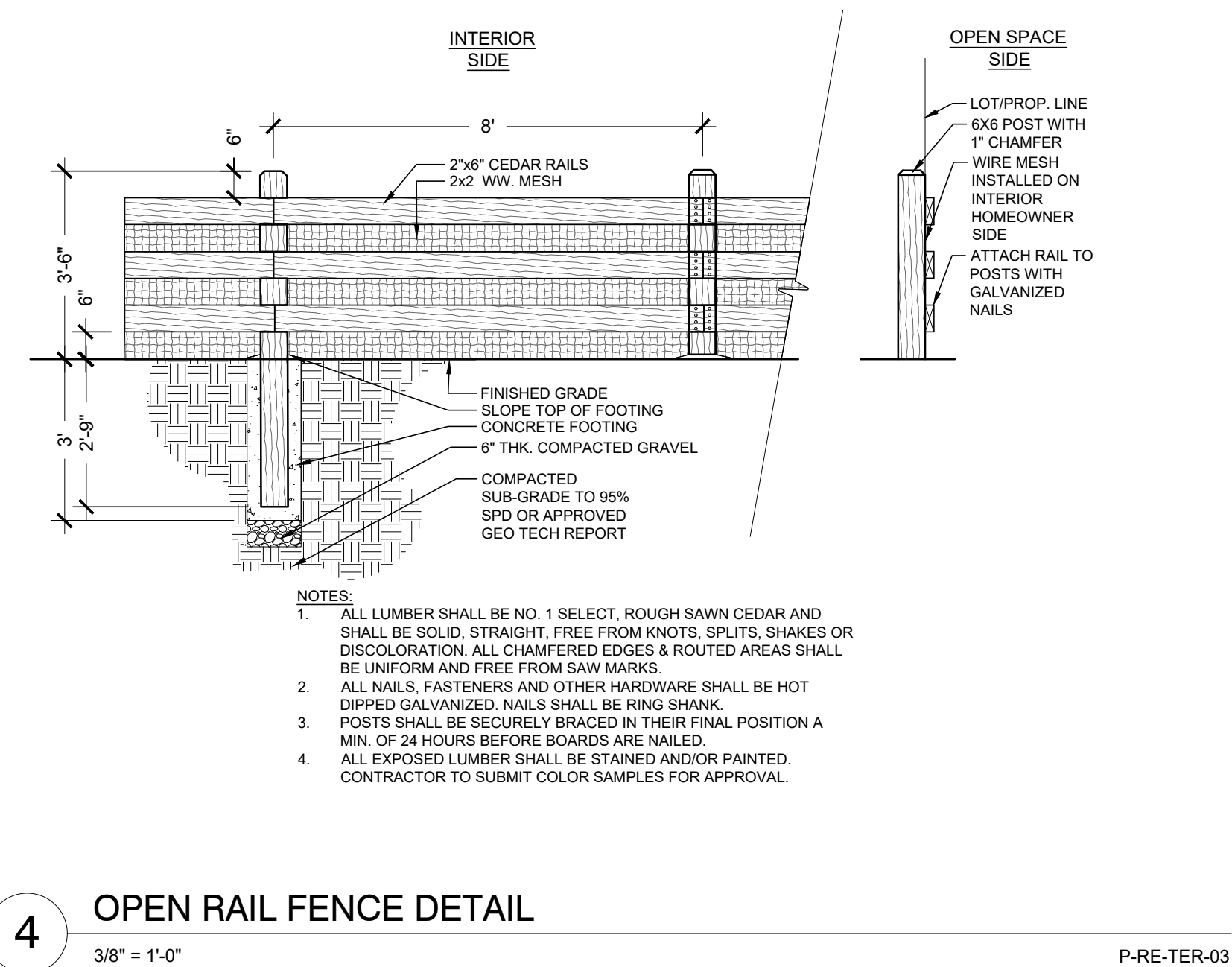
2 TOWN OF CASTLE ROCK - STANDARD TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE



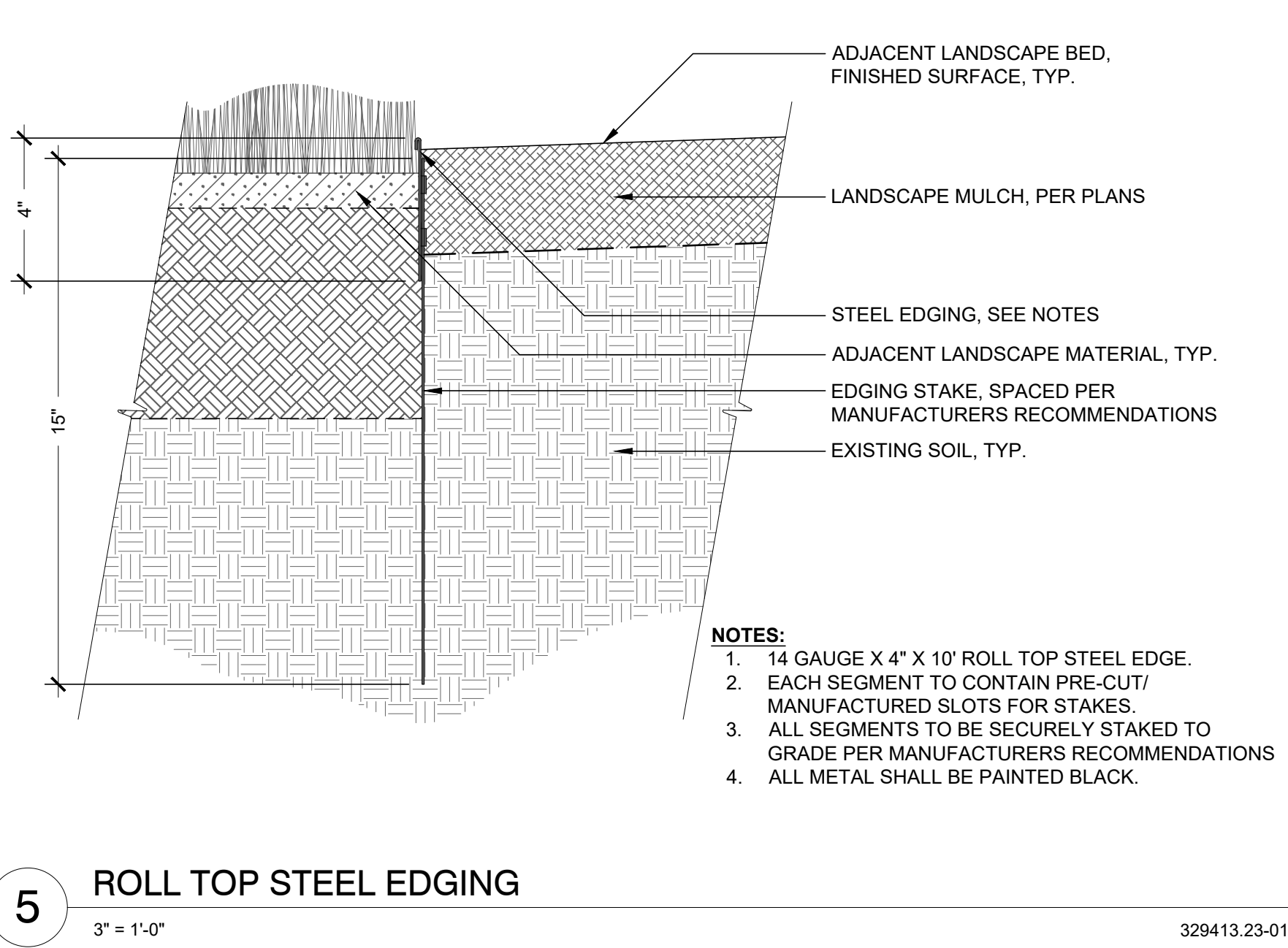
3 TOWN OF CASTLE ROCK - STANDARD SHRUB PLANTING DETAIL

NOT TO SCALE



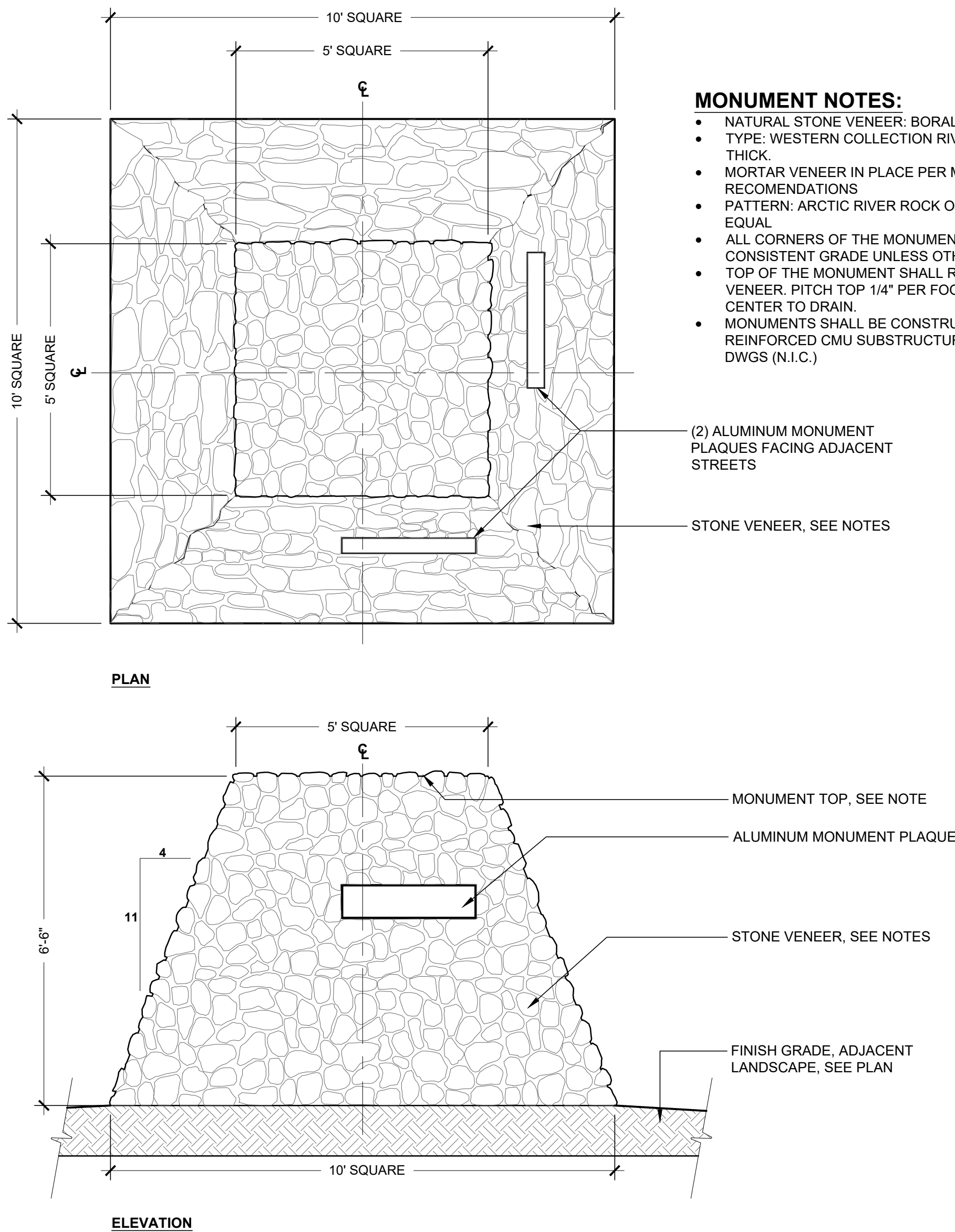
4 OPEN RAIL FENCE DETAIL

3/8" = 1'-0"



5 ROLL TOP STEEL EDGING

3" = 1'-0"



6 ENTRY MONUMENT - NEIGHBORHOOD

1/2" = 1'-0"

TERRAIN NORTH BASIN PH 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP 20-0033

TERRAIN NORTH BASIN PH2	
TOWN OF CASTLE ROCK, COLORADO	
SITE DEVELOPMENT PLAN	
LANDSCAPE DETAILS	
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CHECKED BY: AHK	
JOB NO. 14-001	
SHEET P-RE-TER-20	
43 OF 19	

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