

X:\PROJECTS\ALEXANDER WAY - HAFTEMAN\CAD\2025-06-26 SDP PRINTED ON: 7/30/2025 3:37 PM

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE AN ENVIRONMENTALLY SENSITIVE RESIDENTIAL NEIGHBORHOOD OF 55 SINGLE-FAMILY LOTS AND 22 LIVE/WORK PAIRED HOMES INCLUDING 40% OPEN SPACE, NATURAL TRAILS, ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS. THE DEVELOPMENT WILL OCCUR IN PLANNING AREAS 1 AND 2 OF THE ALEXANDER WAY PRELIMINARY PD PLAN.

BENCHMARK

DOUGLAS COUNTY SURVEY CONTROL POINT #2020020 ELEVATION: 6,252.07 ON NAVD 88 DATUM

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING SAID NORTH LINE TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25' WC LS 13155".

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ALEXANDER WAY DEVELOPMENT AGREEMENT, RECORDED ON THE 4th DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024054268. 77 SFEs WILL BE DEDUCTED FOR RESIDENTIAL USE AND 1.67 SFEs WILL BE DEDUCTED FOR IRRIGATION.

LEGAL DESCRIPTIONS

SOLEANA PARCEL:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25' WC LS 13155"; THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES: 1) SOUTH 00°31'06"WEST, 475.23 FEET; 2) SOUTH 53°29'05"EAST, 1424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935" AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, ALSO BEING THE SOUTH LINE OF SAID TRACT A, AND THE SOUTH LINE OF TRACT F OF DIAMOND RIDGE ESTATES FILING ONE, ACCORDING TO THE RECORDED PLAT THEREOF, SOUTH 89°11'37"EAST, 628.56 FEET TO SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID DIAMOND RIDGE ESTATES FILING ONE, SOUTH 33°40'04"EAST, 802.20 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2021068531; ; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, AND THE SOUTH LINE OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077, SOUTH 89°41'25"WEST, 2721.81 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19"EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION; THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37"WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, NORTH 00°31'36"EAST, 1303.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 77.96 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, MICHAEL C. CREGGER, PROFESSIONAL LAND SURVEYOR, COLORADO REGISTRATION NO. 22564 FOR AND ON BEHALF OF IMEG CONSULTANTS CORP ON APRIL 4, 2024.

COOPER-HOOK / MAIN PLACE SUBDIVISION

LOT 4, COOPER-HOOK / MAIN PLACE FILING NO. 1.

(PROJECT ORIENTATION IS BASED ON THE NORTH LINE OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR S 89 DEGREES, 23', 26" EAST.

PARCEL A:

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", COOPER-HOOK/MAIN PLACE FILING NO. 1, SAID CORNER LYING NORTH 79 DEGREES 23 MINUTES 28 SECONDS EAST 3383.7 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID SOUTH ½ OF THE NORTH ½ OF SAID SECTION 26;
THENCE NORTH 00 DEGREES 01 MINUTES 59 SECONDS EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT "A", DISTANCE OF 11.95 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST A DISTANCE OF 1100.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 1, DIAMON RIDGE ESTATES FILING NO. 1;
THENCE SOUTH 33 DEGREES 21 MINUTES 04 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 365.78 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS WEST A DISTANCE OF 30.52 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A";
THENCE NORTH 32 DEGREES 51 MINUTES 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRACT "A", A DISTANCE OF 345.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A";
THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG THE NORTH OF SAID TRACT "A", A DISTANCE OF 1083.17 FEET TO THE POINT OF BEGINNING.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEARS NORTH 00 DEGREES 23 MINUTES 25 SECONDS EAST AS REFERENCED ON THE RECORDED PLAT OF COOPER-HOOK/MAIN PLACE FILING NO. 1 AND AS BOUNDED ON THE NORTH BY A FOUND 2" ALUMINUM CAP LS 27011 AND ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP LS 14166.

PARCEL B:

THAT PART OF THE SOUTH ½ OF THE NORTH ½ OF SECTION 26, TOWNSHIP 7 SOUTH, R67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BREWER COURT AS DEDICATED BY THE PLAT OF COOPER-HOOK/MAIN PLACE FILING NO.1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 4, SAID COOPER-HOOK/MAIN PLACE FILING NO. 1;
THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.27 FEET;
THENCE NORTH 00 DEGREES 34 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 721.41 FEET;
THENCE SOUTH 88 DEGREES 53 MINUTES 44 SECONDS EAST A DISTANCE OF 15.15 FEET;
THENCE SOUTH 00 DEGREES 24 MINUTES 07 SECONDS WEST A DISTANCE OF 721.15 FEET TO THE POINT OF BEGINNING.
THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26 TOWNSHIP 7, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEARS NORTH 00 DEGREES 23 MINUTES 25 SECONDS EAST AS REFERENCED ON THE RECORDED PLAT OF COOPER HOOK/MAIN PLACE FILING NO. 1 AND AS BOUNDED ON THE NORTH BY A FOUND 2" ALUMINUM CAP LS 27011 AND ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP LS 14166.

PARCEL C:

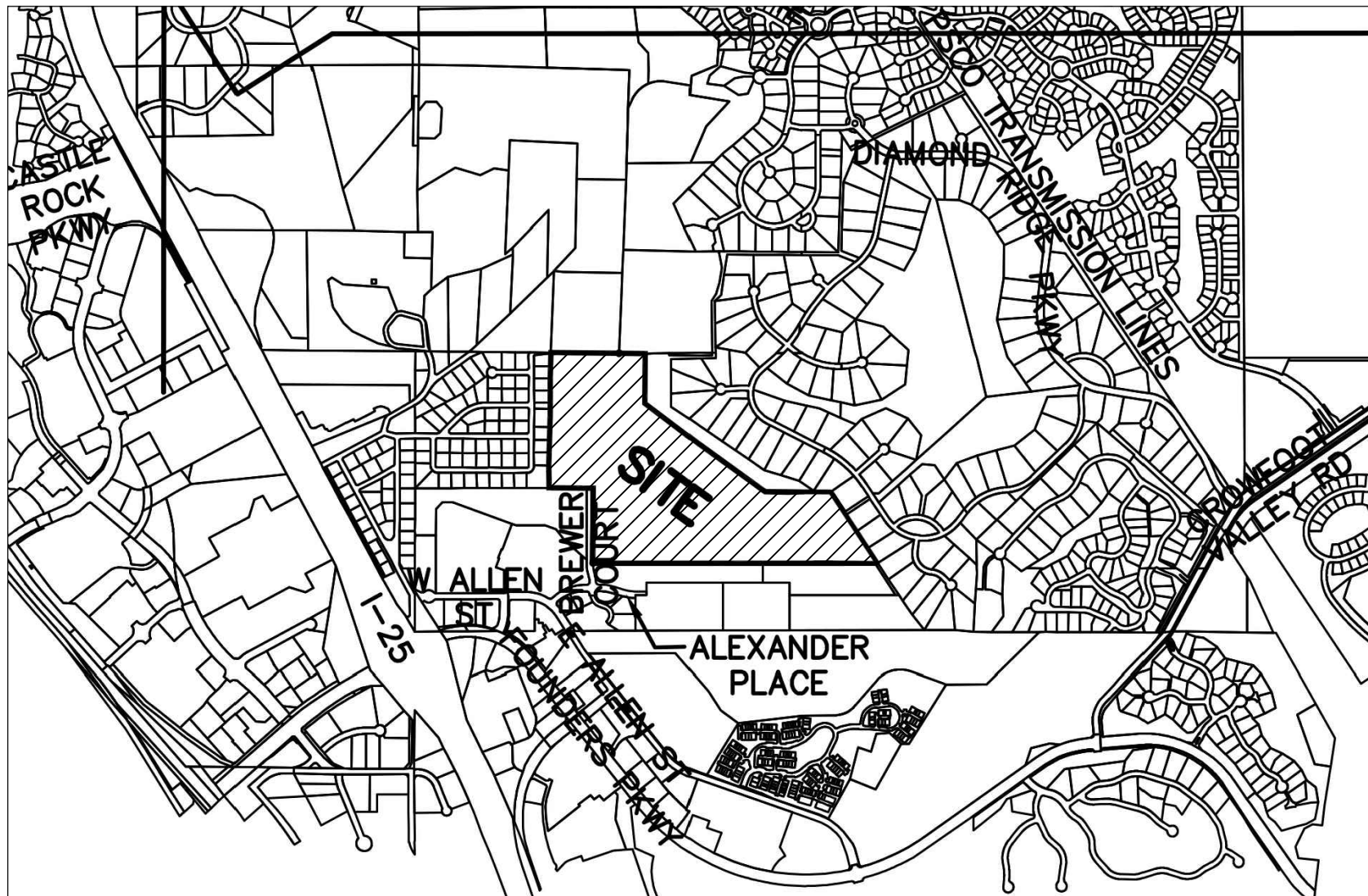
THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, COOPER-HOOK/MAIN PLACE FILING NO. 1, SAID CORNER LYING NORTH 69 DEGREES 48 MINUTES 01 SECONDS EAST, 1816. 25 FEET DISTANCE FROM THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;
THENCE NORTH 00 DEGREES 24 MINUTES 07 SECONDS EAST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4, A DISTANCE OF 6.74 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST A DISTANCE OF 1621.42 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 59 SECONDS WEST A DISTANCE OF 11.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;
THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 1621.47 FEET TO THE POINT OF BEGINNING.

THE BEARING USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO BEARS NORTH 00 DEGREES 23 MINUTES 25 SECONDS EAST AS REFERENCED ON THE RECORDED PLAT OF COPPER-HOOK/MAIN PLACE FILING NO. 1 AND AS BOUNDED ON THE NORTH BY A FOUND 2" ALUMINUM CAP LS 27011 AND ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP LS 14166.

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2,000'

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 ____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, RICK A. ROME, BEING A LICENSED 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.

DATE _____ RICK A. ROME
COLORADO PROFESSIONAL ENGINEER
COLORADO REGISTRATION NO. 35103
FOR AND BEHALF OF IMEG CONSULTANTS CORP

SURVEYORS CERTIFICATE

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THE LEGAL DESCRIPTION SHOWN HEREON.

DATE _____ MICHAEL C. CREGGER
COLORADO PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND BEHALF OF IMEG CONSULTANTS CORP

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 _____

TITLE COMPANY _____

SIGNED THIS ____ DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____

BY: _____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

TOWN OF CASTLE ROCK OWNERSHIP BLOCK (AS TO PARCEL A, B AND C)

THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY _____ MAYOR

ATTEST:

TOWN CLERK _____

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: _____.

OWNERSHIP CERTIFICATE (AS TO SOLEANA PARCEL)

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

ALEXANDER INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY _____ AUTHORIZED SIGNATORY FOR ALEXANDER INVESTORS, LLC

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____

20 ____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATE (AS TO LOT 4, COOPER-HOOK / MAIN PLACE FILING NO. 1)

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

379 ALEXANDER, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY _____ AUTHORIZED SIGNATORY FOR 379 ALEXANDER, LLC

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____

20 ____ BY _____.

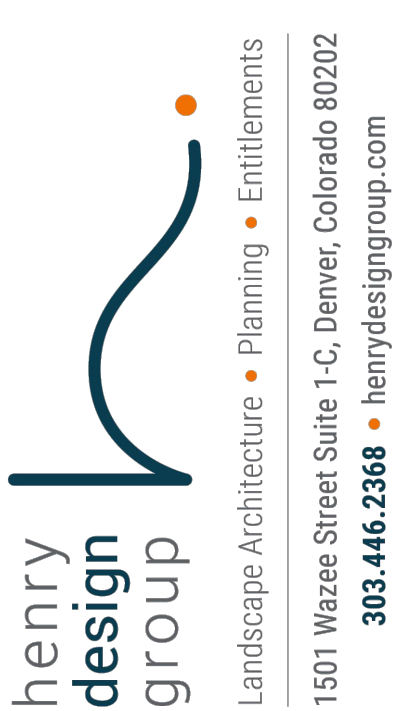
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____.

SHEET INDEX	
SHEET 1	COVER
SHEET 2	NOTES, ZONING COMPARISON, TRACT SUMMARY
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SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010



No.	Rev.	Date:	Revision Type:	Designed By: HDG	Prepared By: HDG	Checked By: KZH	Sheet:	Job No.:
2	09/23/24		SITE DEVELOPMENT PLAN					
3	12/13/24		SITE DEVELOPMENT PLAN					
4	03/13/25		SITE DEVELOPMENT PLAN					
5	04/28/25		SITE DEVELOPMENT PLAN					
6	06/25/25		SITE DEVELOPMENT PLAN					
7	07/30/25		SITE DEVELOPMENT PLAN					

TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

COVER SHEET

Location:
Plan Set:
Sheet Name:

X: PROJECTS\ALEXANDER WAY - HAFEMANN\CAD\2025-06-26 SDP PRINTED ON: 7/30/2025 3:37 PM

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

1. 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.
2. THIS SITE IS ZONED ALEXANDER WAY - PLANNED DEVELOPMENT, RECORDED DECEMBER 12, 2024 WITH THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024054222.
3. THE FHAD ASSOCIATED WITH THE TOWN'S TRIBUTARY C OF PLUM CREEK IS LOCATED OFFSITE TO THE SOUTH OF SOLEANA.
4. 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 THIS SITE DEVELOPMENT PLAN.
5. THIS DEVELOPMENT IS 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 MITIGATION PROCEDURES.
6. 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.
7. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR METRO DISTRICT AS APPLICABLE.
8. THERE ARE NO LOTS WITHIN 300 FEET OF A FEMA DEDICATED FLOODPLAIN. THE SITE IS NOT ON OR ADJACENT TO CRITICAL HABITAT FOR PREBLE'S MEADOW JUMPING MOUSE AS DESIGNATED WITH THE DEPARTMENT OF INTERIOR FEDERAL REGISTER PUBLIC BY THE FISH AND WILDLIFE SERVICE.
9. 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, HOMEOWNERS' ASSOCIATION, OR METRO DISTRICT, AS APPLICABLE, 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 PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS, HOMEOWNERS' ASSOCIATION, OR METRO DISTRICT, AS APPLICABLE 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, ASSIGNS, HOMEOWNERS' ASSOCIATION, OR METRO DISTRICT, AS APPLICABLE THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, AND MATERIALS AND A 25% FEE.
10. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, METRO-DISTRICT, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. STREETScape LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY AND THAT WHICH IS INSTALLED OUTSIDE OF RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. SHOULD STREETScape OR OTHER SDP APPROVED LANDSCAING BE INSTALLED ON TOWN OWNED LANDS, THE METRO-DISTRICT, HOA, OR PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. 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.
11. FINAL LANDSCAPE AREA, COVERAGE, AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY MATERIAL CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE A SDP AMENDMENT UNLESS THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.

12. 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.
13. ANY STREET SIGNS, STRIPING, STREETLIGHTS, 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.
14. 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.
15. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS 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..
16. ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH THE PLAT OF SEPARATE DOCUMENT.
17. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE A FIVE (5') FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
18. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM WASTEWATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS, AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
19. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
20. ANY STRUCTURE PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS, AND LANDSCAPE SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT THE MAINTENANCE MAY BE PERFORMED. THE OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS, HOMEOWNERS' ASSOCIATION, OR METRO DISTRICT, AS APPLICABLE OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.
21. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.
22. A SLOPE EASEMENT WILL BE REQUIRED FOR GRADING ON ANY TOWN OWNED OR FUTURE TOWN OWNED PROPERTY. THE EASEMENT SHALL BE FINALIZED AT THE TIME OF PLAT. IF GRADING OCCURS AFTER PLATTING, A SLOPE EASEMENT WILL BE REQUIRED BY A SEPARATE DOCUMENT.

FIRE NOTES

1. 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.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. 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 A METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
5. 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.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. 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.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 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.
9. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER-CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') FEET APART AND WITHIN FIVE (5') FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. 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) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) 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.
12. SOLEANA WILL COMPLY WITH ALL TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS. ALL HOMES SHALL HAVE FIRE SAFETY SPRINKLERS AS DETERMINED BY CASTLE ROCK FIRE AT THE TIME OF BUILDING PERMIT. A SITE DEVELOPMENT PLAN AMENDMENT WILL BE REQUIRED SHOWING A SECONDARY ACCESS POINT OR EMERGENCY VEHICLE ONLY ACCESS (EVA) DESIGNED TO TOWN OF CASTLE ROCK SPECIFICATIONS TO REMOVE THE FIRE SAFETY SPRINKLER REQUIREMENT.

ZONING COMPARISON CHART							
ZONING	SOLEANA (ALEXANDER WAY PRELIMINARY PD PLAN)				COOPER-HOOK PD INTEGRATED BUSINESS PRELIMINARY PD SITE PLAN		
	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT
PLANNING AREA (PA)	PA 1		PA 2		PL 2		TRANSITIONAL INTEGRATED BUSINESS B AND C & OPEN SPACE
ACREAGE	41.56	41.545	5.150	5.150	31.25	31.265	7.147
PERMITTED USES	SINGLE-FAMILY DETACHED RESIDENCES, GARAGES AND ACCESSORY STRUCTURES	55 SINGLE-FAMILY DETACHED RESIDENCES, GARAGES AND ACCESSORY STRUCTURES	PAIRED LIVE/WORK UNITS; SINGLE- FAMILY DETACHED RESIDENCES, GARAGES	PAIRED LIVE/WORK UNITS; SINGLE FAMILY DETACHED RESIDENCES; GARAGES	PUBLIC LAND/OPEN SPACE	PUBLIC LAND/OPEN SPACE	FUTURE DEVELOPMENT AND DRAINAGE FACILITIES
MAXIMUM DENSITY (DWELLING UNITS PER ACRE)	1.32 DU/AC	1.32 DU/AC	4.27 DU/AC	4.27 DU/AC			N/A
MINIMUM LOT SIZE	21,780 SF	21,802 SF	5,000 SF FOR SFD AND 1,800 SF FOR AN ATTACHED UNIT	6,300 SF FOR SFD AND ATTACHED UNIT			N/A
MAXIMUM UNITS	55	55	22	22			N/A
MAXIMUM BUILDING HEIGHTS	35-FEET	35-FEET	35-FEET	35-FEET			N/A
MINIMUM SETBACKS (FEET) ⁽¹⁾							N/A
FRONT TO GARAGE	25-FEET	25-FEET	20-FEET	20-FEET			N/A
FRONT TO SIDE GARAGE	7.5-FEET	7.5-FEET	10-FEET	10-FEET			N/A
FRONT TO LIVING AREA	20-FEET	20-FEET	15-FEET	15-FEET			N/A
REAR TO STRUCTURE	25-FEET	25-FEET	15-FEET	15-FEET			N/A
REAR TO STRUCTURE - ALLEY LOADED	NA	NA	6-FEET	6-FEET	NA	NA	N/A
SIDE INTERIOR LOT TO STRUCTURE	7.5-FEET	7.5-FEET	SFD: 5- FEET ATTACHED UNIT; 5-FEET EXTERIOR SIDE, 0-FEET ATTACHED SIDE	SFD: 5- FEET ATTACHED UNIT; 5-FEET EXTERIOR SIDE, 0-FEET ATTACHED SIDE			N/A
SIDE TO STREET	10-FEET	10-FEET	10-FEET	10-FEET			N/A
MINIMUM PARKING	2-CAR GARAGE FOR EACH SINGLE-FAMILY DETACHED	2-CAR GARAGE FOR EACH SINGLE-FAMILY DETACHED	2 SPACES IN AN ATTACHED GARAGE AND AN ADDITIONAL 2 GUEST SPACES FOR VISITORS FOR LW; 2 SPACES FOR EACH SINGLE-FAMILY DETACHED ⁽²⁾	2 SPACES IN AN ATTACHED GARAGE AND AN ADDITIONAL 2 GUEST SPACES FOR VISITORS FOR LW; 2 SPACES FOR EACH SINGLE-FAMILY DETACHED ⁽²⁾			N/A

- (1) A 50-FOOT WIDE "NO-BUILD" ZONE ON A REAR LOT LINE SHALL BE PROVIDED ON LOTS ADJACENT TO THE SILVER HEIGHTS SUBDIVISION AND ALONG THE NORTHERN PROPERTY LINE WHERE ADJACENT TO DOUGLAS COUNTY UNPLATTED. NO PRIMARY STRUCTURE OR ACCESSORY STRUCTURES ARE PERMITTED IN THE "NO-BUILD" ZONES SHALL SATISFY SETBACK REQUIREMENTS.
- (2) THE ADDITIONAL TWO (2) GUEST SPACES FOR VISITORS MAY BE INCLUDED IN THE TANDEM DRIVEWAY OR ON PUBLIC STREETS.
- (3) IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.
- (4)

TRACT SUMMARY					
TRACT	SF	ACRES	USE	OWNERSHIP	MAINTANANCE
A	57,951	1.330	DRAINAGE/PRIVATE OPEN SPACE	HOA/METRO DIST	HOA/METRO DIST
B	7,693	0.176	ACCESS/UTILITIES	HOA/METRO DIST	HOA/METRO DIST
C (1)	7,401	0.170	RIGHT-OF-WAY (1)	TOWN OF CASTLE ROCK	HOA/METRO DIST
D	15,220	0.349	LANDSCAPE/UTILITIES	HOA/METRO DIST	HOA/METRO DIST
E	1,361,913	31.265	PUBLIC OPEN SPACE (PL)	TOWN OF CASTLE ROCK	HOA/METRO DIST
F	3,218	0.074	UTILITIES	HOA/METRO DIST	HOA/METRO DIST
G	24,837	0.570	PRIVATE OPEN SPACE/POCKET PARK	HOA/METRO DIST	HOA/METRO DIST
H	14,981	0.344	TRAIL	TOWN OF CASTLE ROCK	HOA/METRO DIST
I	8,186	0.188	ACCESS	HOA/METRO DIST	HOA/METRO DIST
J	25,673	0.589	TRAIL	TOWN OF CASTLE ROCK	HOA/METRO DIST
K	18,603	0.427	PRIVATE OPEN SPACE	HOA/METRO DIST	HOA/METRO DIST
L	3,918	0.090	RETAINING WALL	HOA/METRO DIST	HOA/METRO DIST
M	4,727	0.109	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
N	2,833	0.065	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
O	2,773	0.063	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
P	2,754	0.063	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
Q	3,092	0.071	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
R	2,080	0.048	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST
S	4,138	0.095	DRAINAGE	HOA/METRO DIST	HOA/METRO DIST

- (1) TRACT C WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK AS RIGHT-OF-WAY AT TIME OF FINAL PLAT. TRACT C WILL BE MAINTAINED BY THE HOA/METRO DISTRICT UNTIL SUCH TIME THE ROADWAY IS CONSTRUCTED TO THE TOWN OF CASTLE ROCK STANDARDS AND ACCEPTED AS PUBLIC ROADWAY.
- (2) THE SUM OF TRACTS G, H, AND J IS 1.503 ACRES, SATISFYING THE REQUIREMENTS SET FORTH IN SECTION 6.0 A OF THE PLANNED DEVELOPMENT PLAN. THIS SDP WILL SUPERSEDE THE PDP AND ALLOW FOR TRACTS H AND J TO BE PUBLICLY OWNED INSTEAD OF PRIVATE OPEN SPACE AND WILL NOT REQUIRE A PDP AMENDMENT.

Site Utilization Chart		
Use Area (as to Soleana Parcel)	Acres	% of Total
Planning Area1 (PA 1)	41.545	48.2%
Planning Area 2 (PA 2)	5.150	6.0%
Residential Total	46.695	54.2%
Public Open Space (Accounted for in Planning Areas) ⁽¹⁾	(0.933)	(1.1%)
Private Open Space (Accounted for in Planning Areas) ⁽²⁾	(2.327)	(2.7%)
ROW Dedication (Accounted for in Planning Areas) ⁽³⁾	(6.33)	(7.3%)
Public Land - 3 (PL2)	31.265	36.2%
Subtotal (as to Soleana Parcel)	77.960	90.4%
Use Area (as to Town Parcel A, B and C)	Acres	% of Total
Parcel A	0.539	0.6%
Parcel B	0.268	0.3%
Parcel C	0.347	0.4%
Subtotal (as to Town Parcel A, B and C)	1.154	1.3%
Use Area (as to Lot 4, Cooper-Hook / Main Place Filing 1)	Acres	% of Total
Lot 4, Cooper-Hook / Main Place Filing No. 1	7.147	8.3%
Subtotal (as to Lot 4, Cooper-Hook / Main Place Filing 1)	7.147	8.3%
Total	86.26	100%

- (1) 0.933 ACRES OF PUBLIC OPEN SPACE IS INCLUDED IN PLANNING AREAS 1 AND 2. TRACTS H AND J WILL REMAIN AS PUBLIC OPEN SPACE IN PERPETUITY.
- (2) 2.327 ACRES OF PRIVATE OPEN SPACE IS INCLUDED IN PLANNING AREAS 1 AND 2. TRACTS A, G, AND K WILL REMAIN AS PRIVATE OPEN SPACE IN PERPETUITY.
- (3) 6.33 ACRES OF ROAD RIGHT-OF-WAY IS ACCOUNTED FOR IN PLANNING AREAS 1 AND 2.

SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

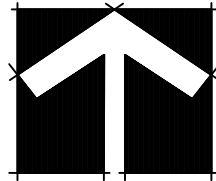


No.	Rev. Date:	Revision Type:						Designed By: HDG	Prepared By: HDG	Sheet:	Job No.:
		2	09/23/24	SITE DEVELOPMENT PLAN	3	11/2/24	SITE DEVELOPMENT PLAN				
		4	03/13/25	SITE DEVELOPMENT PLAN	5	04/28/25	SITE DEVELOPMENT PLAN				
		6	06/25/25	SITE DEVELOPMENT PLAN	7	07/30/25	SITE DEVELOPMENT PLAN				

TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

NOTES AND CHARTS



North

0' 120' 240 360'

Scale: 1" = 120'

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 10' WIDE CONCRETE TRAIL
- 3' WIDE MIN. NATURAL TRAIL
- 3' WIDE MIN. FUTURE NATURAL TRAIL
- POTENTIAL TRAFFIC CALMING MEASURE (SEE NOTE, THIS SHEET)
- 50' NO BUILD AREA
- SIGHT DISTANCE TRIANGLE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED TRANSFORMER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED TELEPHONE LINE
- EXISTING TELEPHONE LINE

NOTES:

NATURAL TRAIL: NATURAL TRAIL ALIGNMENT MUST BE PROVIDED THROUGH TRACT E BUT MAY NOT CONNECT TO DIAMOND RIDGE. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.

POCKET PARK: A 0.570-ACRE POCKET PARK IS PROVIDED WITHIN SOLEANA. THE PARK MAY BE COMBINED WITH PARKS AND OPEN SPACE WITHIN THE PROPOSED DEVELOPMENTS TO THE SOUTH WITHIN LOT 4, COOPER-HOOK /MAIN PLACE FILING No. 1 (aka 379 ALEXANDER PLACE) AND ALEXANDER PLACE (aka 382 ALEXANDER PLACE). A MASTER PLAN FOR THE PARK WILL BE PROVIDED AT A LATER TIME TO ADDRESS CERTAIN AMENITIES AND TRAIL CONNECTION NEEDS OF THE RESIDENTS. THE SOLEANA PARK DESIGN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION DOCUMENTS.

TRAIL CONNECTION: A TWENTY (20)- FOOT WIDE TRACT IS PROVIDED ALONG THE SOUTHERN PROPERTY LINE OF SOLEANA FOR A TRAIL. THE INTENT IS TO COMBINE TRACTS H AND J OF SOLEANA WITH THE 10 TO 12-FOOT WIDE (WIDTH VARIES) PARCEL C AND PARCEL A LAND AREAS OWNED BY THE TOWN OF CASTLE ROCK. THE COMBINED PRIVATE TRACTS AND TOWN PARCELS WILL CREATE A 30' WIDE TRAIL CORRIDOR AND WILL INCLUDE A 10-FOOT-WIDE CONCRETE TRAIL CONNECTING FROM VIA SOLEANA TO THE EAST, WHERE A CONNECTION CAN BE MADE TO THE TOWN WIDE TRAIL SYSTEM. A CONNECTION WILL ALSO BE MADE FROM THE NATURAL TRAIL TO THE 10-FOOT-WIDE TRAIL ALONG THE SOUTHERN EDGE OF THE PROPERTY. THE EXACT ALIGNMENT OF THE TRAIL WILL BE DETERMINED WITH THE CONSTRUCTION DOCUMENTS AND MAY MEANDER THROUGH THE ADJACENT POCKET PARK.

CORE EASEMENT: STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3 FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

POTENTIAL TRAFFIC CALMING MEASURES: FINAL LOCATION AND DESIGN OF TRAFFIC CALMING WILL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS.



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Designed By: HDG			Sheet:
Prepared By: HDG			Job No.:
Checked By: KZH			

TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

OVERALL SITE PLAN

Location:

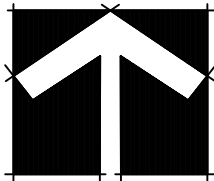
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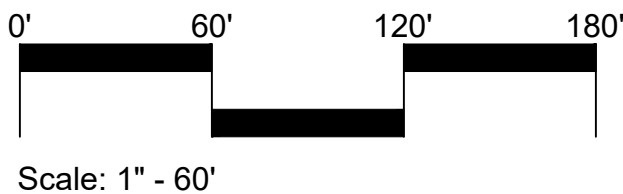
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SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

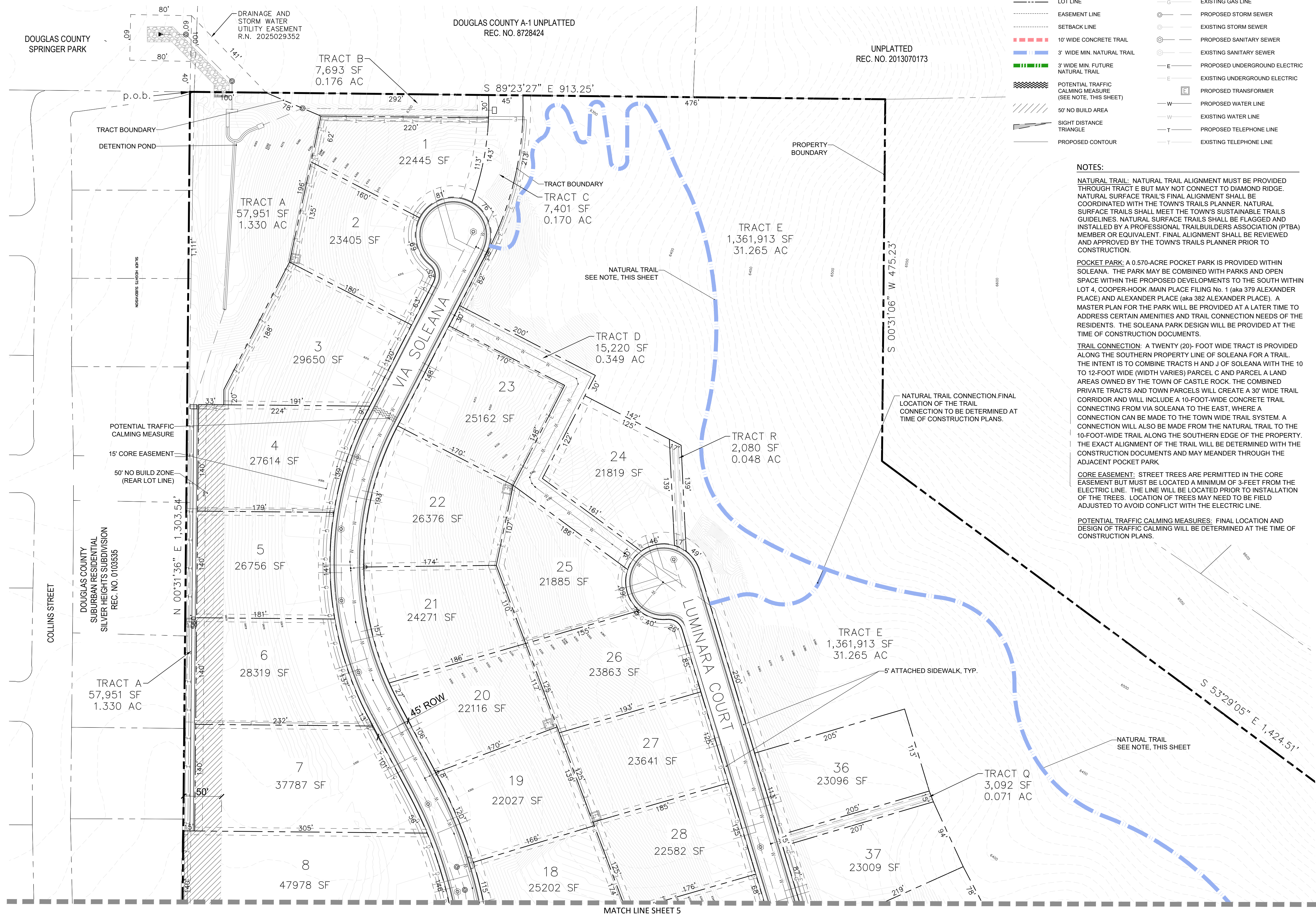


North



SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- | | | | |
|-------|--|-------|-------------------------------|
| — | PROPERTY LINE | --- | EXISTING CONTOUR |
| - - - | RIGHT OF WAY LINE | - G - | PROPOSED GAS LINE |
| --- | LOT LINE | - G - | EXISTING GAS LINE |
| - - - | EASEMENT LINE | ⊙ | PROPOSED STORM SEWER |
| - - - | SETBACK LINE | ⊙ | EXISTING STORM SEWER |
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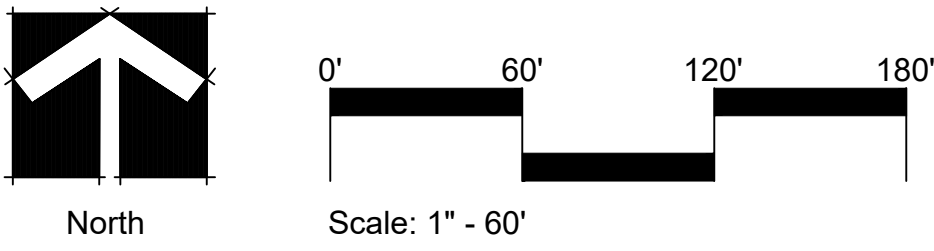
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Designed By: HDG		Date: 02/28/2024	
Prepared By: HDG		Sheet:	
Checked By: KZH		Job No.:	

TOWN OF CASTLE ROCK, COLORADO	
SITE DEVELOPMENT PLAN	
Location:	
Plan Set:	
Sheet Name:	

TOWN OF CASTLE ROCK, COLORADO	
SITE DEVELOPMENT PLAN	
PROJECT NO. SDP24-0010	
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SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

—	PROPERTY LINE	—	EXISTING CONTOUR
- - -	RIGHT OF WAY LINE	- G -	PROPOSED GAS LINE
- - -	LOT LINE	- G -	EXISTING GAS LINE
- - -	EASEMENT LINE	⊙	PROPOSED STORM SEWER
- - -	SETBACK LINE	⊙	EXISTING STORM SEWER
- - -	10' WIDE CONCRETE TRAIL	⊙	PROPOSED SANITARY SEWER
- - -	3' WIDE MIN. NATURAL TRAIL	⊙	EXISTING SANITARY SEWER
- - -	3' WIDE MIN. FUTURE NATURAL TRAIL	- E -	PROPOSED UNDERGROUND ELECTRIC
- - -	POTENTIAL TRAFFIC CALMING MEASURE (SEE NOTE, THIS SHEET)	- E -	EXISTING UNDERGROUND ELECTRIC
- - -	50' NO BUILD AREA	⊠	PROPOSED TRANSFORMER
- - -	SIGHT DISTANCE TRIANGLE	- W -	PROPOSED WATER LINE
- - -	PROPOSED CONTOUR	- W -	EXISTING WATER LINE
- - -		- T -	PROPOSED TELEPHONE LINE
- - -		- T -	EXISTING TELEPHONE LINE

NOTES:

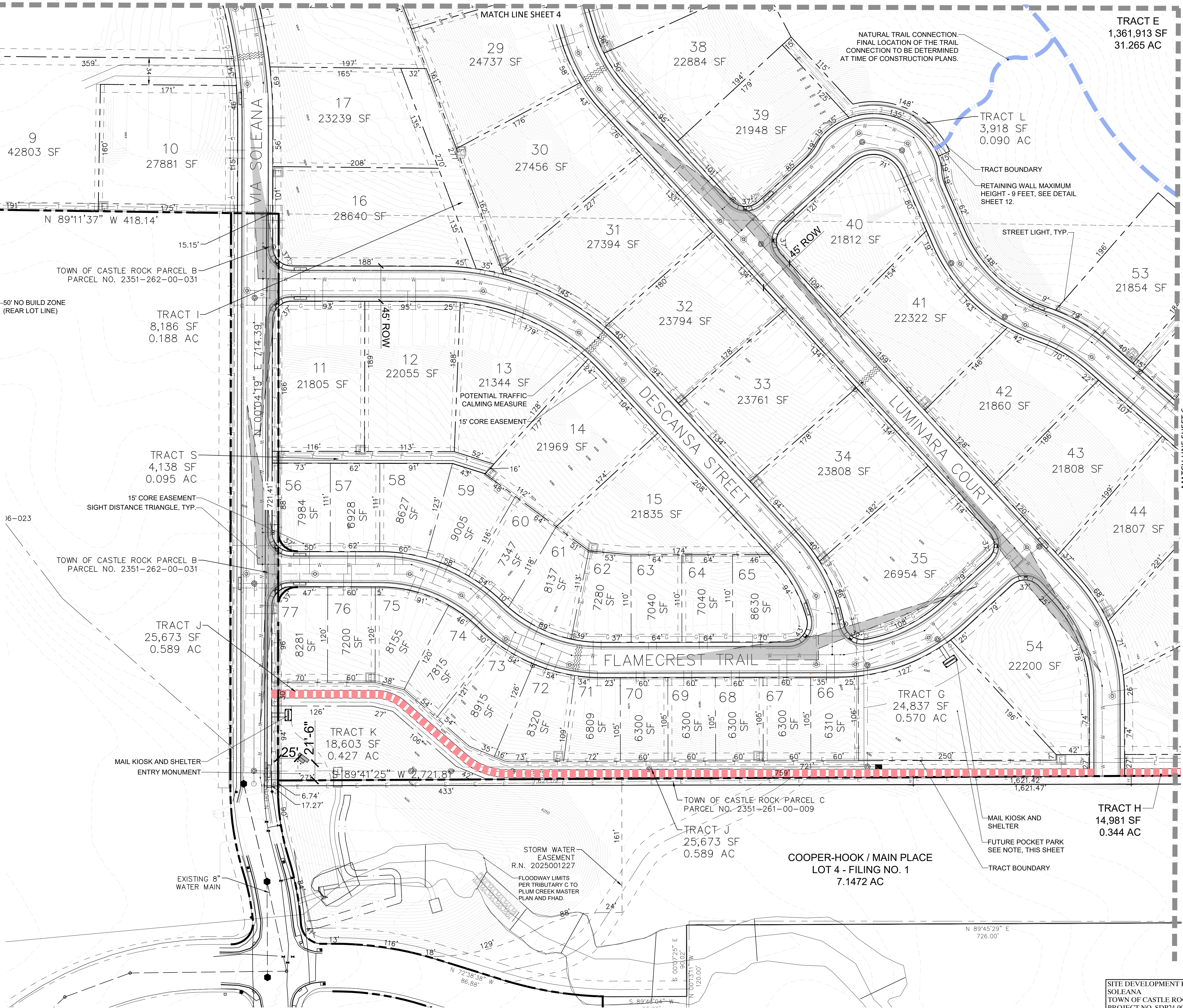
NATURAL TRAIL: NATURAL TRAIL ALIGNMENT MUST BE PROVIDED THROUGH TRACT E BUT MAY NOT CONNECT TO DIAMOND RIDGE. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.

POCKET PARK: A 0.570-ACRE POCKET PARK IS PROVIDED WITHIN SOLEANA. THE PARK MAY BE COMBINED WITH PARKS AND OPEN SPACE WITHIN THE PROPOSED DEVELOPMENTS TO THE SOUTH WITHIN LOT 4, COOPER-HOOK / MAIN PLACE FILING No. 1 (aka 379 ALEXANDER PLACE) AND ALEXANDER PLACE (aka 382 ALEXANDER PLACE). A MASTER PLAN FOR THE PARK WILL BE PROVIDED AT A LATER TIME TO ADDRESS CERTAIN AMENITIES AND TRAIL CONNECTION NEEDS OF THE RESIDENTS. THE SOLEANA PARK DESIGN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION DOCUMENTS.

TRAIL CONNECTION: A TWENTY (20)-FOOT WIDE TRACT IS PROVIDED ALONG THE SOUTHERN PROPERTY LINE OF SOLEANA FOR A TRAIL. THE INTENT IS TO COMBINE TRACTS H AND J OF SOLEANA WITH THE 10 TO 12-FOOT WIDE (WIDTH VARIES) PARCEL C AND PARCEL A LAND AREAS OWNED BY THE TOWN OF CASTLE ROCK. THE COMBINED PRIVATE TRACTS AND TOWN PARCELS WILL CREATE A 30' WIDE TRAIL CORRIDOR AND WILL INCLUDE A 10-FOOT-WIDE CONCRETE TRAIL CONNECTING FROM VIA SOLEANA TO THE EAST, WHERE A CONNECTION CAN BE MADE TO THE TOWN WIDE TRAIL SYSTEM. A CONNECTION WILL ALSO BE MADE FROM THE NATURAL TRAIL TO THE 10-FOOT-WIDE TRAIL ALONG THE SOUTHERN EDGE OF THE PROPERTY. THE EXACT ALIGNMENT OF THE TRAIL WILL BE DETERMINED WITH THE CONSTRUCTION DOCUMENTS AND MAY MEANDER THROUGH THE ADJACENT POCKET PARK.

CORE EASEMENT: STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3-FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

POTENTIAL TRAFFIC CALMING MEASURES: FINAL LOCATION AND DESIGN OF TRAFFIC CALMING WILL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS.



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2	09/23/24		SITE DEVELOPMENT PLAN
3	12/13/24		SITE DEVELOPMENT PLAN
4	03/13/25		SITE DEVELOPMENT PLAN
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6	06/25/25		SITE DEVELOPMENT PLAN
7	07/30/25		SITE DEVELOPMENT PLAN
Designed By: HDG			Sheet:
Prepared By: HDG			Job No.:
Checked By: KZH			

TOWN OF CASTLE ROCK, COLORADO		
SITE DEVELOPMENT PLAN		
Location:	Plan Set:	Sheet Name:
SITE PLAN		

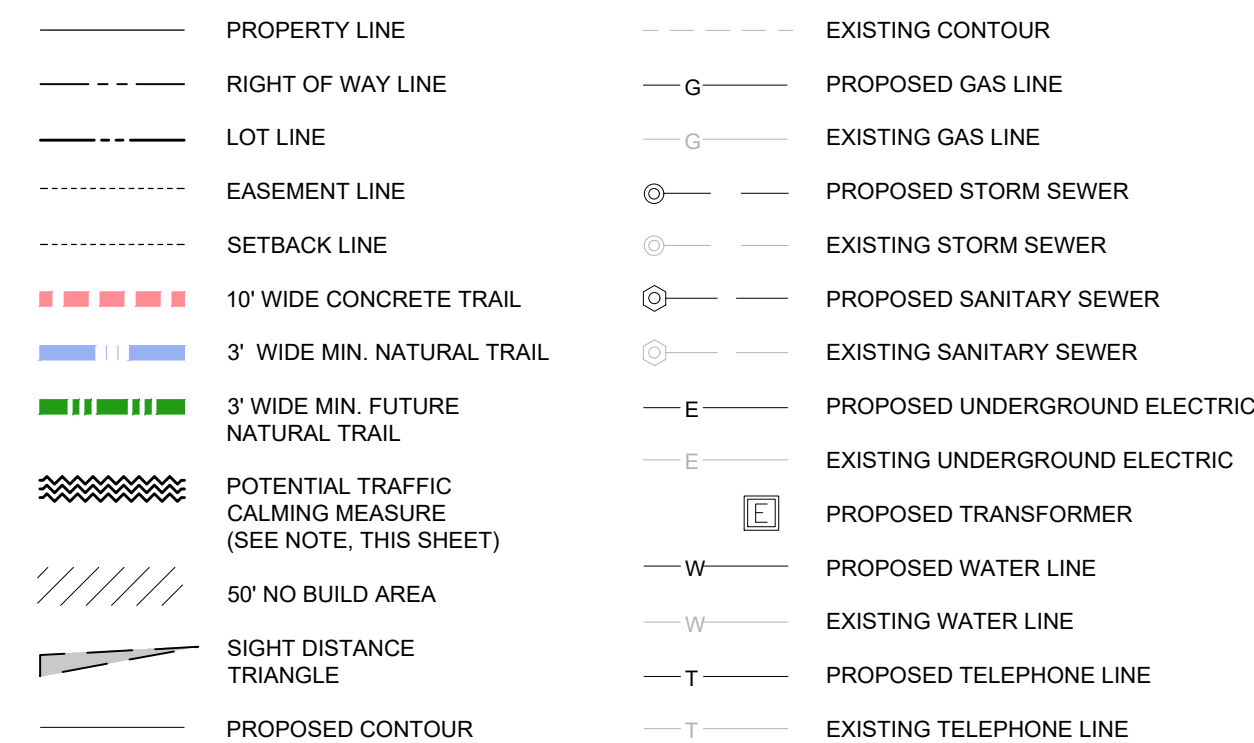


North

0' 60' 120' 180'

Scale: 1" = 60'

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES:

NATURAL TRAIL/NATURAL TRAIL ALIGNMENT MUST BE PROVIDED THROUGH TRACT E BUT MAY NOT CONNECT TO DIAMOND RIDGE. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.

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CORE EASEMENT: STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3-FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

POTENTIAL TRAFFIC CALMING MEASURES: FINAL LOCATION AND DESIGN OF TRAFFIC CALMING WILL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS.

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6	06/25/25		SITE DEVELOPMENT PLAN	
7	07/30/25		SITE DEVELOPMENT PLAN	

Sheet: _____ Date: 02/28/2024

Designed By HDS
 Prepared By HDS
 Checked By KZ

Job No.: _____

TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

SITE PLAN

Location:

Plan Set:

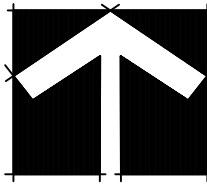
Sheet
Name:

Sheet:

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SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

X:\PROJECTS\ALEXANDER WAY - HAFFEMAN\CAD\2025-06-26 SDP PRINTED ON: 7/30/2025 3:37 PM



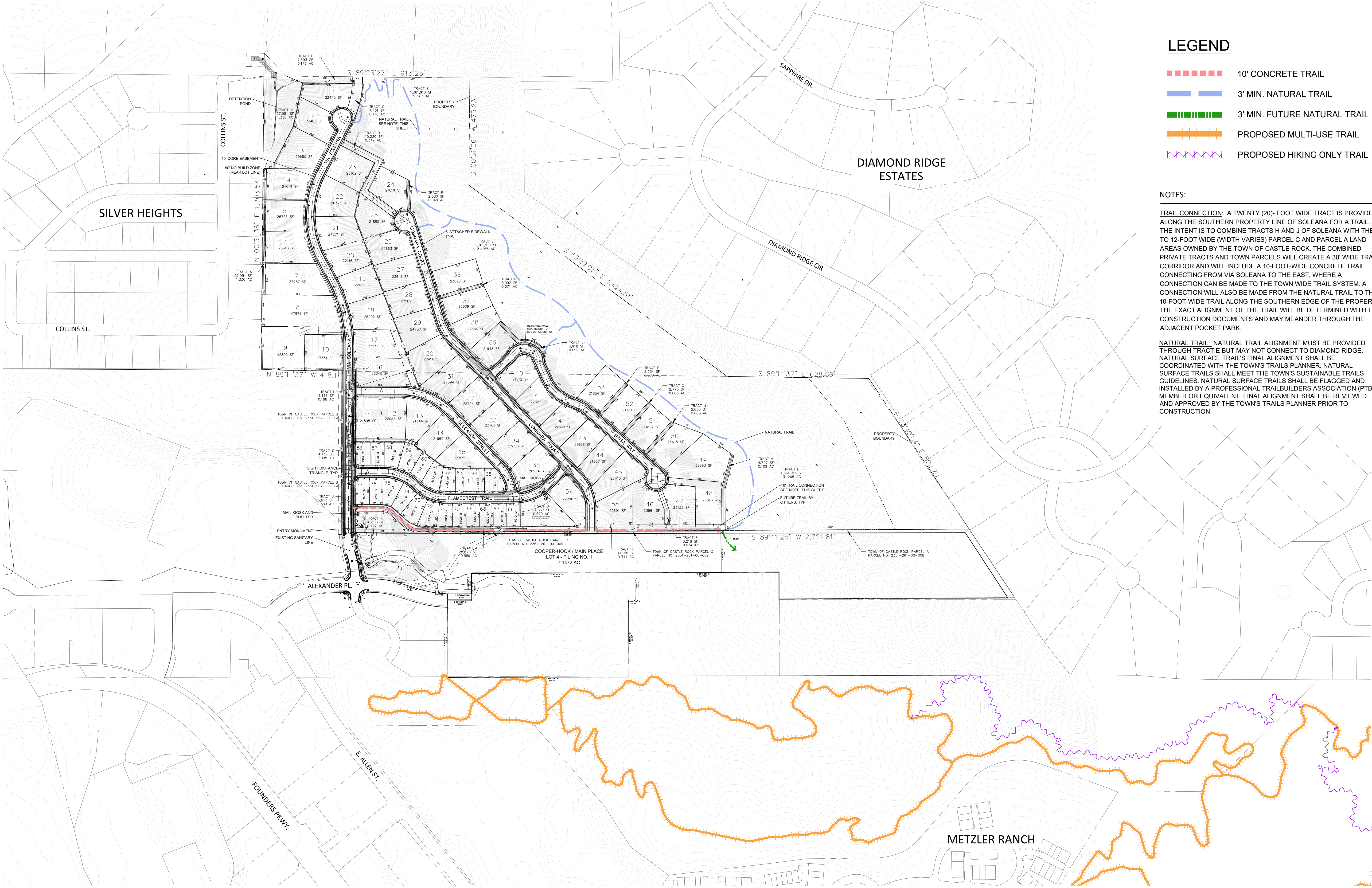
North



Scale: 1" = 200'

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- 10' CONCRETE TRAIL
- 3' MIN. NATURAL TRAIL
- 3' MIN. FUTURE NATURAL TRAIL
- PROPOSED MULTI-USE TRAIL
- PROPOSED HIKING ONLY TRAIL

NOTES:

TRAIL CONNECTION: A TWENTY (20)- FOOT WIDE TRACT IS PROVIDED ALONG THE SOUTHERN PROPERTY LINE OF SOLEANA FOR A TRAIL. THE INTENT IS TO COMBINE TRACTS H AND J OF SOLEANA WITH THE 10 TO 12-FOOT WIDE (WIDTH VARIES) PARCEL C AND PARCEL A LAND AREAS OWNED BY THE TOWN OF CASTLE ROCK. THE COMBINED PRIVATE TRACTS AND TOWN PARCELS WILL CREATE A 30' WIDE TRAIL CORRIDOR AND WILL INCLUDE A 10-FOOT-WIDE CONCRETE TRAIL CONNECTING FROM VIA SOLEANA TO THE EAST, WHERE A CONNECTION CAN BE MADE TO THE TOWN WIDE TRAIL SYSTEM. A CONNECTION WILL ALSO BE MADE FROM THE NATURAL TRAIL TO THE 10-FOOT-WIDE TRAIL ALONG THE SOUTHERN EDGE OF THE PROPERTY. THE EXACT ALIGNMENT OF THE TRAIL WILL BE DETERMINED WITH THE CONSTRUCTION DOCUMENTS AND MAY MEANDER THROUGH THE ADJACENT POCKET PARK.

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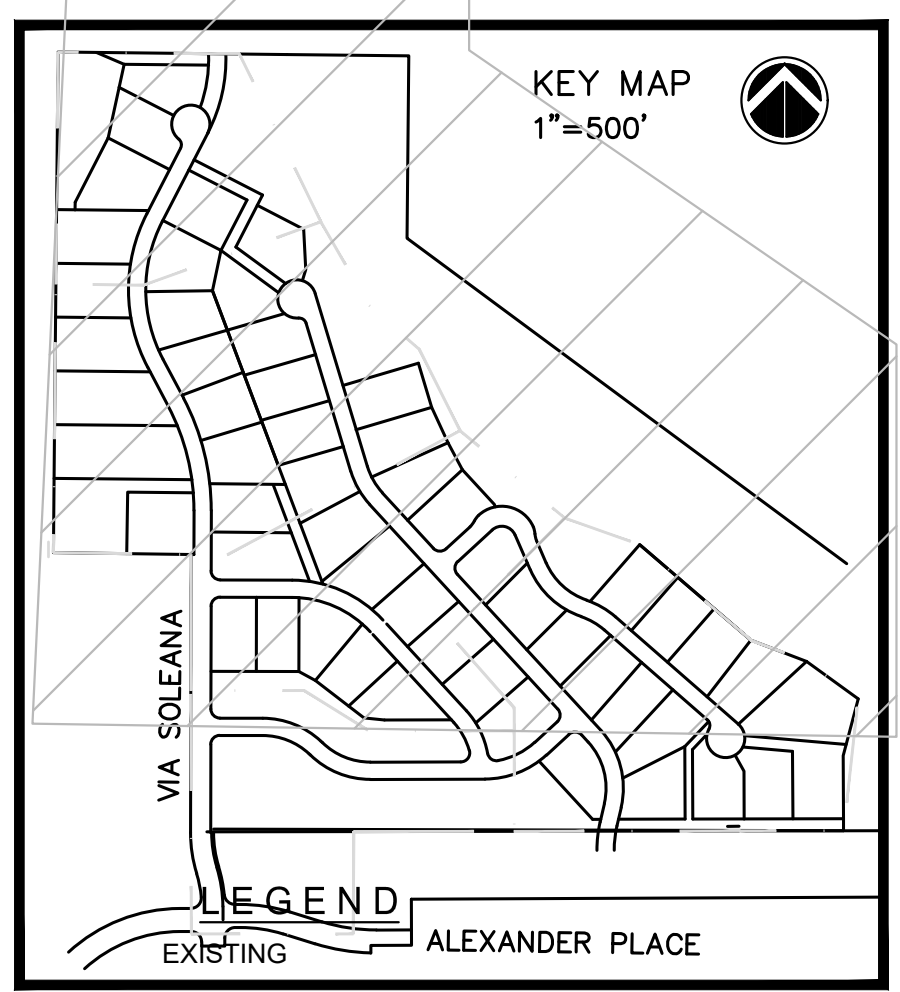
TRAIL CONNECTION NOTE: FUTURE TRAIL CONNECTION WILL BE MADE FROM THE PROPOSED EAST-WEST 10' CONCRETE TRAIL TO THE TOWN OF CASTLE ROCK TRAIL SYSTEM AND TO THE NATURAL TRAIL WITHIN TRACT E. THESE CONNECTION LOCATIONS WILL BE INDICATED AT THE TIME OF CONSTRUCTION DOCUMENTS.



No.	Rev.	Date	Revision Type:
2	09/23/24		SITE DEVELOPMENT PLAN
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7	07/30/25		SITE DEVELOPMENT PLAN
Designed By: HDG			Sheet:
Prepared By: HDG			Job No.:
Checked By: KZH			

TOWN OF CASTLE ROCK, COLORADO		Location:
SITE DEVELOPMENT PLAN		
OVERALL TRAIL PLAN		
Plan Set:		Sheet Name:
7 of 24		

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PHASE 1a LOTS 11–15, 16–18, 8–10, 56–77

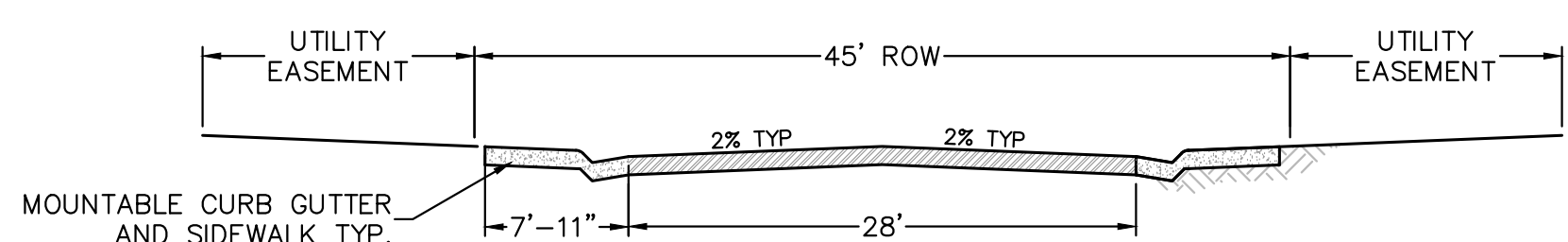
PHASE 1b LOTS 1–7, 19–23

PHASE 2 LOTS 24–35, 36–38, 54

PHASE 3 LOTS 39–53, 55

1. PHASES CAN BE BUILT IN ANY ORDER AS LONG AS THE REQUIRED INFRASTRUCTURE FOR THAT PHASE INCLUDING DOWNSTREAM FLOOD CONTROL CONSTRUCTED AND MEETS ALL TOWN OF CASTLE ROCK DESIGN CRITERIA.
2. IF PHASING BOUNDARIES CHANGE, A FIELD CHANGE ORDER IDENTIFYING THE SPECIFIC CHANGES MADE ALONG WITH UPDATED ESTIMATES OF COSTS WILL BE SUBMITTED FOR TOWN REVIEW AND APPROVAL.
3. ALL UTILITIES SHALL BE TERMINATED PER TOWN OF CASTLE ROCK STANDARD SPECIFICATIONS AND SHALL BE REINSTALLED PER TOWN OF CASTLE ROCK FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
4. EACH PHASE SHALL BE IDENTIFIED BY A FIELD CHANGE ORDER. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKER IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LATERALS SHALL BE INSTALLED AND THE LOCATION OF ALL WATER AND SANITARY SEWER SERVICE LINES FOR EACH LOT SHALL BE VERIFIED BY CONTRACTOR.
5. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS ARE TEMPORARILY ENDED AT PHASE LINES.
6. INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE ROCK CRITERIA SHALL BE REQUIRED FOR ALL EROSION AND SEDIMENT CONTROL WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTION.

	STORM MANHOLE
	STORM INLET
	STORM DOUBLE INLET
	FLARED END SECTION
	SANITARY MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	LIGHT POLE
	TRANSFORMER
	PROPERTY LINE
	CENTERLINE
	EASEMENT LINE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	UNDERGROUND ELECTRIC
	GAS LINE
	TELEPHONE LINE
	CONTOUR
	UE UTILITY EASEMENT



NOTE:
UTILITY EASEMENT FOR DRY UTILITY
INSTALLATION TO BE COORDINATED
WITH LOCAL PROVIDERS

TYPICAL ROW SECTION DETAIL:



SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010



No.	Rev.	Date:	Revision	Type:
1		7/02/24	SITE DEVELOPMENT PLAN	
2		9/17/24	SITE DEVELOPMENT PLAN	
3		12/13/24	SITE DEVELOPMENT PLAN	
4		3/13/25	SITE DEVELOPMENT PLAN	
5		7/30/25	APPROVED SITE DEVELOPMENT PLAN	
6				

Designed By: _____

Prepared By: **AHC**

Approved By: *******

Date: 11-13-23

Horiz. Scale: _____

Vert. Scale: _____

Sheet: **8**

Job No.: _____

TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

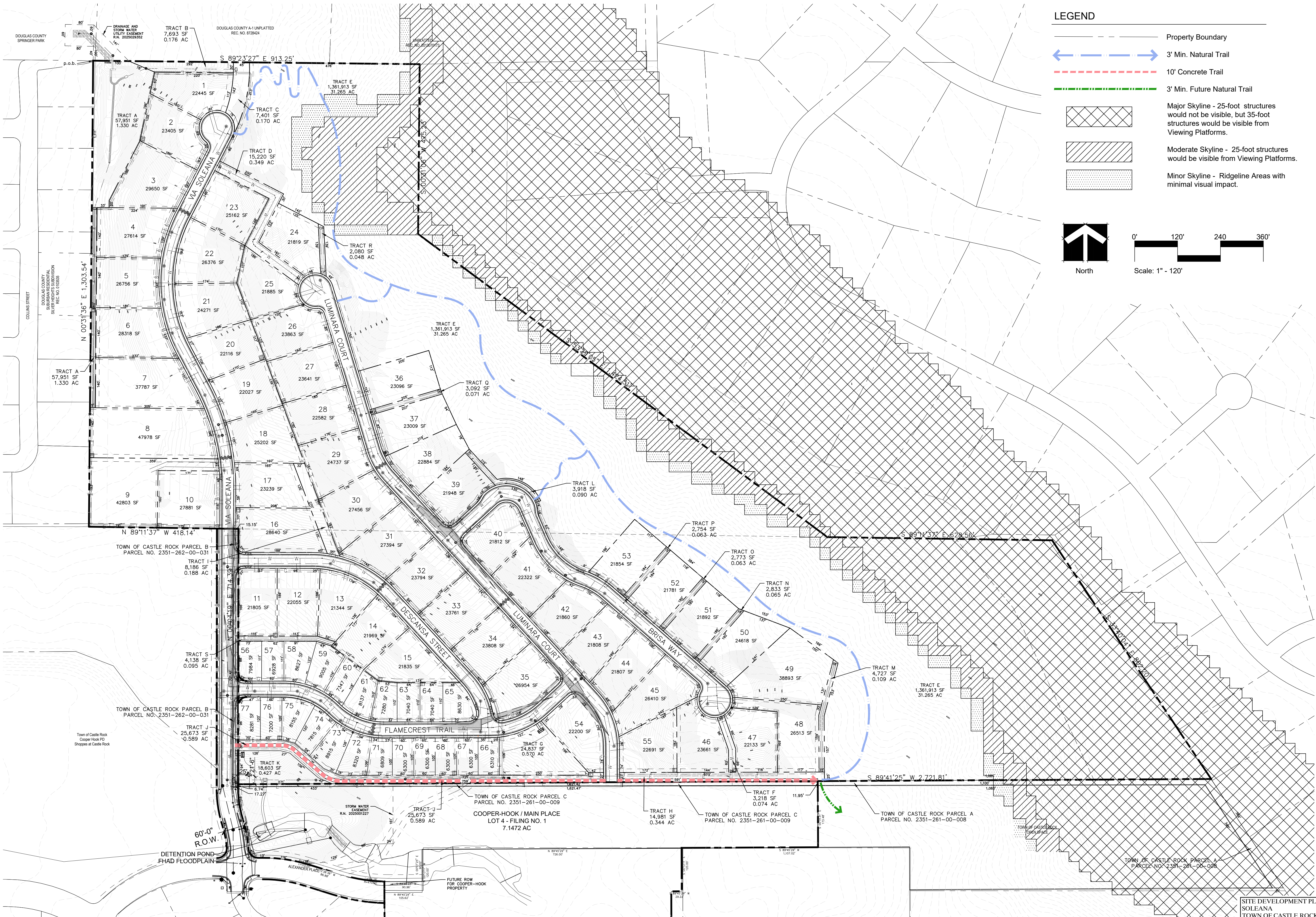
PHASING PLAN

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Sheet: 8 of 24

SITE DEVELOPMENT PLAN

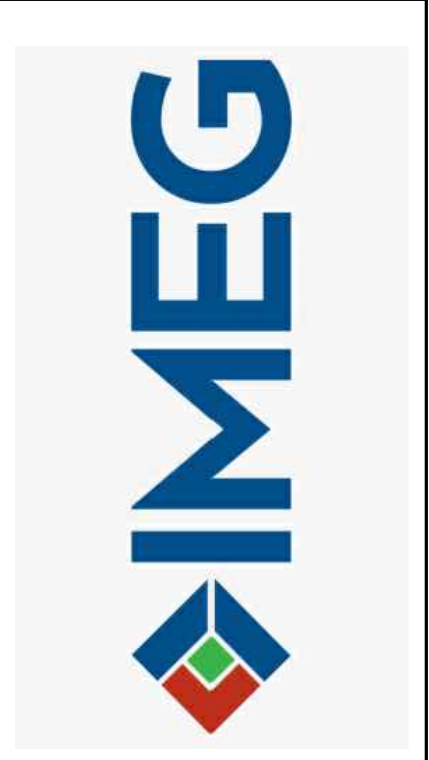
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- Property Boundary
 - 3' Min. Natural Trail
 - 10' Concrete Trail
 - 3' Min. Future Natural Trail
 - Major Skyline - 25-foot structures would not be visible, but 35-foot structures would be visible from Viewing Platforms.
 - Moderate Skyline - 25-foot structures would be visible from Viewing Platforms.
 - Minor Skyline - Ridgeline Areas with minimal visual impact.
- North
- Scale: 1" = 120'

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6	07/30/25		SITE DEVELOPMENT PLAN
7			

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Prepared By: HDG
Checked By: KZH

Date: 02/28/2024
Sheet:
Job No.:

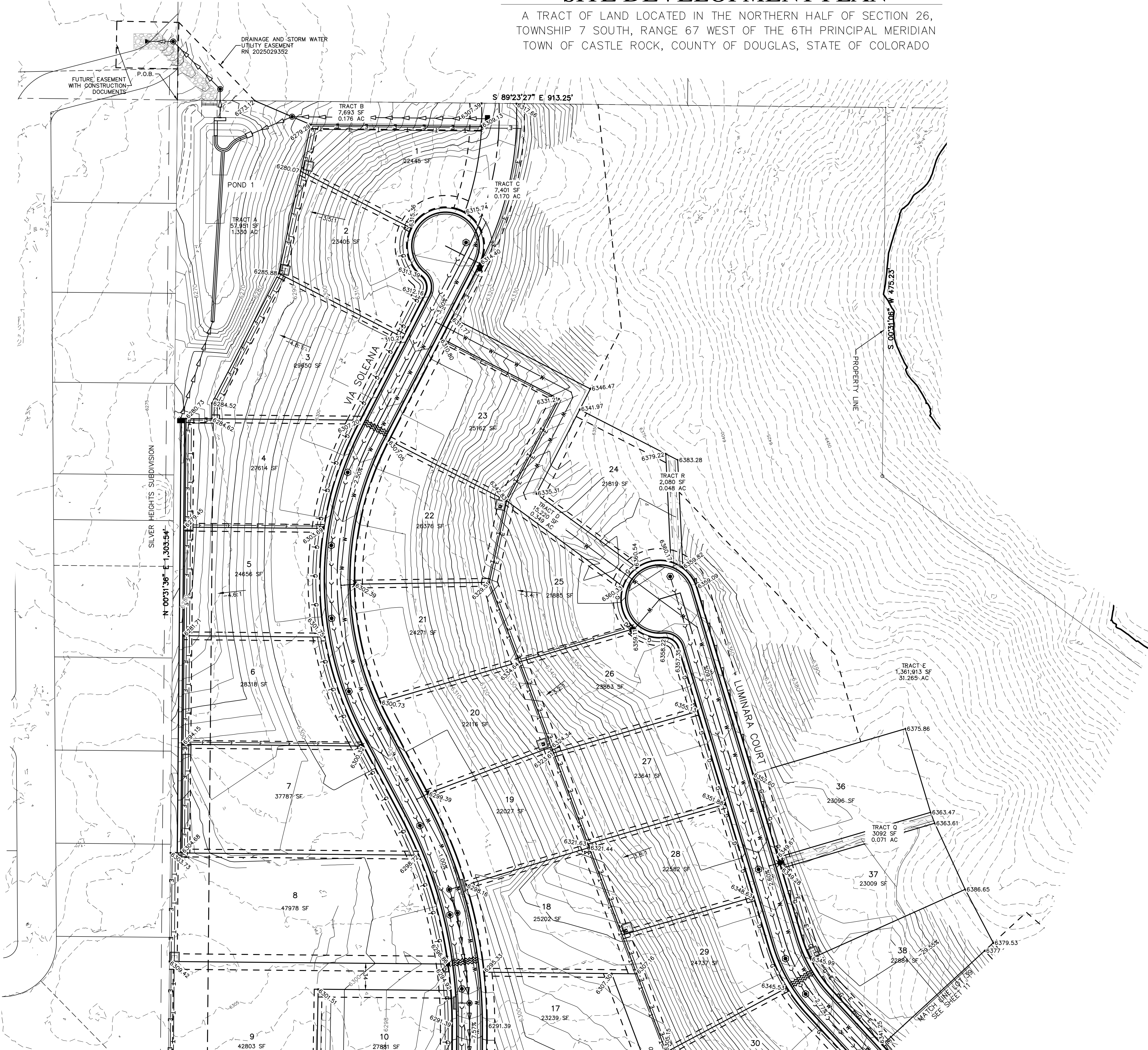
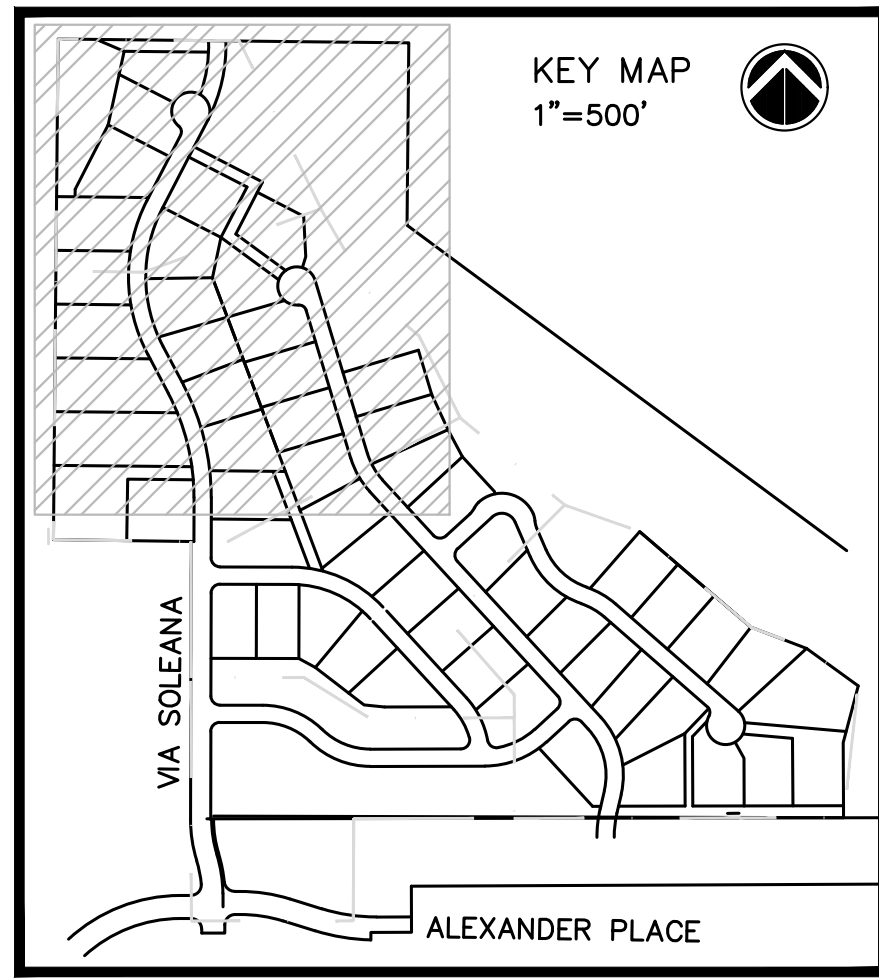
Location:	TOWN OF CASTLE ROCK, COLORADO
Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	SKYLINE / RIDGELINE PLAN

Site Development Plan
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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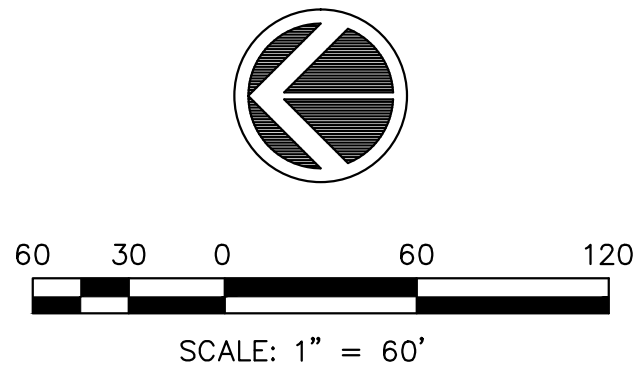
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CONTOUR
		CURB UNDERDRAIN
		UE UTILITY EASEMENT



SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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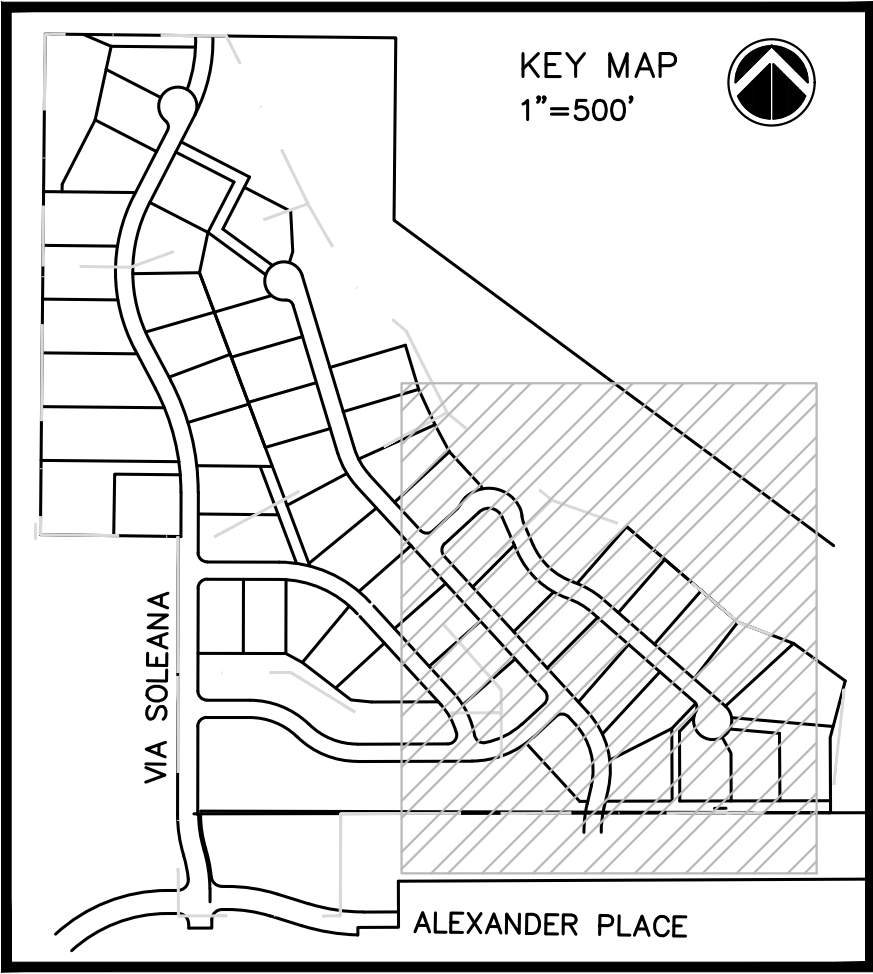
Designed By:	Date:	Sheet:
Prepared By: AHC	11-13-23	10
Approved By:***	Horiz. Scale:	Job No.:
	Vert. Scale:	

Location:	TOWN OF CASTLE ROCK, COLORADO
Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	GRADING PLAN

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SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- | PROPOSED | EXISTING | |
|----------|----------|----------------------|
| ● | ○ | STORM MANHOLE |
| ■ | □ | STORM INLET |
| ▬ | ▬ | STORM DOUBLE INLET |
| ▲ | △ | FLARED END SECTION |
| ⊗ | ⊗ | SANITARY MANHOLE |
| ⊙ | ⊙ | WATER VALVE |
| ⊕ | ⊕ | HYDRANT |
| ⊖ | ⊖ | GAS VALVE |
| ⊗ | ⊗ | LIGHT POLE |
| ⊙ | ⊙ | TRANSFORMER |
| ▬ | ▬ | PROPERTY LINE |
| ▬ | ▬ | CENTERLINE |
| ▬ | ▬ | EASEMENT LINE |
| ▬ | ▬ | SANITARY SEWER |
| ▬ | ▬ | STORM SEWER |
| ▬ | ▬ | WATER LINE |
| ▬ | ▬ | UNDERGROUND ELECTRIC |
| ▬ | ▬ | GAS LINE |
| ▬ | ▬ | TELEPHONE LINE |
| ▬ | ▬ | CONTOUR |
| ▬ | ▬ | CURB UNDERDRAIN |
| ▬ | ▬ | UE UTILITY EASEMENT |

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5		7/30/25	APPROVED SITE DEVELOPMENT PLAN
6			

Designed By: AH
Prepared By: AH
Approved By: ***

Date: 11-13-23
Horiz. Scale:
Vert. Scale:

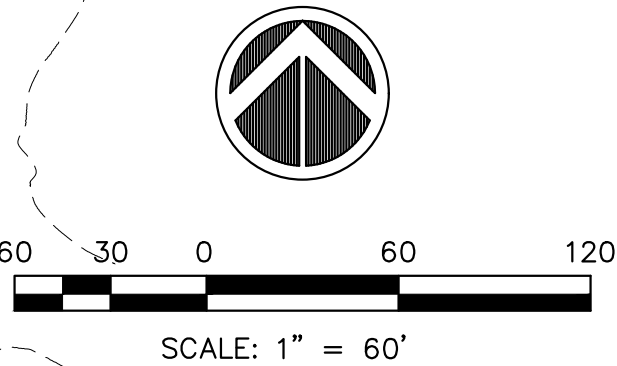
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Job No.:

Location:	TOWN OF CASTLE ROCK, COLORADO
Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	GRADING PLAN 2

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SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

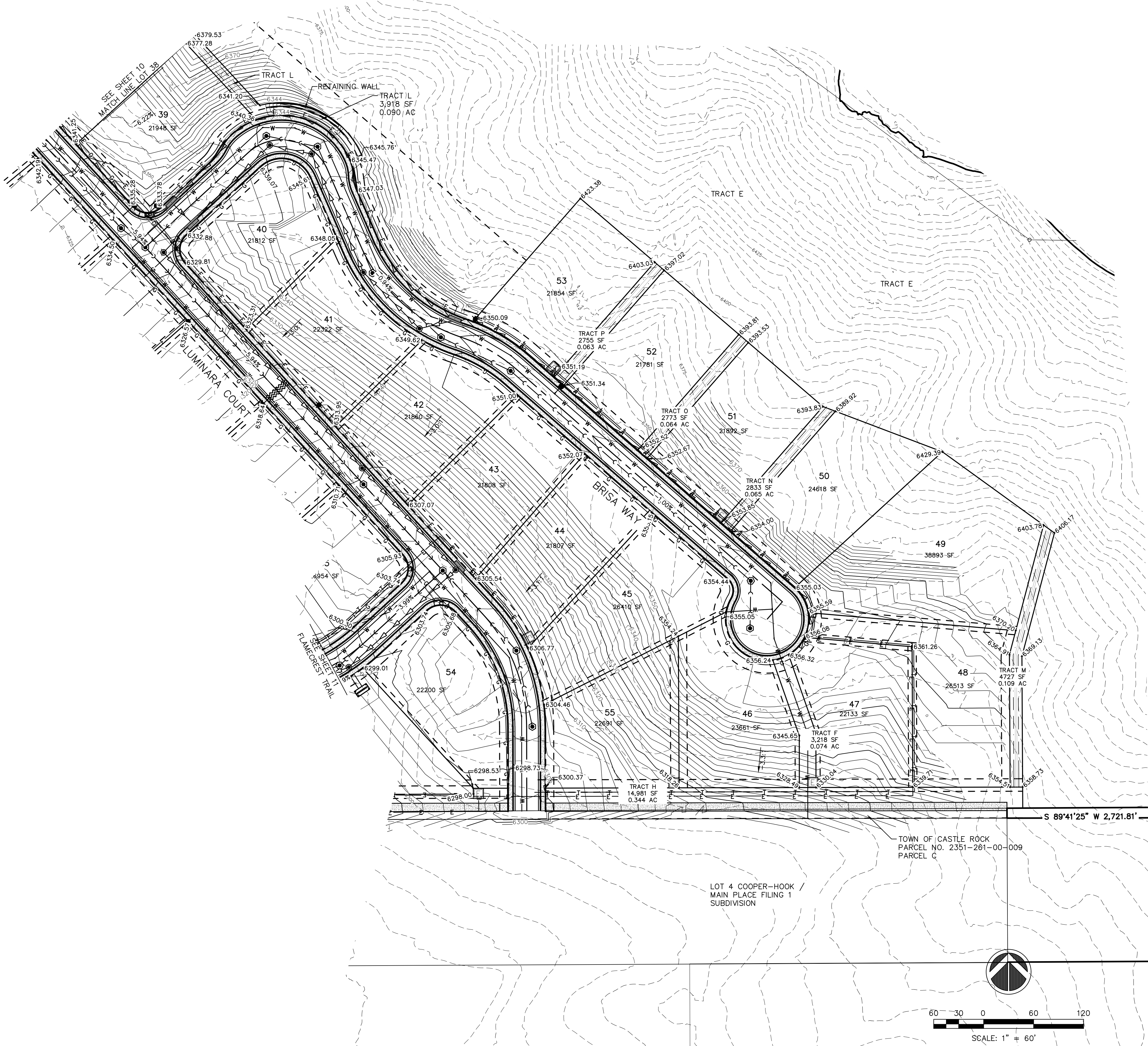
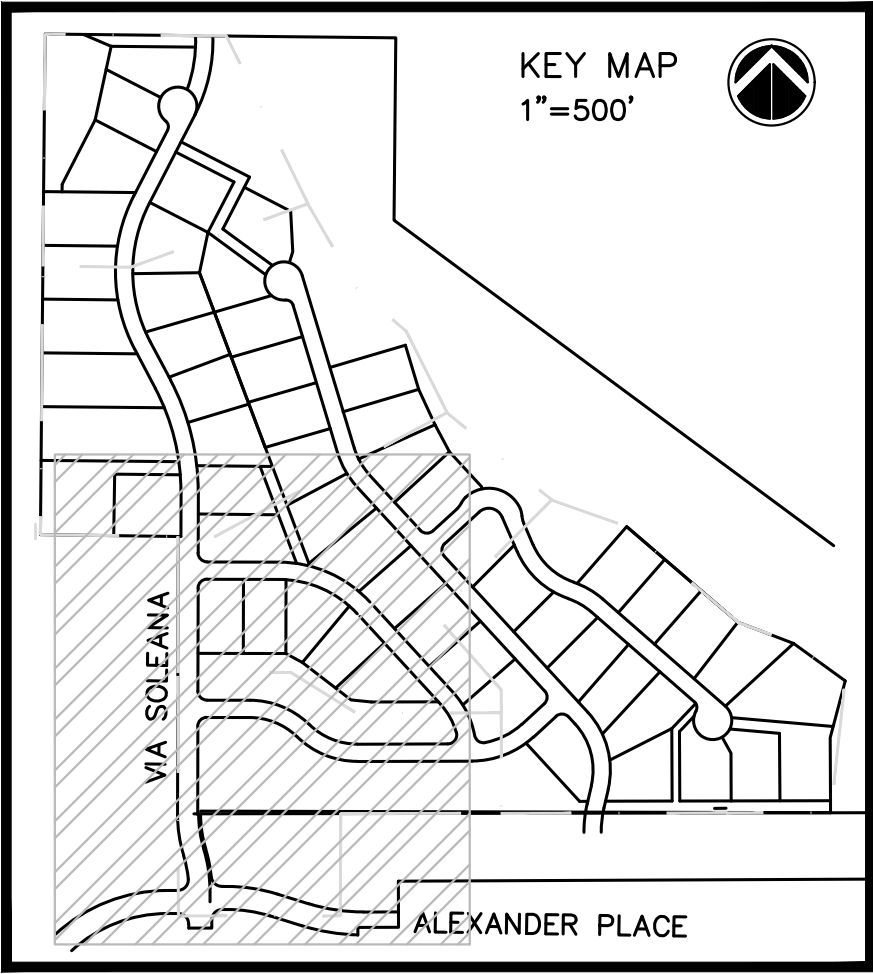
Sheet: 11 of 24



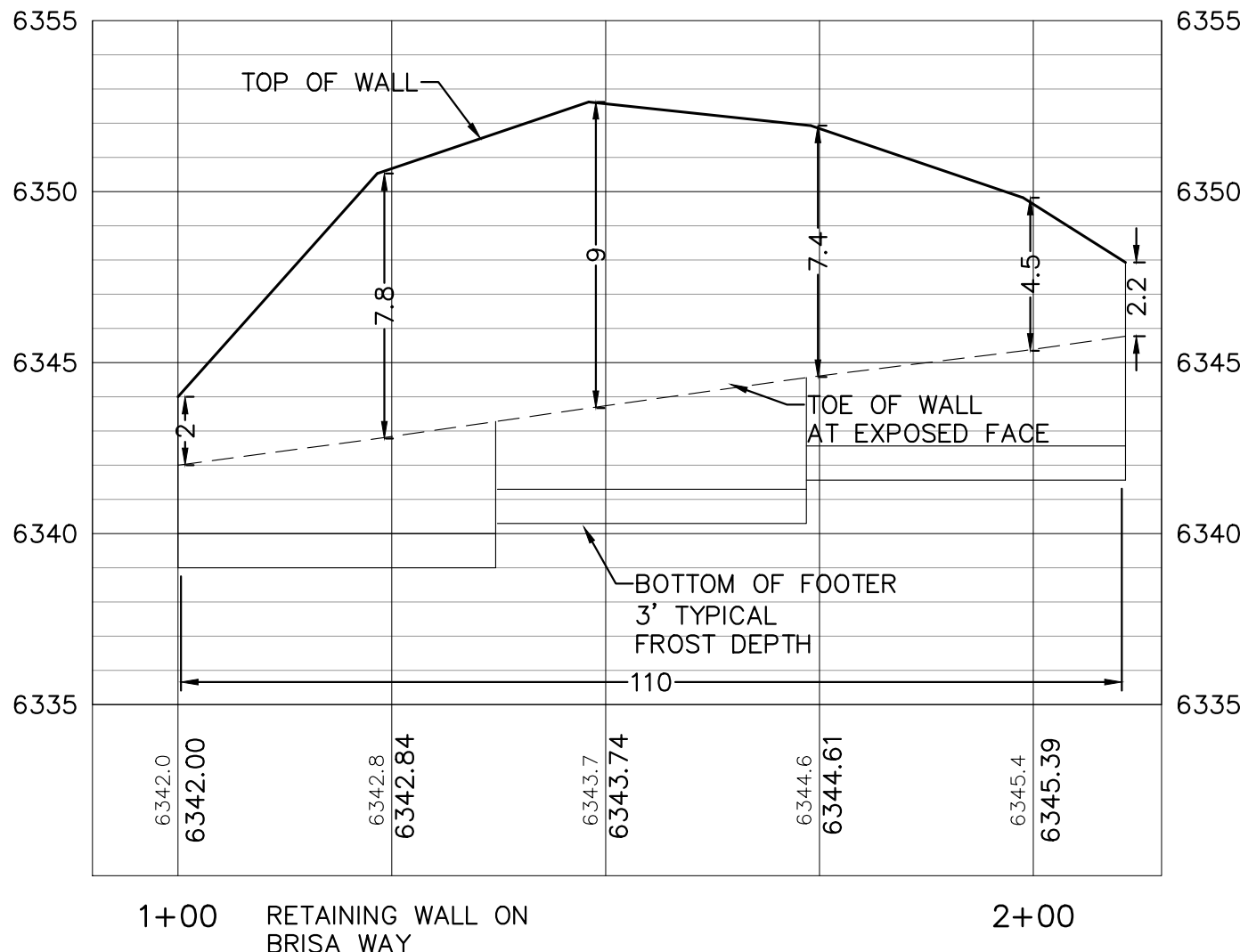
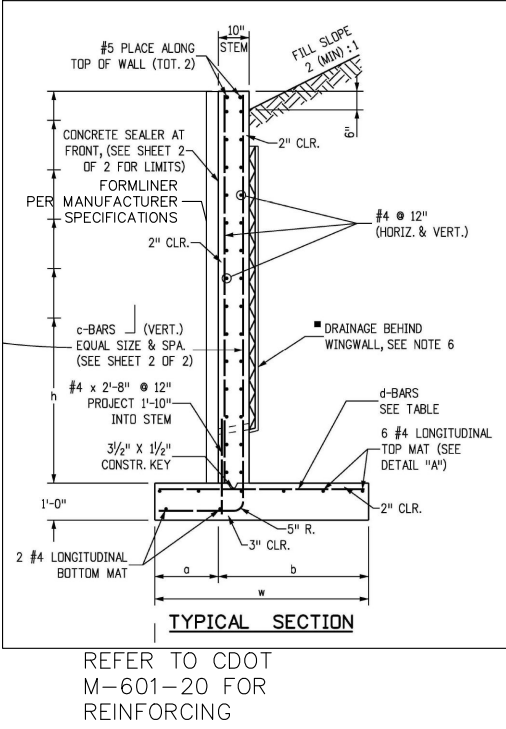
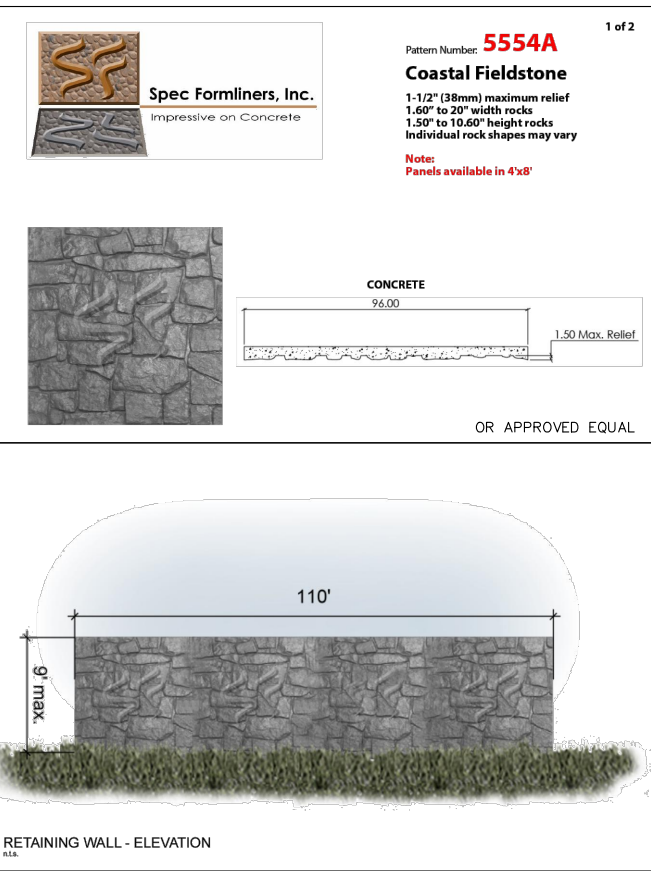
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SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND		
PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CONTOUR
		CURB UNDERDRAIN
		UE UTILITY EASEMENT

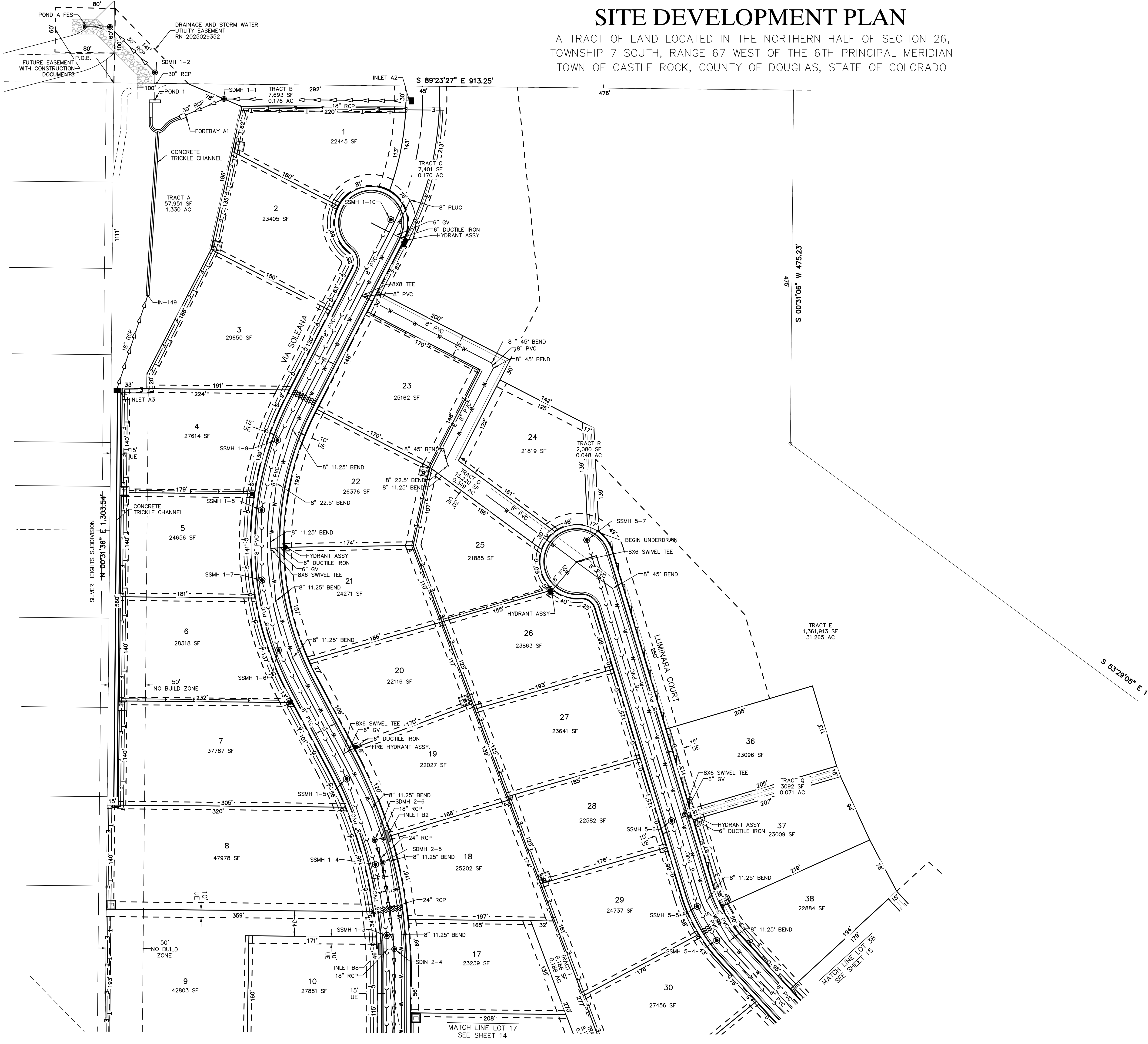


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No.	Rev. Date
1	7/02/24
2	9/17/24
3	12/13/24
4	3/13/25
5	7/30/25
6	

Location:	
Town of Castle Rock, Colorado	
Site Development Plan	
Grading Plan 3	
Sheet Name:	
12 of 24	

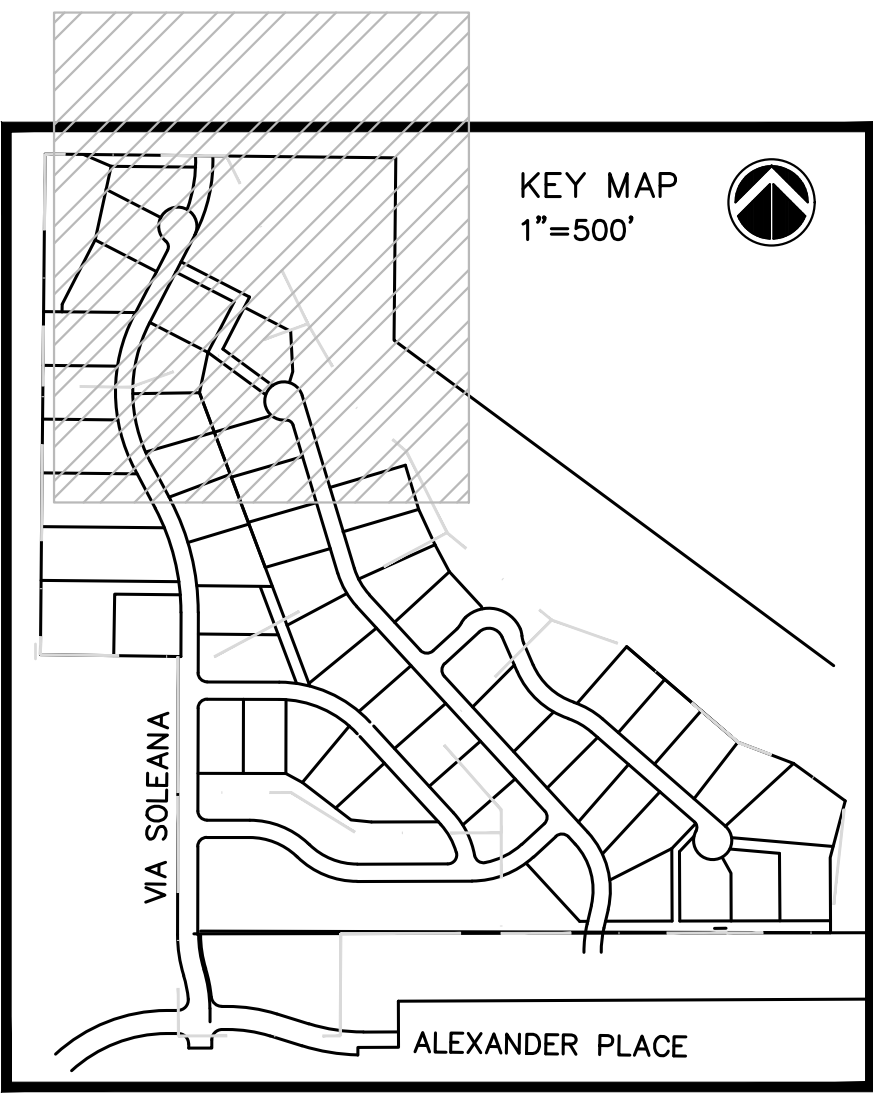
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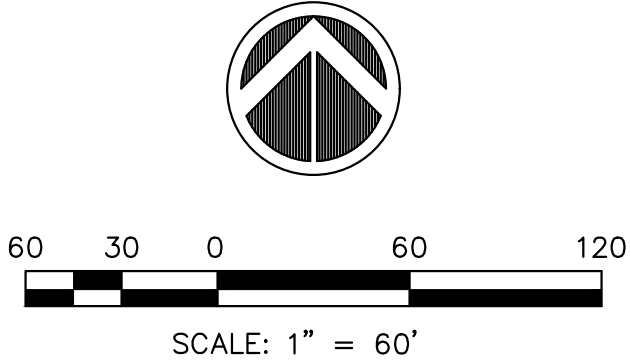
SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND		
PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CURB UNDERDRAIN
		UE UTILITY EASEMENT

- UTILITY NOTES:
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 - THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER BLUE WATER PRESSURE ZONE.
 - CONCRETE TRICKLE CHANNEL TO BE MAINTAINED BY THE HOA AND IS NOT A PUBLIC DRAINAGE FACILITY.



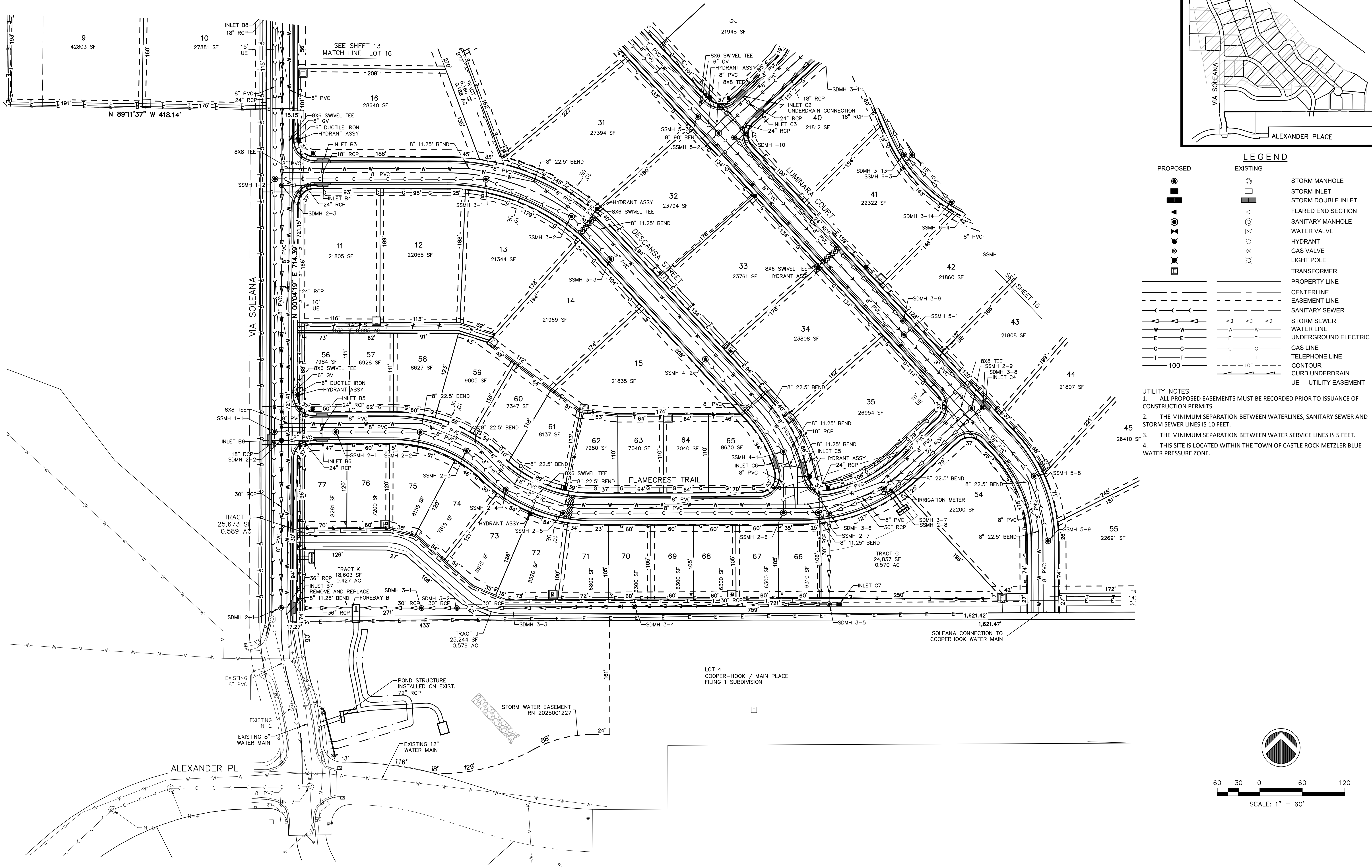
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Location: TOWN OF CASTLE ROCK, COLORADO		Revision Type:		
Plan Set:	Sheet Name:	1	SITE DEVELOPMENT PLAN	
		2	SITE DEVELOPMENT PLAN	
		3	SITE DEVELOPMENT PLAN	
		4	SITE DEVELOPMENT PLAN	
		5	APPROVED SITE DEVELOPMENT PLAN	
20002764		Date: 11-13-23		
13 of 24		Designed By: AHC		
		Prepared By: AHC		
		Approved By: ***		
		Scale: Horiz. Vert.		
		Job No.:		
		Sheet: 13		
		Scale: Horiz. Vert.		

SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

SITE DEVELOPMENT PLAN

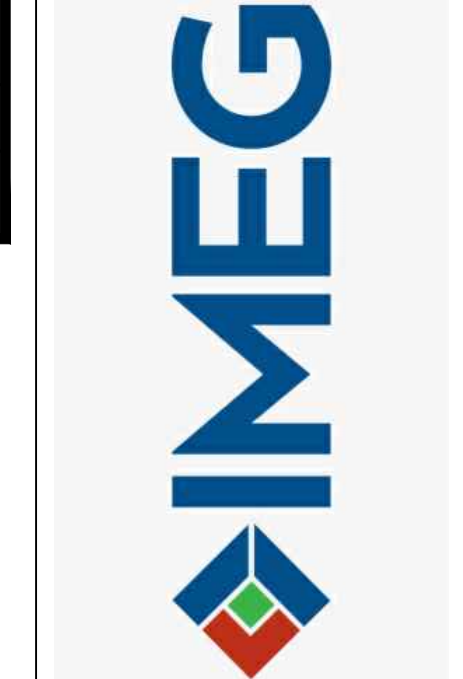
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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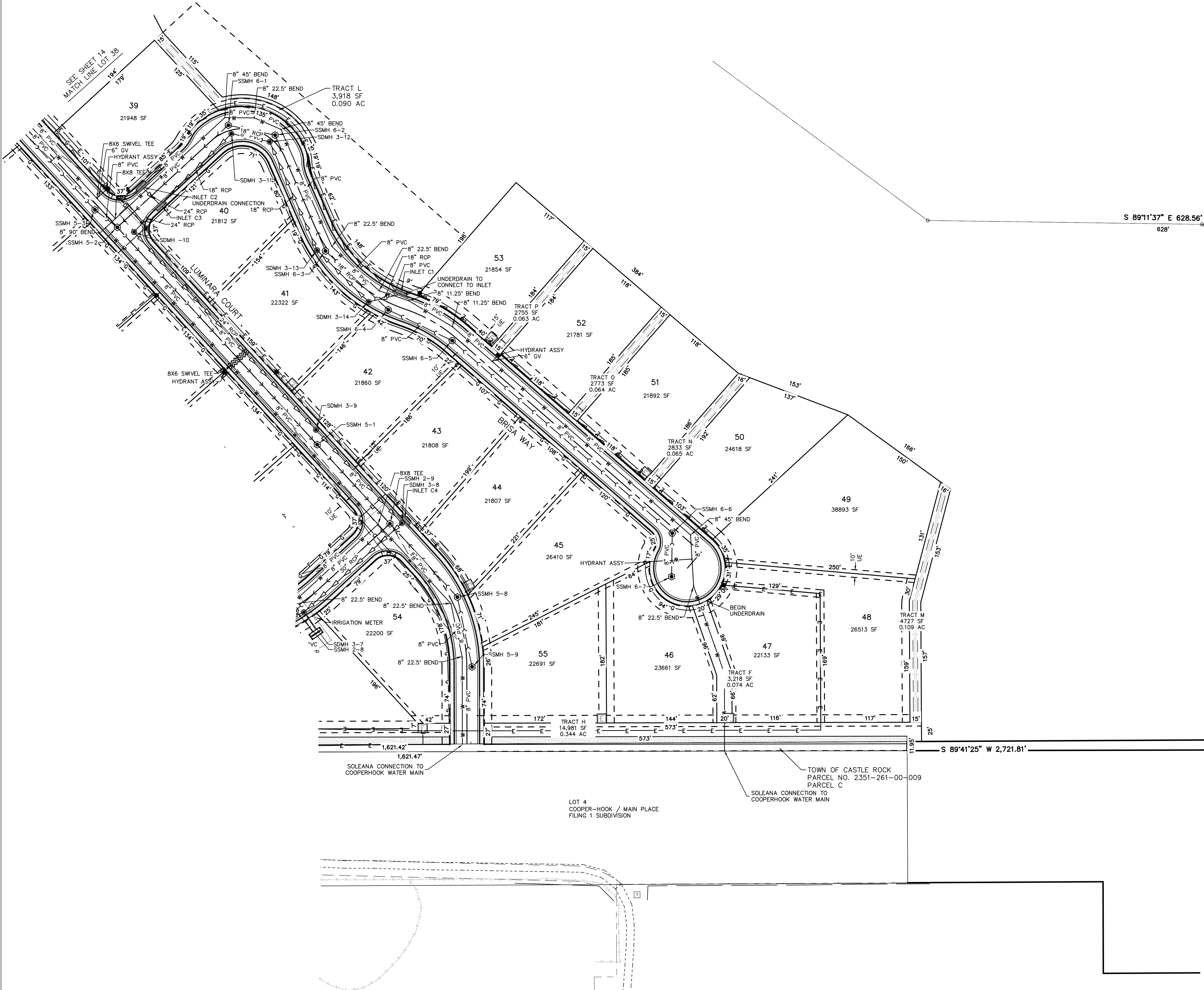
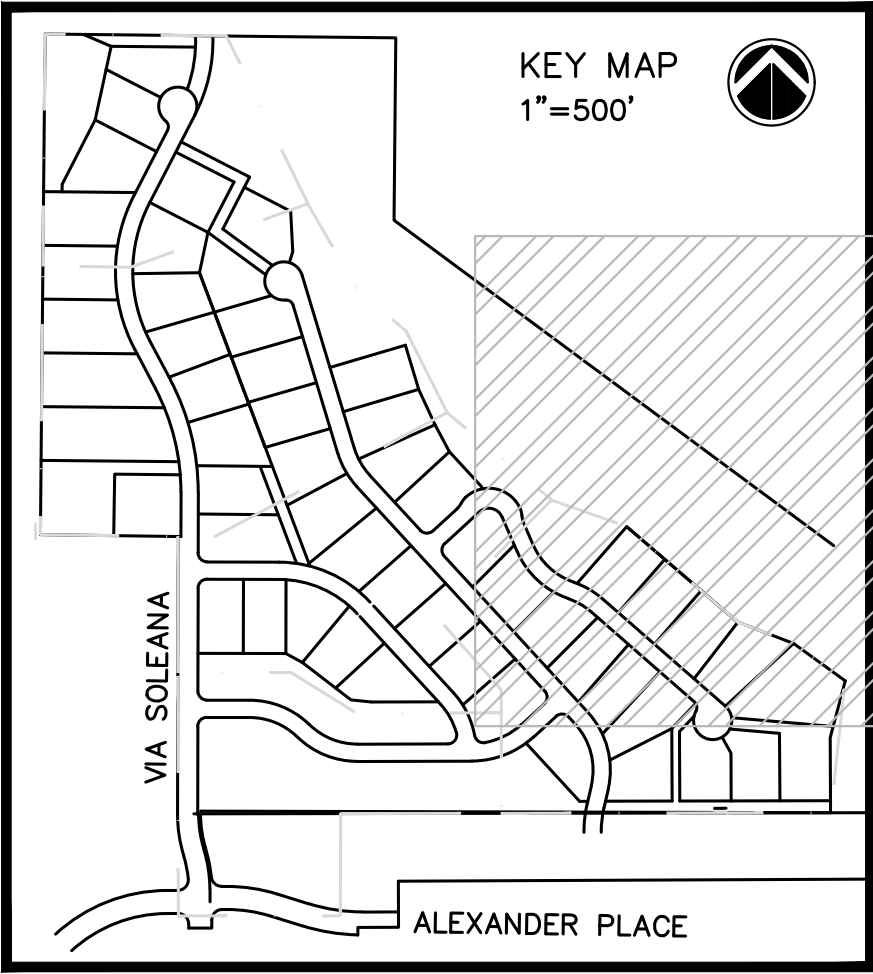


Revision Type:		Revision Type:	
No.	Rev. Date:	No.	Rev. Date:
1	7/02/24	1	7/02/24
2	9/17/24	2	9/17/24
3	12/13/24	3	12/13/24
4	3/13/25	4	3/13/25
5	7/30/25	5	7/30/25
6		6	

TOWN OF CASTLE ROCK, COLORADO		SHEET SETS SITE DEVELOPMENT PLAN	
SITE DEVELOPMENT PLAN		UTILITIES PLAN 2	
20002764		14 of 24	

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

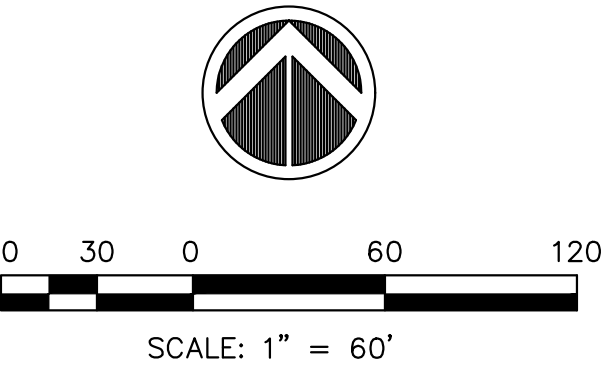


LEGEND

PROPOSED	EXISTING	DESCRIPTION
		STORM MANHOLE
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		SANITARY MANHOLE
		WATER VALVE
		HYDRANT
		GAS VALVE
		LIGHT POLE
		TRANSFORMER
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SANITARY SEWER
		STORM SEWER
		WATER LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEPHONE LINE
		CONTOUR
		CURB UNDERDRAIN
		UE UTILITY EASEMENT

UTILITY NOTES:

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- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK METZLER BLUE WATER PRESSURE ZONE.



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No.	Rev. Date:	No.	Rev. Date:
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2	9/17/24	2	9/17/24
3	12/13/24	3	12/13/24
4	3/13/25	4	3/13/25
5	7/30/25	5	7/30/25
6		6	

Designed By:	Date: 11-13-23	Sheet: 15
Prepared By: AHC	Horiz. Scale:	Job No.:
Approved By:***	Vert. Scale:	

Location: TOWN OF CASTLE ROCK, COLORADO

Plan Set: SITE DEVELOPMENT PLAN

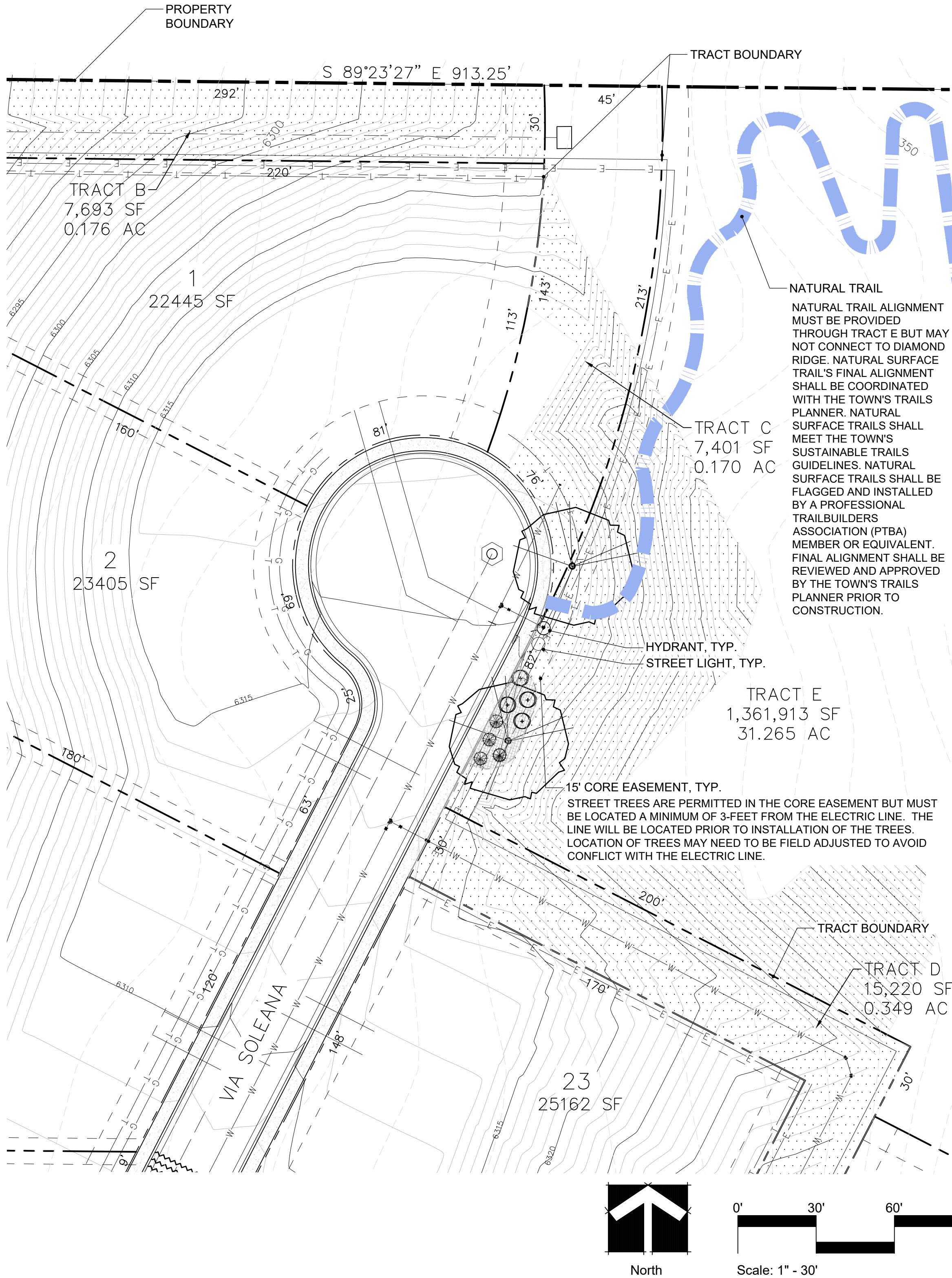
Sheet Name: UTILITIES PLAN 3

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
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. NONLIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2") INCHES FOR ROCK MULCH AND FOUR (4") INCHES FOR WOOD MULCH.
11. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES FOR THE TOWN OF CASTLE ROCK.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. UNDERGROUND IRRIGATION LINES ARE PERMITTED IN TOWN OWNED TRACTS (TRACTS C, E, H & J).
13. 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. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
14. WHERE SIDEWALK IS ATTACHED, ONE TREE PER LOT NEEDS TO BE PROVIDED IN FRONT YARD TO MEET STREET TREE REQUIREMENTS.
15. METHODS FOR EXISTING NATIVE VEGETATION TO BE PROTECTED IN PLACE WILL BE DETAILED IN THE CONSTRUCTION DOCUMENTS. IF VEGETATION TO BE PROTECTED IS REMOVED, IT SHALL BE REPLACED WITH LIKE KIND, QUANTITY AND SIZE PLANT TYPES.
16. THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN AND THE TOWN OF CASTLE ROCK TESC MANUAL.



LEGEND

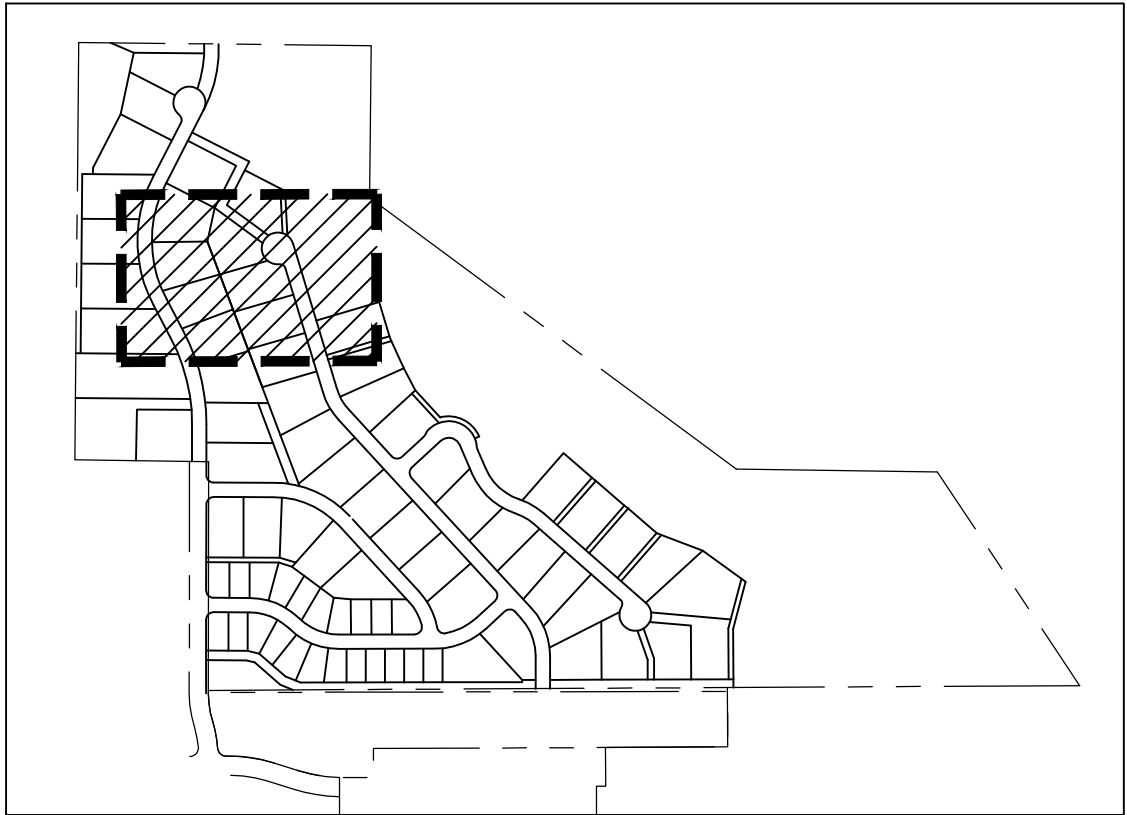
- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- 1" RIVER ROCK MULCH (LOW HYDROZONE)
- EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
- NATIVE SEED (LOW HYDROZONE)
- EDGER
- 3' WIDE MIN. NATURAL TRAIL
- 10' WIDE CONCRETE TRAIL

No.	Rev.	Date:	Revision Type:
2	09/23/24	SITE DEVELOPMENT PLAN	
3	12/13/24	SITE DEVELOPMENT PLAN	
4	03/13/25	SITE DEVELOPMENT PLAN	
5	04/28/25	SITE DEVELOPMENT PLAN	
6	06/25/25	SITE DEVELOPMENT PLAN	
7	07/30/25	SITE DEVELOPMENT PLAN	
Designed By: HDG			Sheet:
Prepared By: HDG			Job No.:
Checked By: KZH			

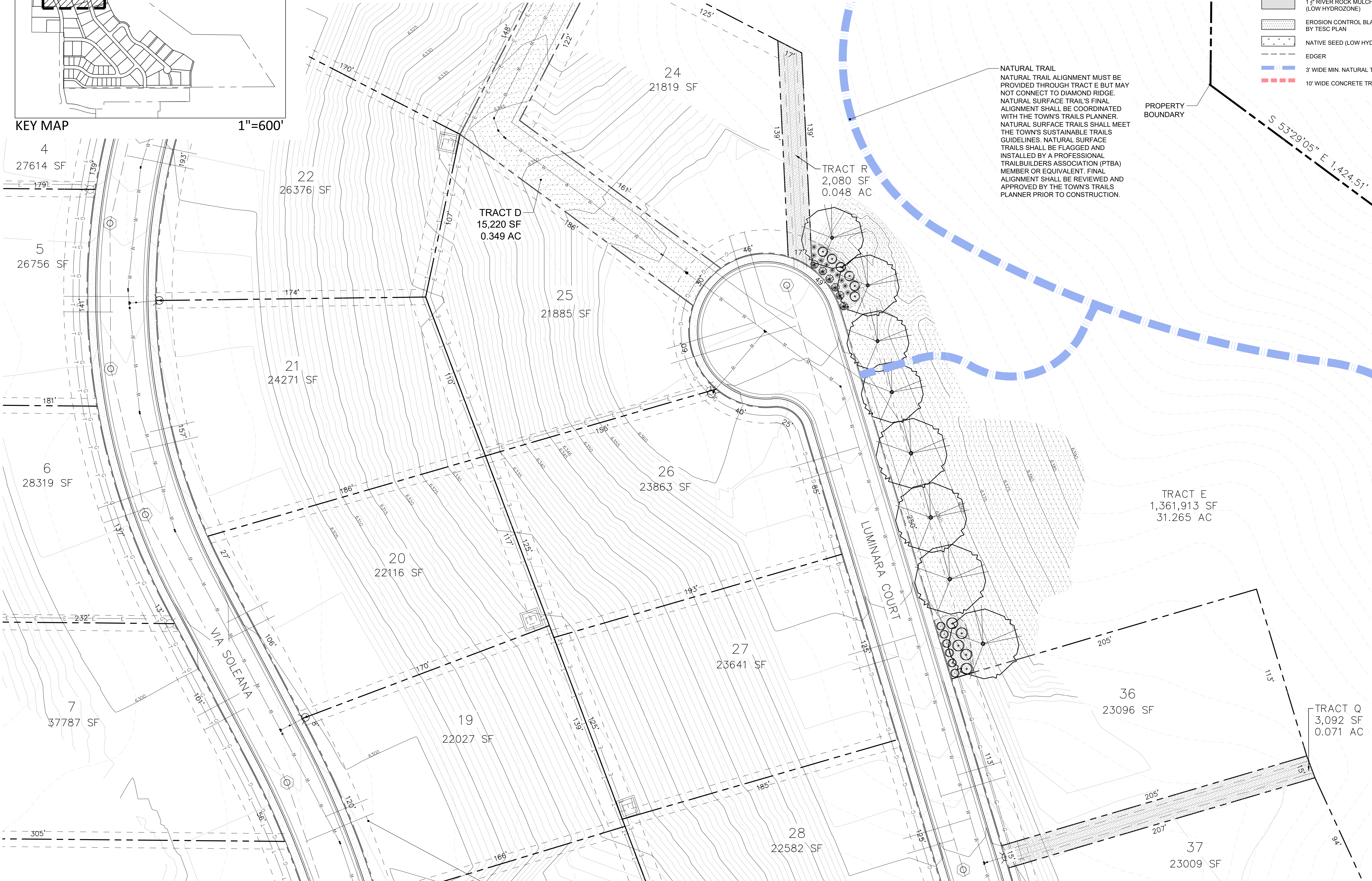
TOWN OF CASTLE ROCK, COLORADO		
SITE DEVELOPMENT PLAN		
LANDSCAPE PLAN		
Location:	Plan Set:	Sheet Name:

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP 1"=600'



- LEGEND
- LARGE DECIDUOUS TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE
 - SHRUBS
 - ORNAMENTAL GRASSES / PERENNIALS
 - 1 3/4" RIVER ROCK MULCH (LOW HYDROZONE)
 - EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
 - NATIVE SEED (LOW HYDROZONE)
 - EDGER
 - 3' WIDE MIN. NATURAL TRAIL
 - 10' WIDE CONCRETE TRAIL

NATURAL TRAIL
NATURAL TRAIL ALIGNMENT MUST BE PROVIDED THROUGH TRACT E BUT MAY NOT CONNECT TO DIAMOND RIDGE. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE TRAILS SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAILBUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION.

PROPERTY BOUNDARY

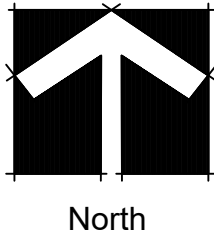
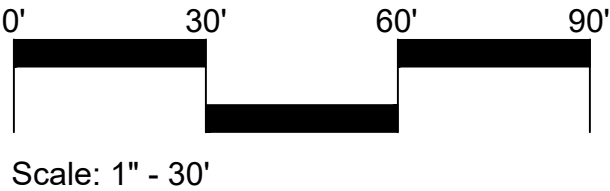
TRACT R
2,080 SF
0.048 AC

TRACT D
15,220 SF
0.349 AC

TRACT E
1,361,913 SF
31.265 AC

TRACT Q
3,092 SF
0.071 AC

15' CORE EASEMENT, TYP.
STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3- FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.



SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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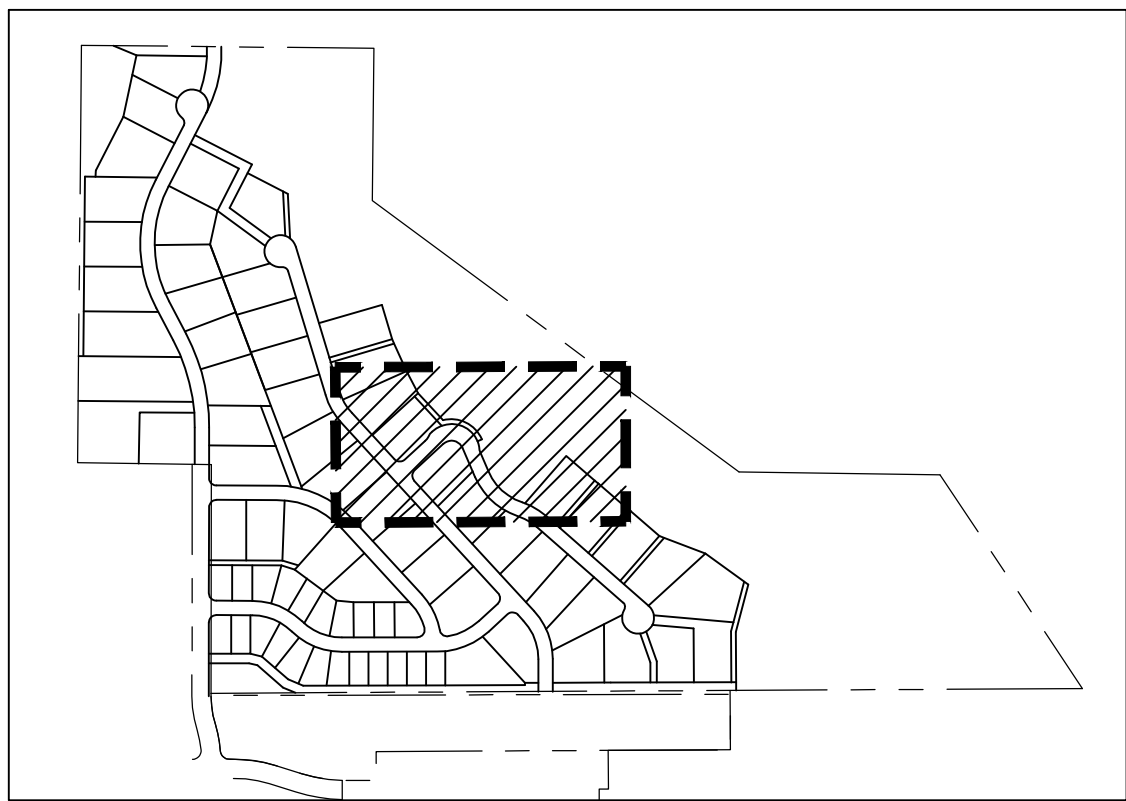


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7	07/30/25		SITE DEVELOPMENT PLAN
Designed By: HDG			Date: 02/28/2024
Prepared By: HDG			Sheet: x of x
Checked By: KZH			Job No.:

Location:	TOWN OF CASTLE ROCK, COLORADO
Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	LANDSCAPE PLAN

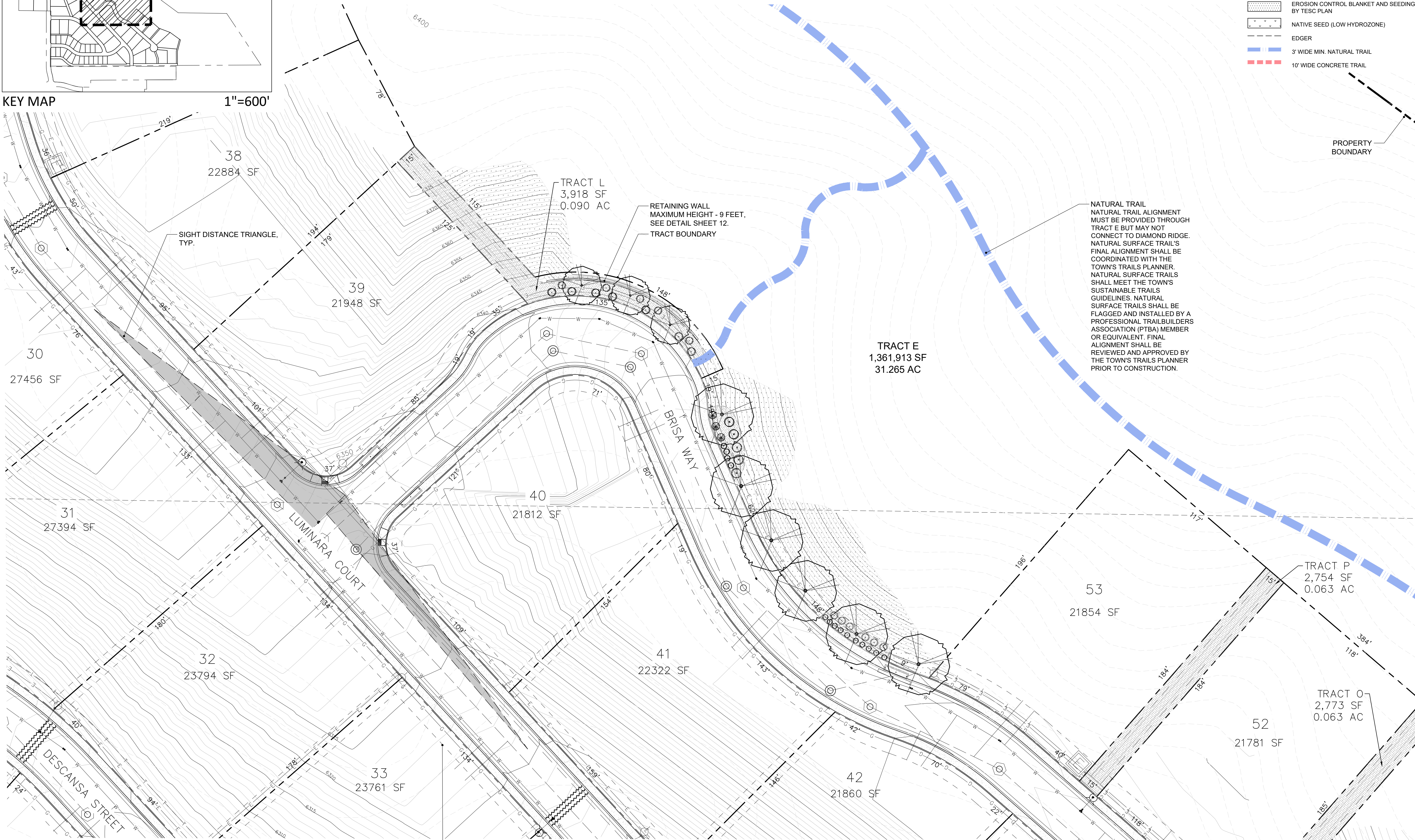
SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP

1"=600'



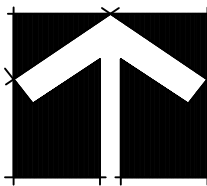
LEGEND

- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- 1 1/2" RIVER ROCK MULCH
(LOW HYDROZONE)
- EROSION CONTROL BLANKET AND SEEDING
BY TESC PLAN
- NATIVE SEED (LOW HYDROZONE)
- EDGER
- 3' WIDE MIN. NATURAL TRAIL
- 10' WIDE CONCRETE TRAIL



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Designed By: HDG			Date: 02/28/2024
Prepared By: HDG			Sheet:
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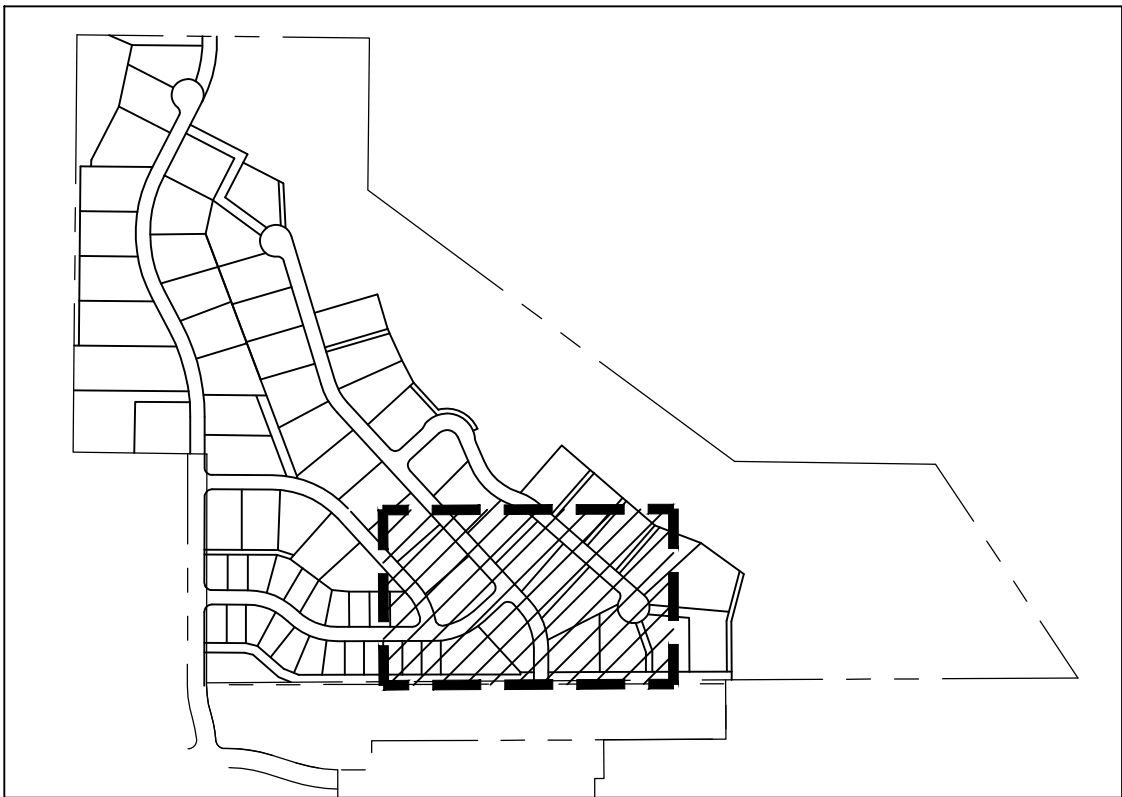
North



Scale: 1" = 30'

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



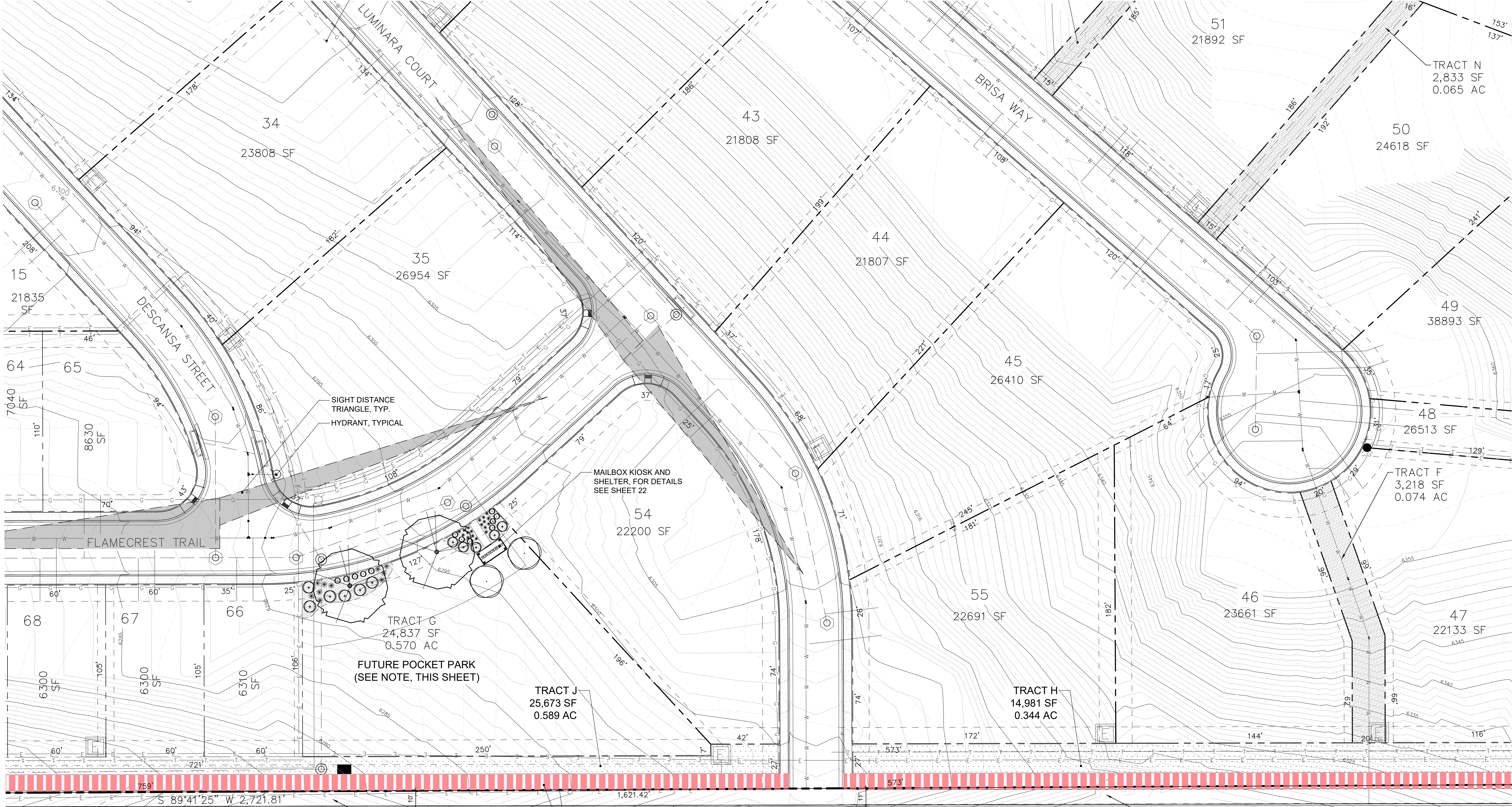
KEY MAP

1"=600'

15' CORE EASEMENT, TYP.
STREET TREES ARE PERMITTED IN THE
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THE ELECTRIC LINE. THE LINE WILL BE
LOCATED PRIOR TO INSTALLATION OF
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NEED TO BE FIELD ADJUSTED TO
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LINE.

LEGEND

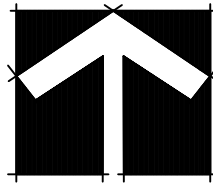
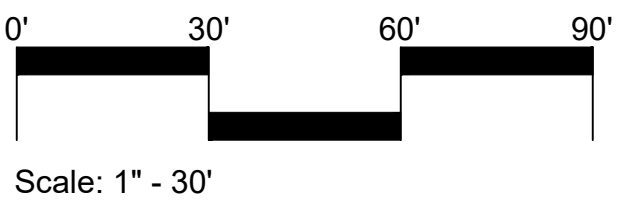
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- 3' WIDE MIN. NATURAL TRAIL
- 10' WIDE CONCRETE TRAIL



POCKET PARK: A 0.570-ACRE POCKET PARK IS PROVIDED WITHIN SOLEANA. THE PARK MAY BE COMBINED WITH PARKS AND OPEN SPACE WITHIN THE PROPOSED DEVELOPMENTS TO THE SOUTH WITHIN LOT 4, COOPER-HOOK /MAIN PLACE FILING No. 1 (aka 379 ALEXANDER PLACE) AND ALEXANDER PLACE (aka 382 ALEXANDER PLACE). A MASTER PLAN FOR THE PARK WILL BE PROVIDED AT A LATER TIME TO ADDRESS CERTAIN AMENITIES AND TRAIL CONNECTION NEEDS OF THE RESIDENTS. THE SOLEANA PARK DESIGN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION DOCUMENTS.

PROPERTY BOUNDARY
10' CONCRETE TRAIL, TYP.

TRAIL CONNECTION: A TWENTY (20)- FOOT WIDE TRACT IS PROVIDED ALONG THE SOUTHERN PROPERTY LINE OF SOLEANA FOR A TRAIL. THE INTENT IS TO COMBINE TRACTS H AND J OF SOLEANA WITH THE 10 TO 12-FOOT WIDE (WIDTH VARIES) PARCEL C AND PARCEL A LAND AREAS OWNED BY THE TOWN OF CASTLE ROCK. THE COMBINED PRIVATE TRACTS AND TOWN PARCELS WILL CREATE A 30' WIDE TRAIL CORRIDOR AND WILL INCLUDE A 10-FOOT-WIDE CONCRETE TRAIL CONNECTING FROM VIA SOLEANA TO THE EAST, WHERE A CONNECTION CAN BE MADE TO THE TOWN WIDE TRAIL SYSTEM. A CONNECTION WILL ALSO BE MADE FROM THE NATURAL TRAIL TO THE 10-FOOT-WIDE TRAIL ALONG THE SOUTHERN EDGE OF THE PROPERTY. THE EXACT ALIGNMENT OF THE TRAIL WILL BE DETERMINED WITH THE CONSTRUCTION DOCUMENTS AND MAY MEANDER THROUGH THE ADJACENT POCKET PARK.



SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

TOWN OF CASTLE ROCK, COLORADO

SITE DEVELOPMENT PLAN

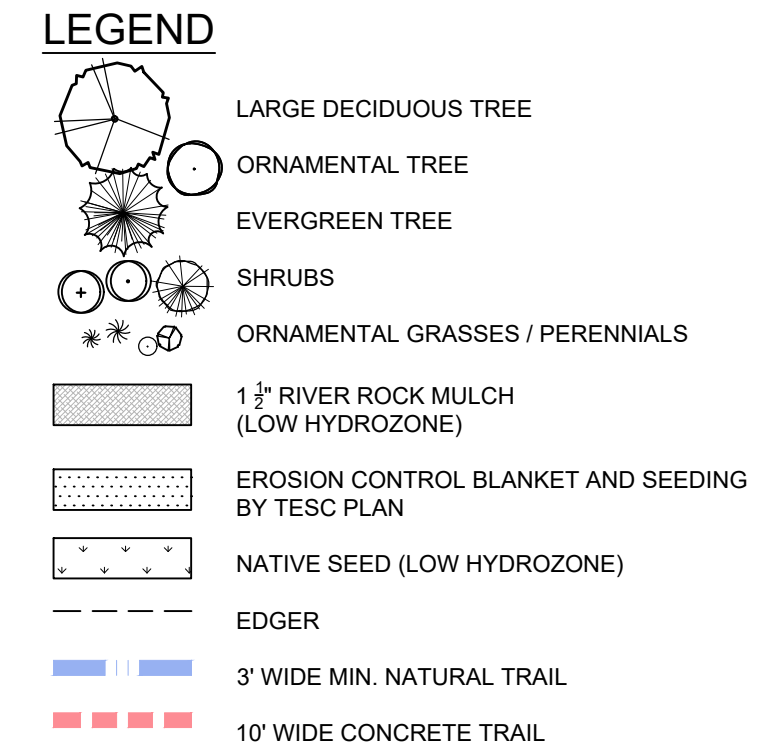
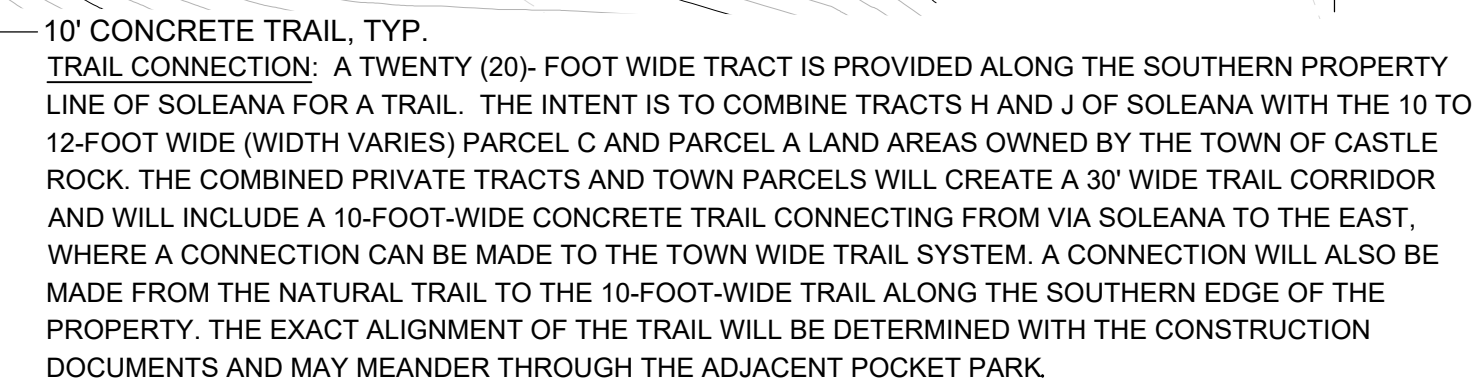
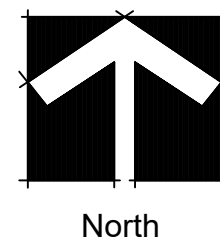
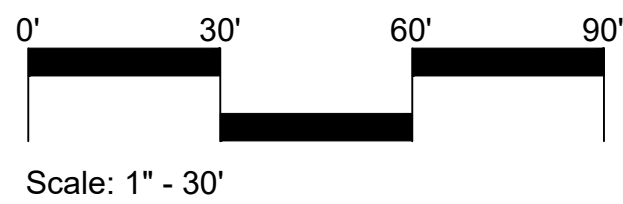
LANDSCAPE PLAN

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Designed By: HDG			Date: 02/28/2024
Prepared By: HDG			Sheet:
Checked By: KZH			Job No.:



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A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

No.	Rev.	Date:	Revision	Type:
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7	07/30/25		SITE DEVELOPMENT PLAN	

Designed By: HDG Date: 02/28/2024 Sheet: _____

Prepared By: HDG _____

Checked By: KZH Job No.: _____

Sheet:	20 of 24
Location:	TOWN OF CASTLE ROCK, COLORADO
Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	LANDSCAPE PLAN



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1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



ENTRY MONUMENT

N.T.S.

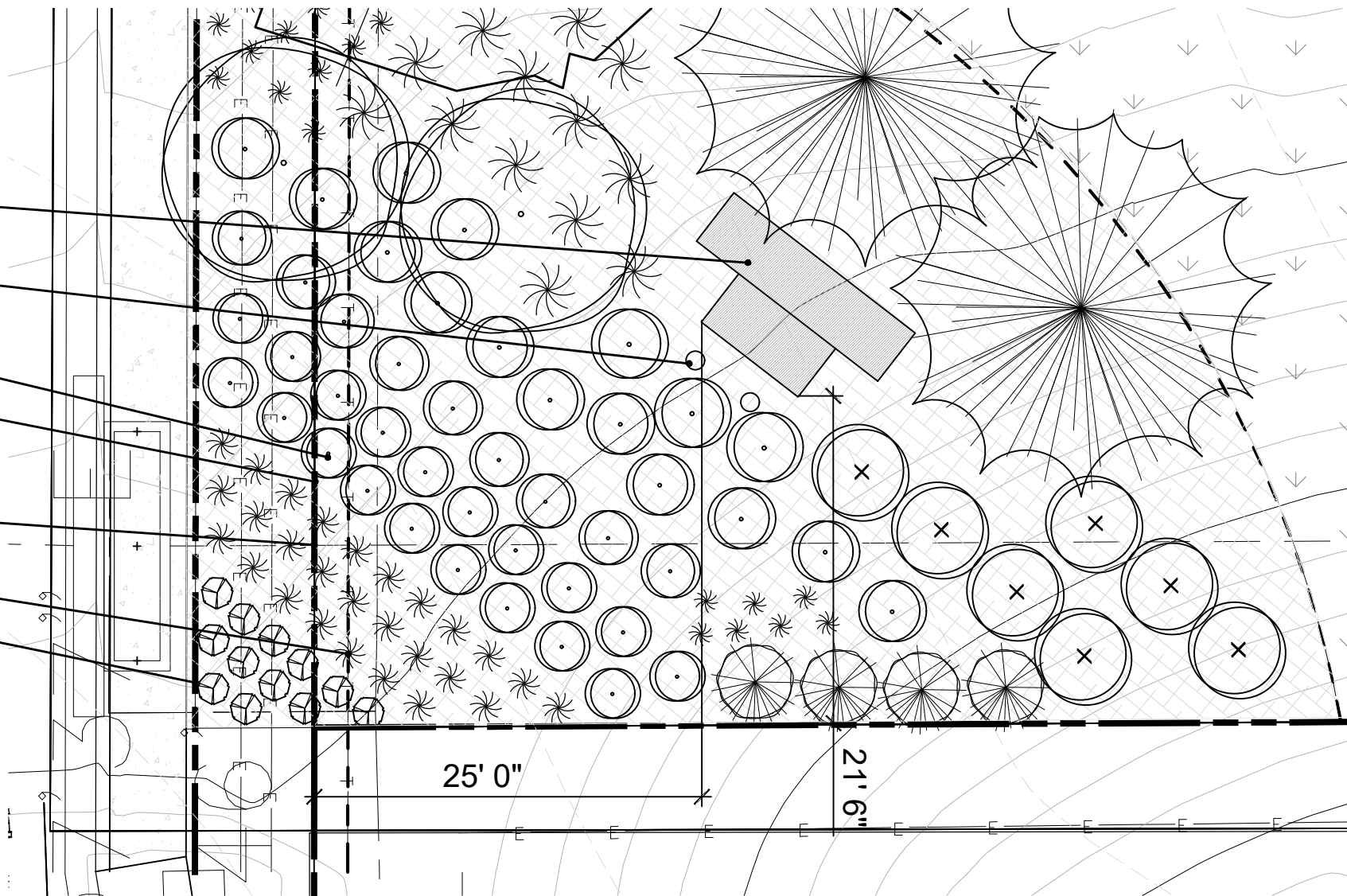


- NOTES:
1. MONUMENT SIGN LIGHTS ARE ONLY TO BE USED AT ENTRY MONUMENT LOCATION
 2. LIGHTS WILL BE TURNED OFF BETWEEN THE HOURS OF 11:00 P.M. AND 7:00 A.M.
 4. FOR DETAILS AND NOTES, PLEASE SEE PHOTOMETRIC PLAN LP1

ENTRY MONUMENT LIGHTING - DETAIL AND PLAN

LYTEPRO LPF3 - PHILIPS LIGHTING

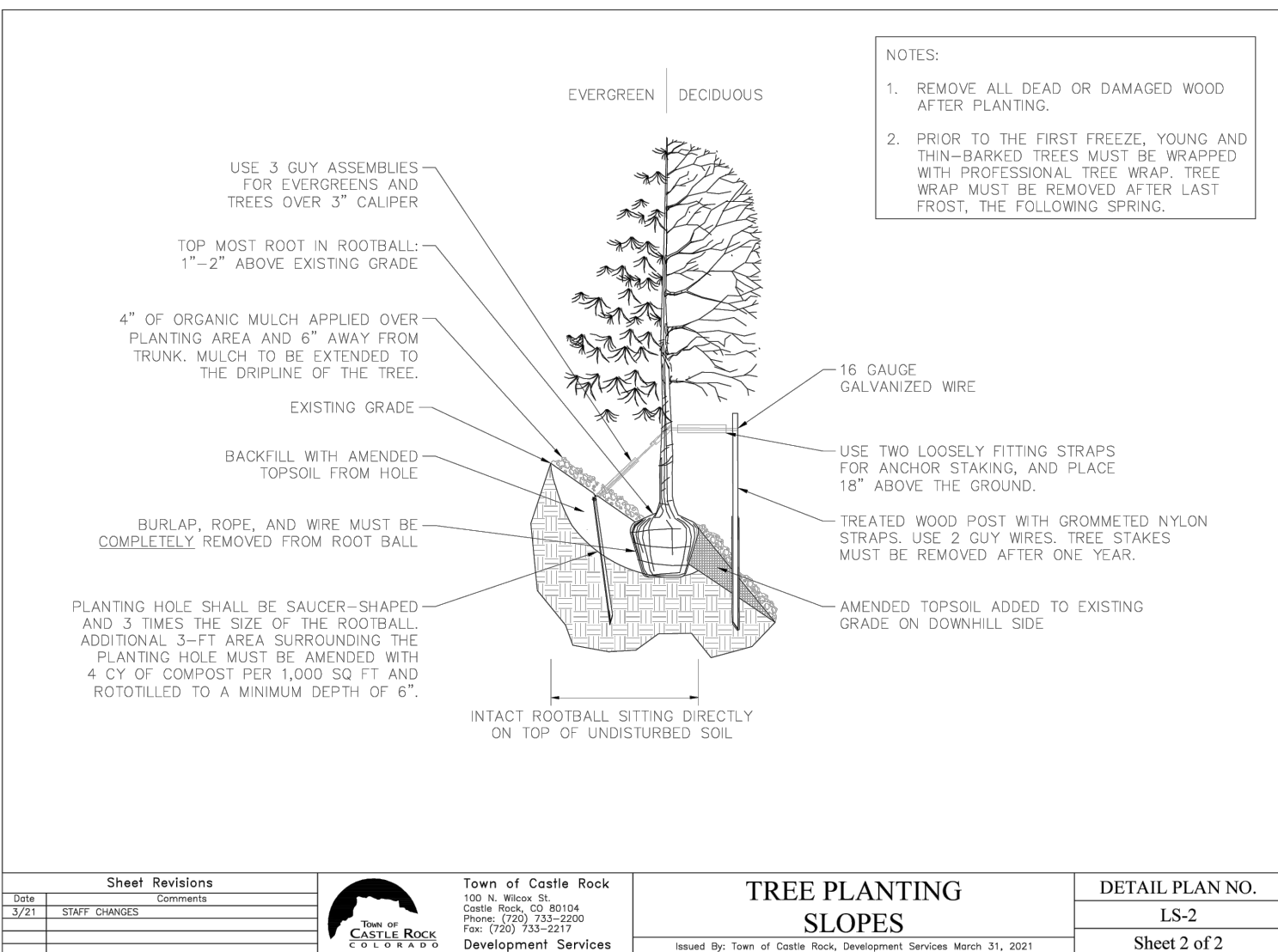
ENTRY MONUMENT,
SEE DETAIL THIS SHEET
LED SPOT LIGHT, SEE
DETAIL THIS SHEET
ENTRY PLANTINGS
PROPERTY LINE
EXISTING
RIGHT-OF-WAY
CORE EASEMENT
PROPOSED
RIGHT-OF-WAY



1"=10'

LEGEND

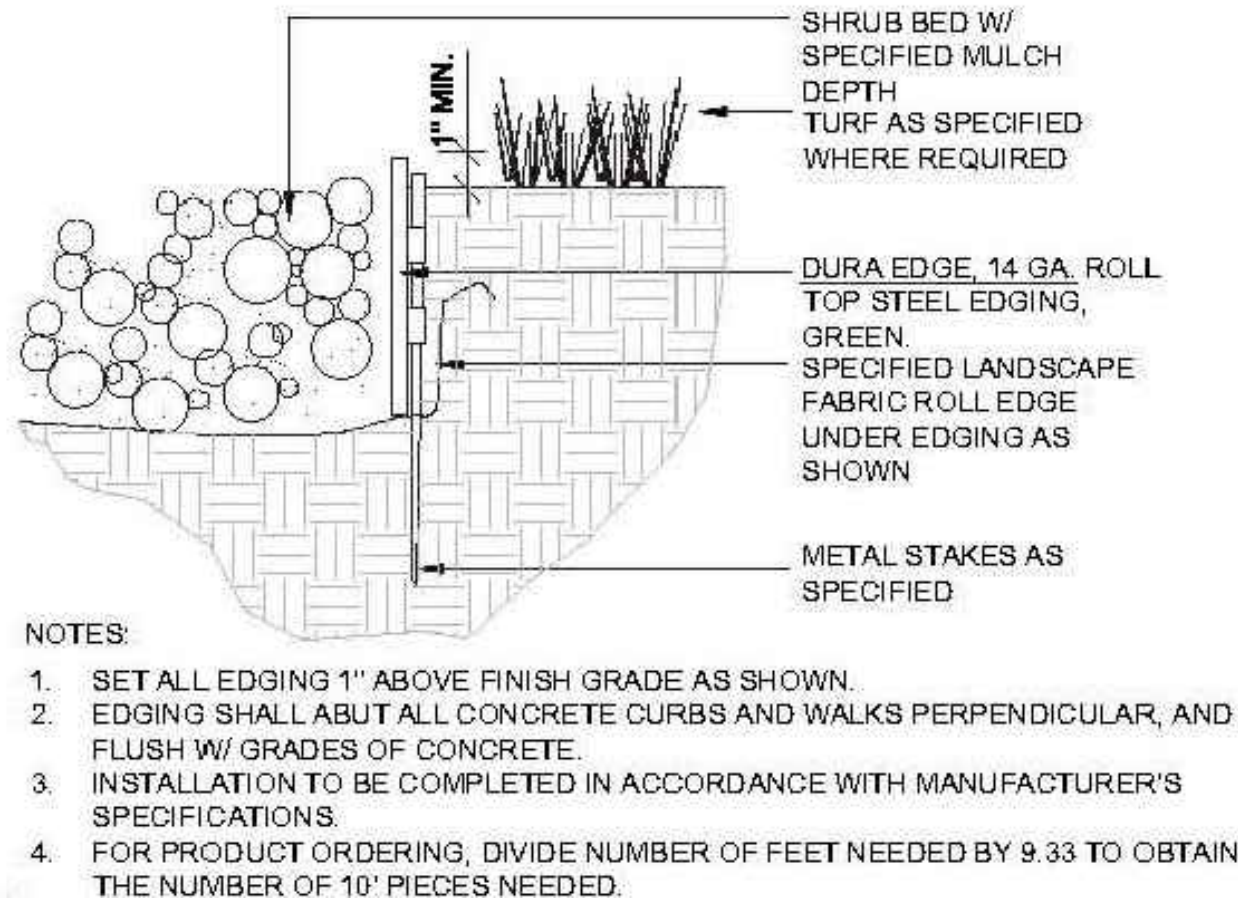
- LARGE DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASSES / PERENNIALS
- 1" RIVER ROCK MULCH (LOW HYDROZONE)
- EROSION CONTROL BLANKET AND SEEDING BY TESC PLAN
- NATIVE SEED (LOW HYDROZONE)
- EDGER



TREE PLANTING DETAIL - SLOPES

TOWN OF CASTLE ROCK

N.T.S.



STEEL EDGING

N.T.S.

LANDSCAPE REQUIREMENT CHART:

STREETSCAPE REQUIREMENT					
DESCRIPTION	LINEAR FEET	REQUIRED TREES (1 TREE PER 40 LF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS PER REQUIRED TREE)	PROVIDED SHRUBS
LUMINARA COURT	294	8	8	32	32
BRISA WAY	372	9	9	37	40
VIA SOLEANA	202	5	5	20	20
FLAMECREST TRAIL	127	3	2	13	17
TOTAL	995	25	24	102	109

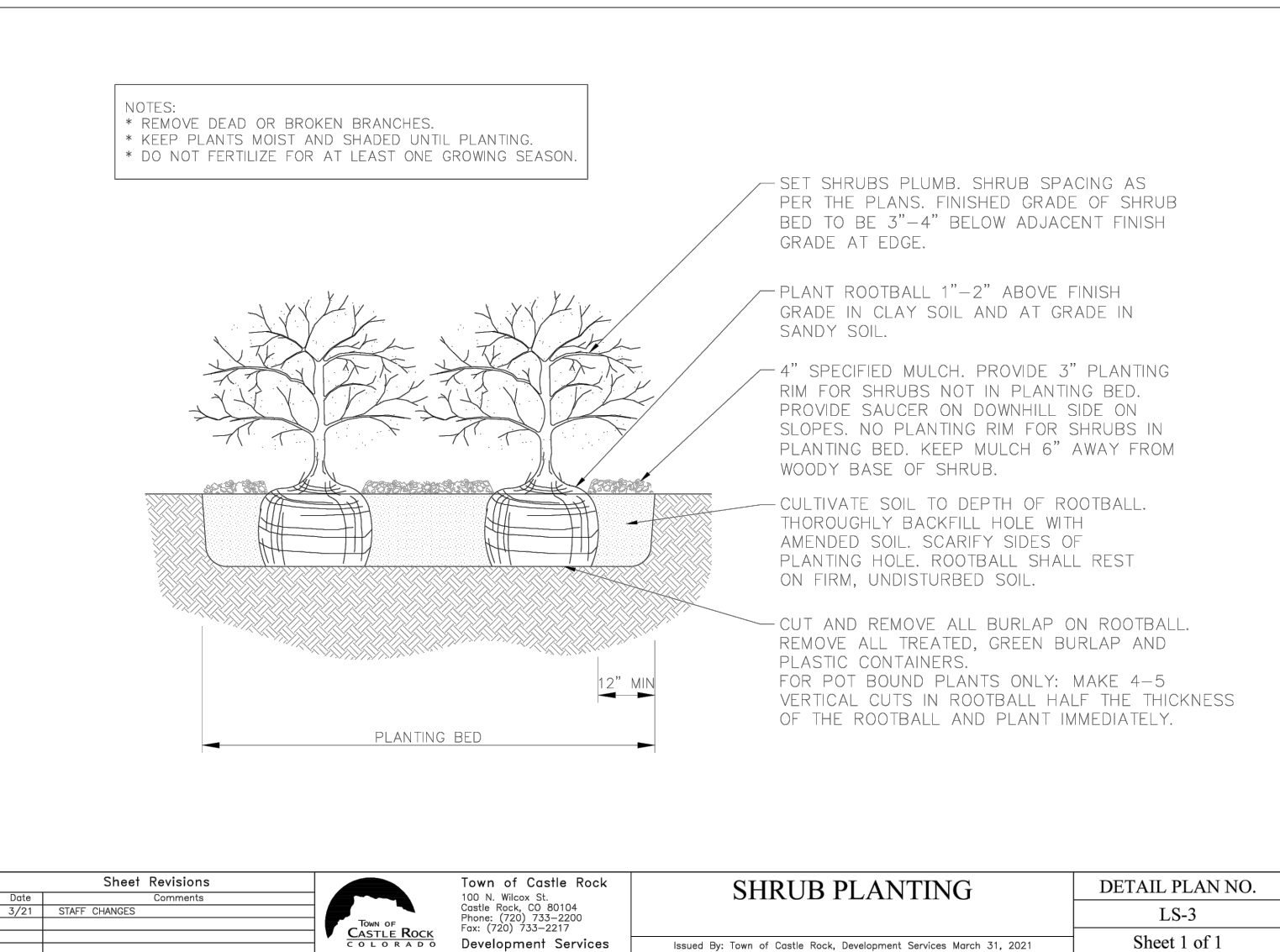
NOTE: PER TOWN LANDSCAPE AND IRRIGATION CRITERIA MANUAL - SEC. 9.2.1 3. b. 3. (1) ADDITIONAL TREE MAY BE REPLACED WITH (4) SHRUBS

CLWUR CHART:

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
DRIP/SPRAY	TREES & SHRUBS/IRRIGATED NATIVE SEED	2.5	LOW	100.0%	28,184	1.5	28,184	1.5
TOTAL				100.0%	28,184			1.5

PLANT SCHEDULE

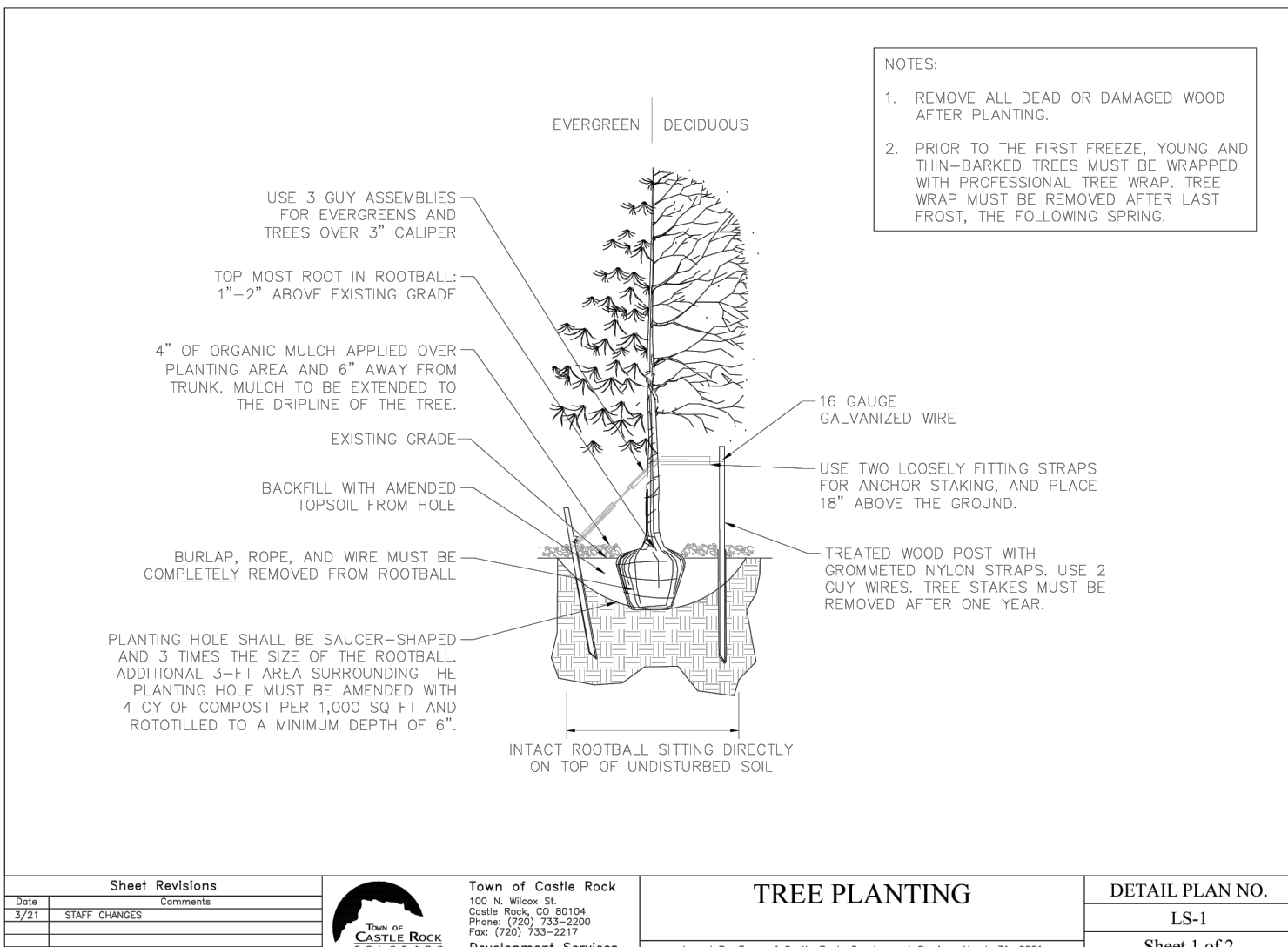
SYMBOL	HYDROZONE	SIZE	CONT.	QUANTITY
DECIDUOUS SHADE TREES				
	LOW	2" CAL.	B&B	29
DECIDUOUS ORNAMENTAL TREE				
	LOW	1.5" CAL.	B&B	15
EVERGREEN TREES				
	LOW	6' HT.	B&B	10
SHRUBS				
	LOW		5 GALLON	157
EVERGREEN SHRUBS				
	LOW		5 GALLON	26
ORNAMENTAL GRASSES				
	LOW		5 GALLON	119
PERENNIALS				
	LOW		1 GALLON	33



SHRUB PLANTING DETAIL

TOWN OF CASTLE ROCK

N.T.S.



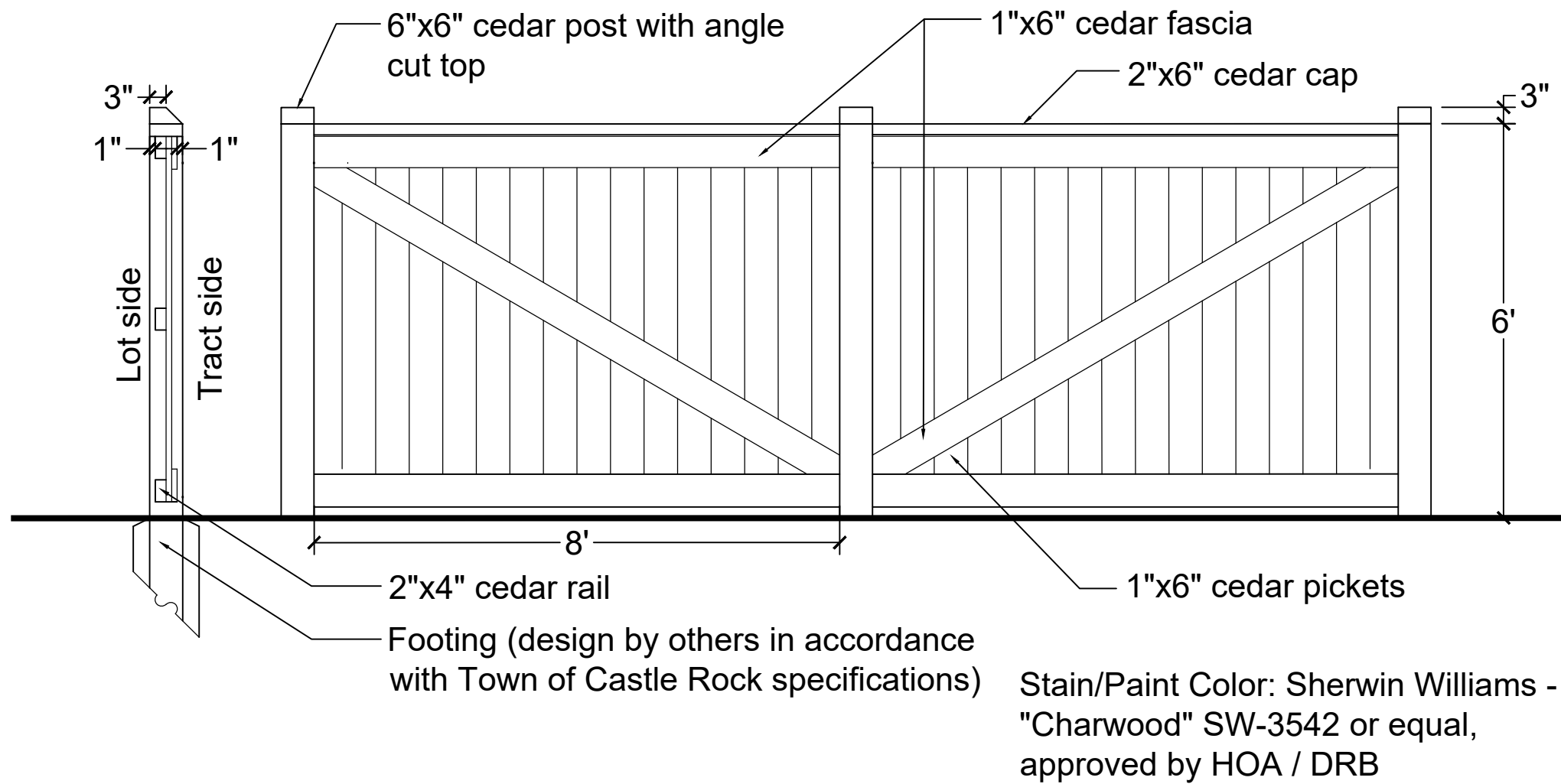
TREE PLANTING DETAIL

TOWN OF CASTLE ROCK

N.T.S.

SITE DEVELOPMENT PLAN

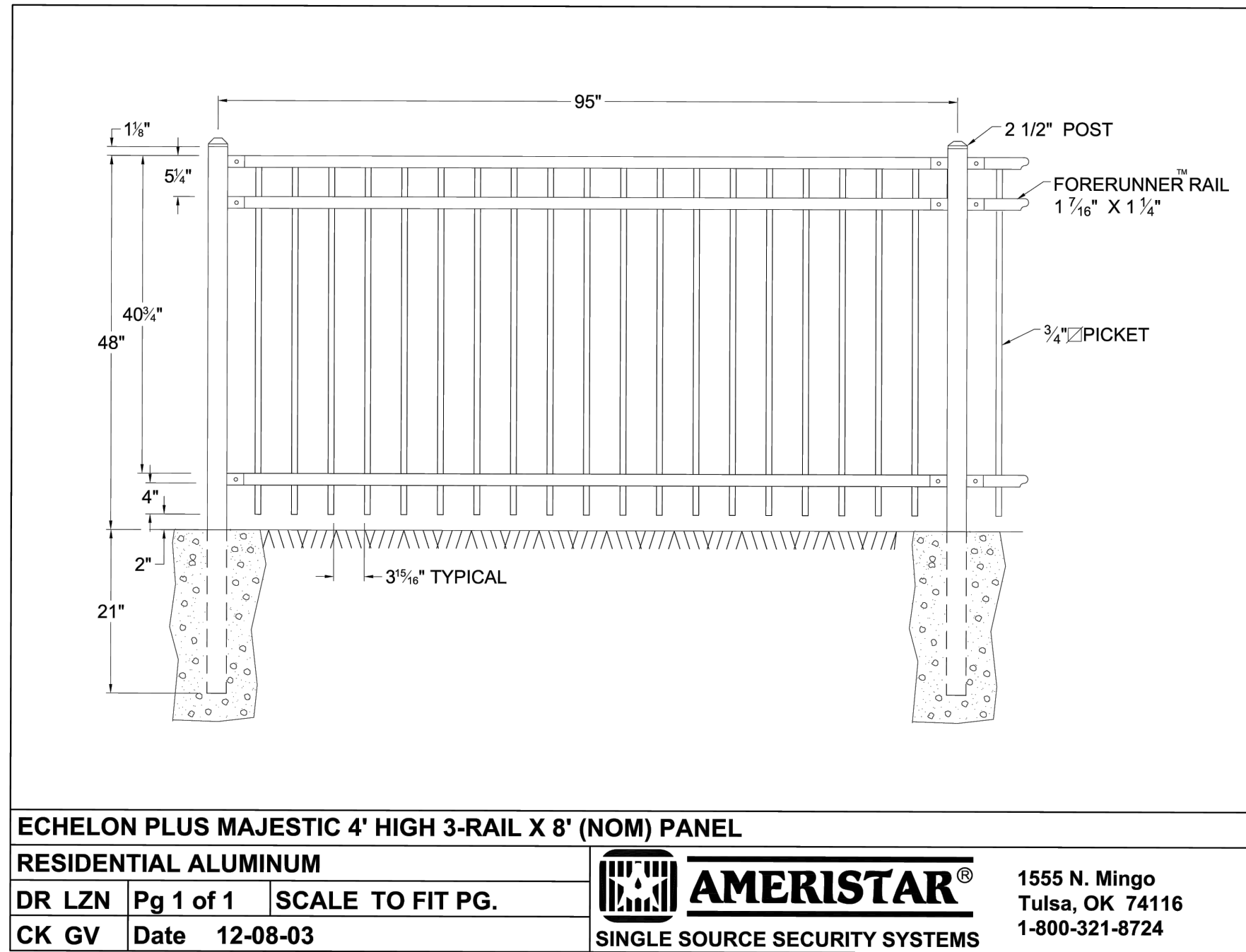
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Stain/Paint Color: Sherwin Williams -
"Charwood" SW-3542 or equal,
approved by HOA / DRB

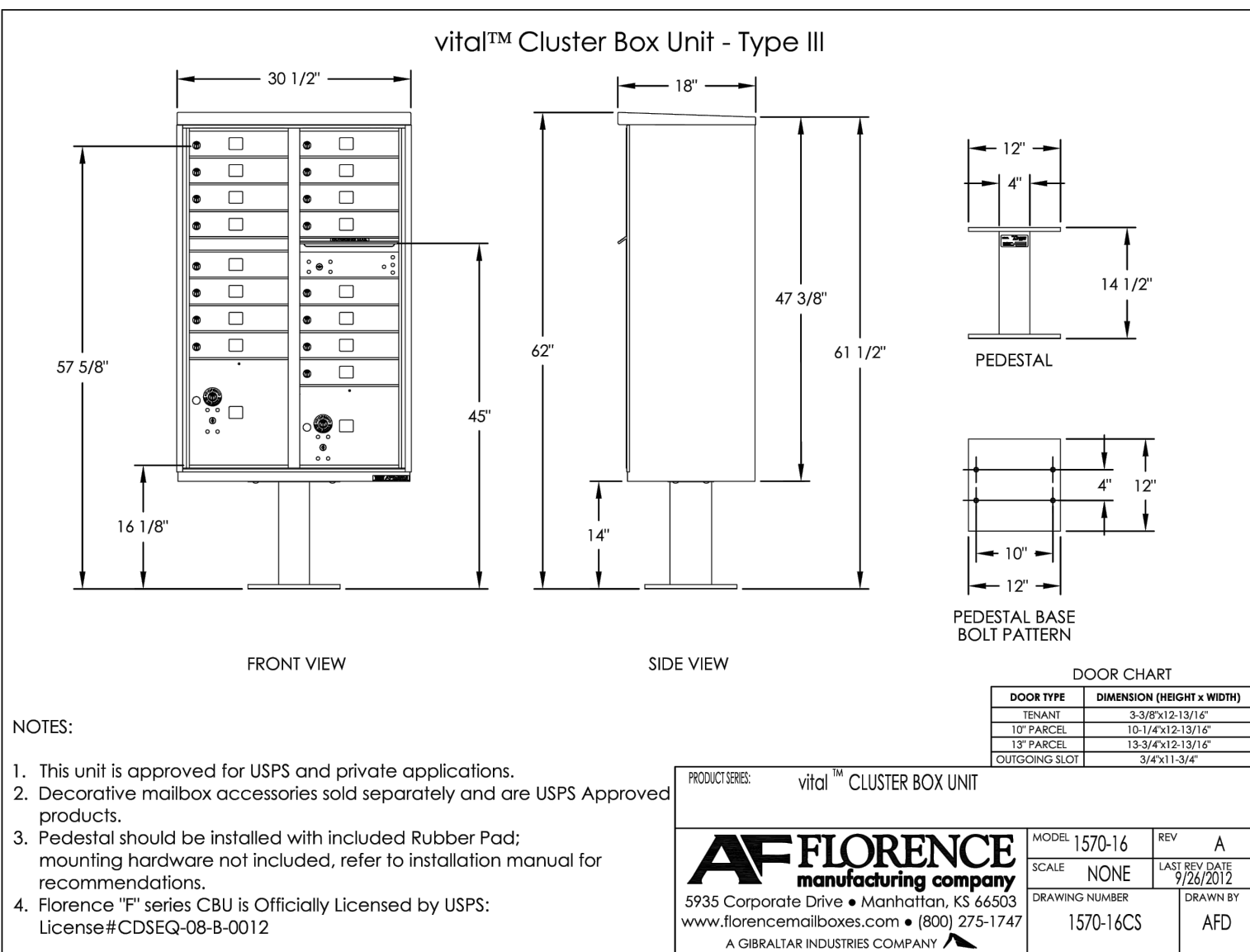
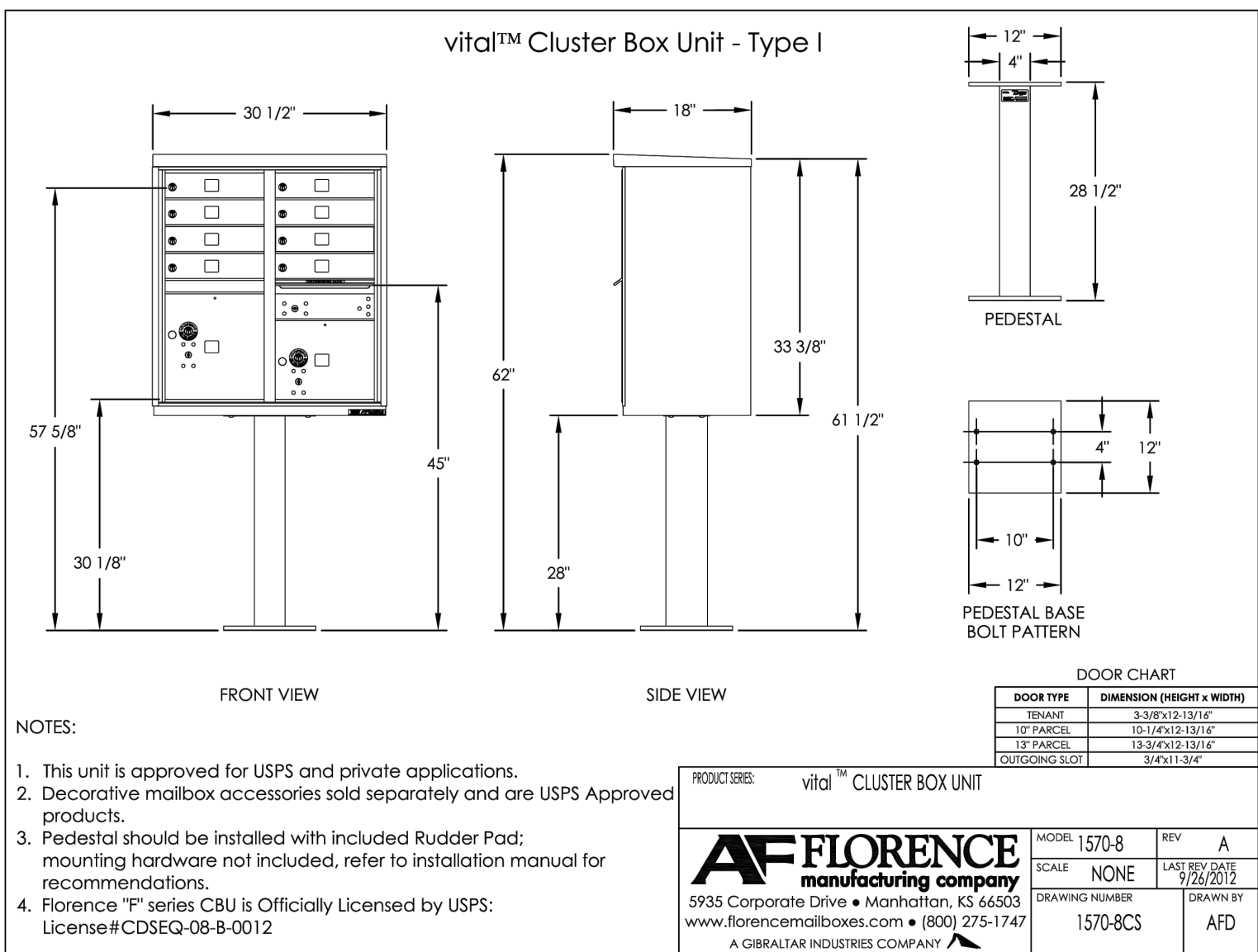
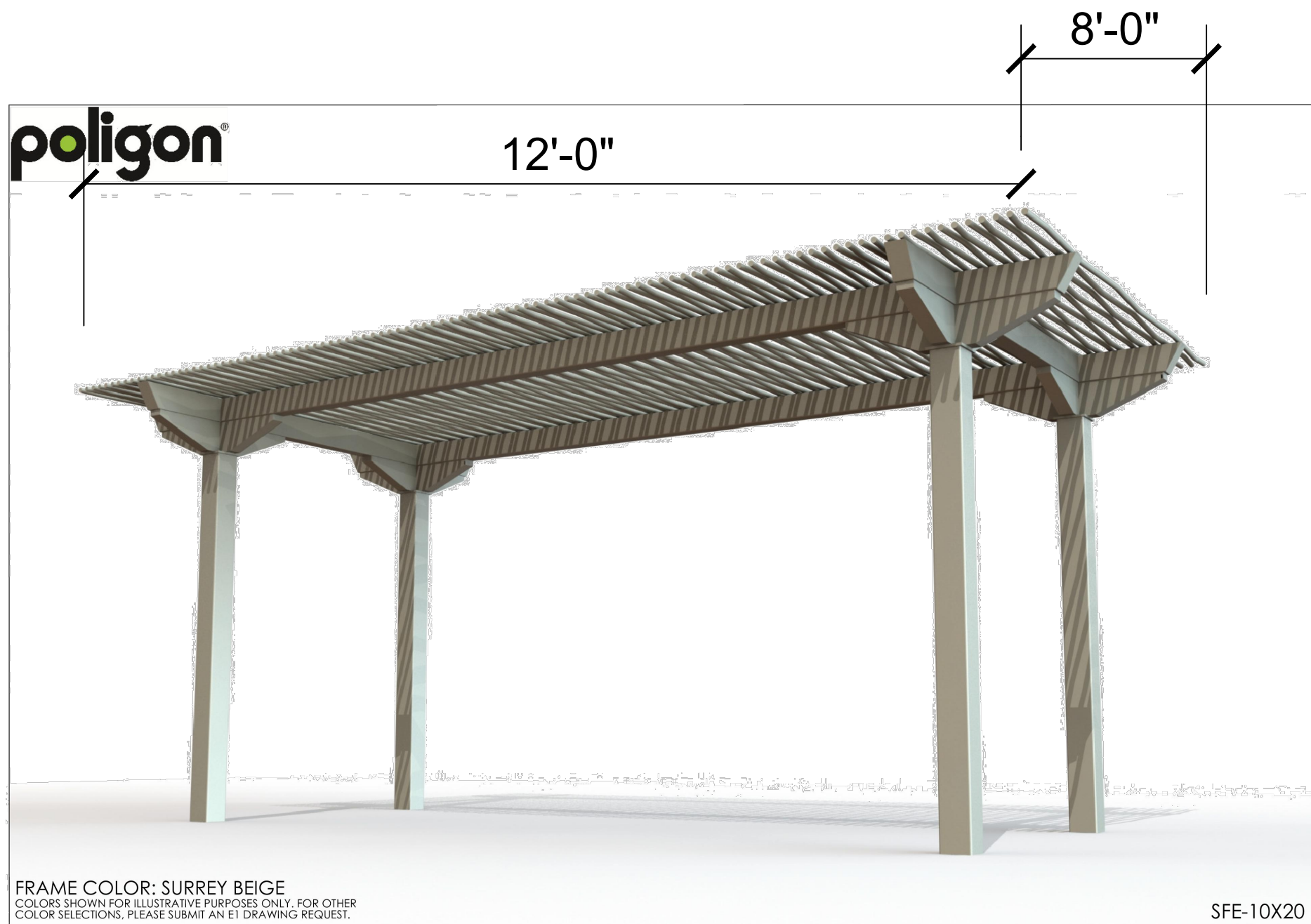
SOLID PRIVACY FENCE - OPTIONAL

FENCE TYPE ALLOWED ONLY AT INTERNAL LOT LINES, NEVER ADJACENT TO OPEN SPACE
(REFER TO FENCE NOTES, SHEET 23)



ORNAMENTAL METAL FENCE - OPTIONAL - COLOR: BLACK

FENCE TYPE ALLOWED ONLY AT INTERNAL LOT LINES, NEVER ADJACENT TO OPEN SPACE (REFER TO FENCE NOTES, SHEET 23)



MAIL KIOSK SHELTER - POLIGON "SANTA FE" - COLOR: BLACK

LOCATED IN TRACT G & K

N.T.S.



No.	Rev.	Date:	Revision Type:	Job No.:
2	09/23/24		SITE DEVELOPMENT PLAN	
3	12/13/24		SITE DEVELOPMENT PLAN	
4	03/13/25		SITE DEVELOPMENT PLAN	
5	04/28/25		SITE DEVELOPMENT PLAN	
6	06/25/25		SITE DEVELOPMENT PLAN	
7	07/30/25		SITE DEVELOPMENT PLAN	
Designed By: HDG Prepared By: HDG Checked By: KZH				Sheet: Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO

Plan Set: SITE DEVELOPMENT PLAN

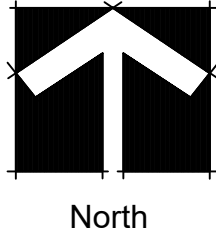
Sheet Name: LANDSCAPE DETAILS

SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

Sheet: 22 of 24

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- OPEN RAIL FENCE



Scale: 1" = 120'

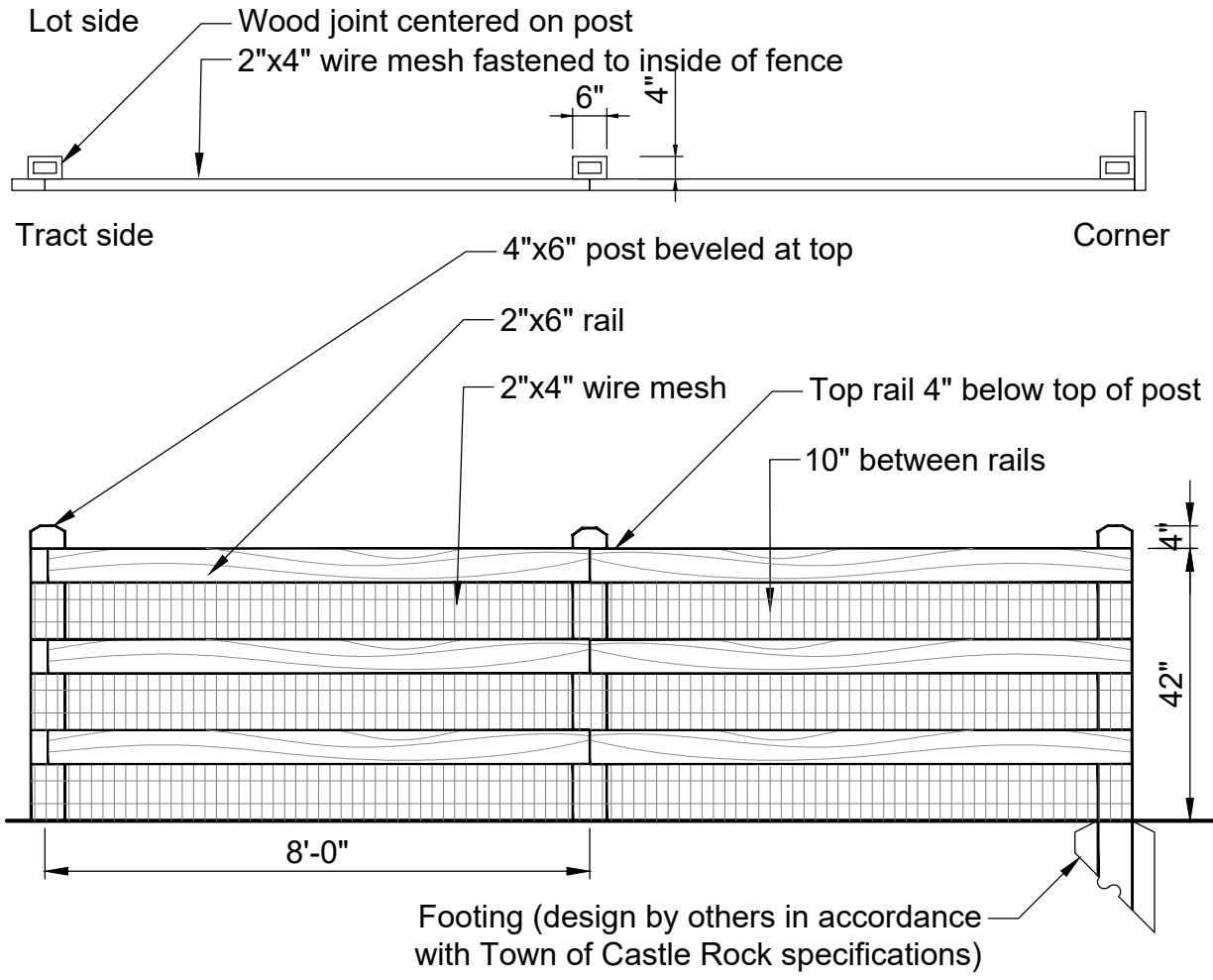
SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FENCING

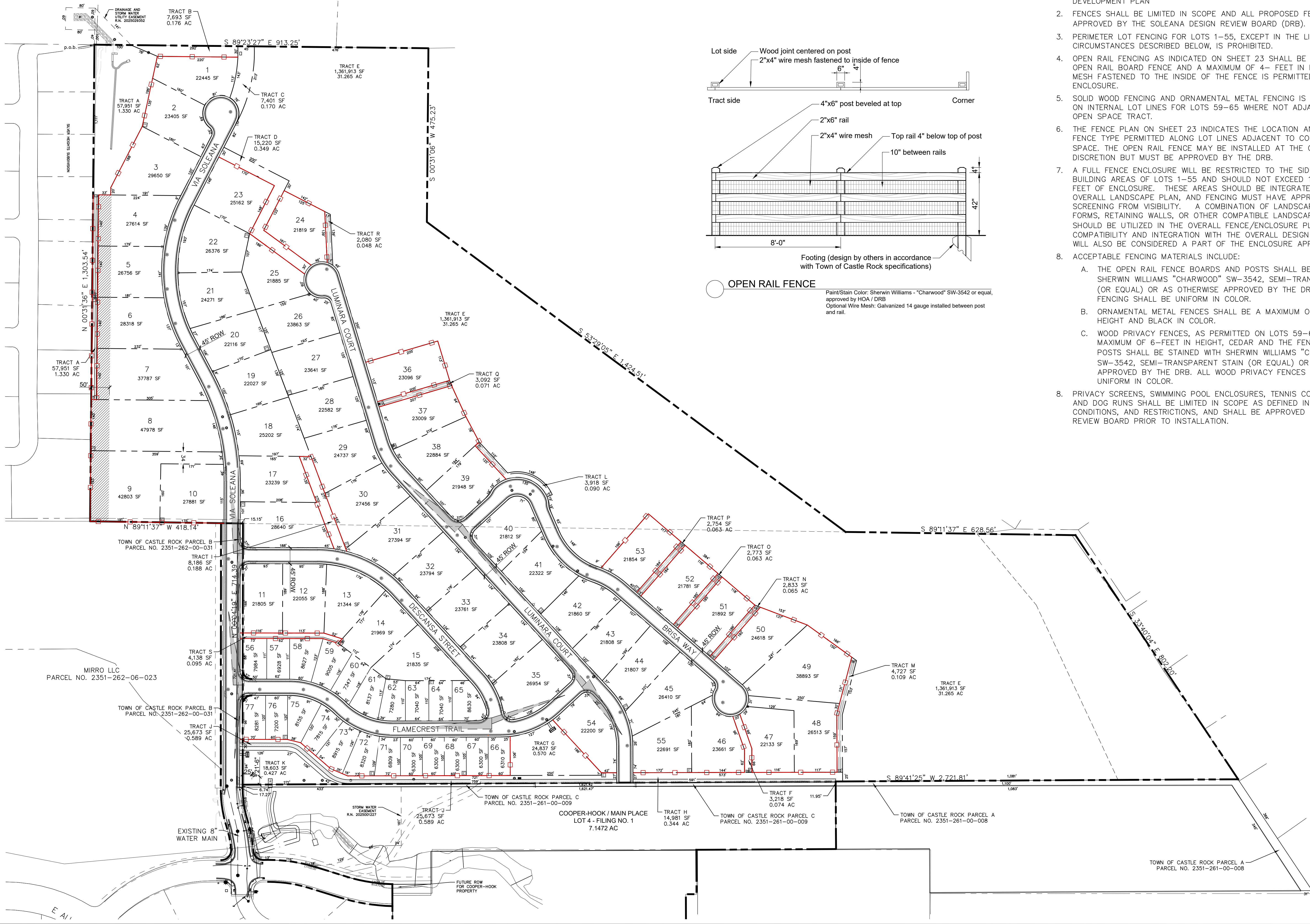
IN ORDER TO FURTHER DEFINE THE OPEN CHARACTER OF SOLEANA, INDIVIDUAL RESIDENTIAL SITES, AND OUTDOOR USE AREAS, A SYSTEM OF FENCING AND PRIVACY SCREENS IS OUTLINED AS FOLLOWS.

- FENCING IS NOT REQUIRED. IF FENCING IS INSTALLED IT MUST BE IN ACCORDANCE WITH THE FOLLOWING AND AS INDICATED ON THE SITE DEVELOPMENT PLAN
- FENCES SHALL BE LIMITED IN SCOPE AND ALL PROPOSED FENCING MUST BE APPROVED BY THE SOLEANA DESIGN REVIEW BOARD (DRB).
- PERIMETER LOT FENCING FOR LOTS 1-55, EXCEPT IN THE LIMITED CIRCUMSTANCES DESCRIBED BELOW, IS PROHIBITED.
- OPEN RAIL FENCING AS INDICATED ON SHEET 23 SHALL BE A THREE-RAIL OPEN RAIL BOARD FENCE AND A MAXIMUM OF 4- FEET IN HEIGHT. WIRE MESH FASTENED TO THE INSIDE OF THE FENCE IS PERMITTED FOR PET ENCLOSURE.
- SOLID WOOD FENCING AND ORNAMENTAL METAL FENCING IS ONLY PERMITTED ON INTERNAL LOT LINES FOR LOTS 59-65 WHERE NOT ADJACENT TO AN OPEN SPACE TRACT.
- THE FENCE PLAN ON SHEET 23 INDICATES THE LOCATION AND THE ONLY FENCE TYPE PERMITTED ALONG LOT LINES ADJACENT TO COMMON OPEN SPACE. THE OPEN RAIL FENCE MAY BE INSTALLED AT THE OWNER'S DISCRETION BUT MUST BE APPROVED BY THE DRB.
- A FULL FENCE ENCLOSURE WILL BE RESTRICTED TO THE SIDE OR REAR BUILDING AREAS OF LOTS 1-55 AND SHOULD NOT EXCEED 1,500 SQUARE FEET OF ENCLOSURE. THESE AREAS SHOULD BE INTEGRATED WITH THE OVERALL LANDSCAPE PLAN, AND FENCING MUST HAVE APPROPRIATE SCREENING FROM VISIBILITY. A COMBINATION OF LANDSCAPE HEDGES, EARTH FORMS, RETAINING WALLS, OR OTHER COMPATIBLE LANDSCAPE COMPONENTS SHOULD BE UTILIZED IN THE OVERALL FENCE/ENCLOSURE PLAN. COMPATIBILITY AND INTEGRATION WITH THE OVERALL DESIGN OF THE HOME WILL ALSO BE CONSIDERED A PART OF THE ENCLOSURE APPROVAL.
- ACCEPTABLE FENCING MATERIALS INCLUDE:
 - THE OPEN RAIL FENCE BOARDS AND POSTS SHALL BE STAINED WITH SHERWIN WILLIAMS "CHARWOOD" SW-3542, SEMI-TRANSPARENT STAIN (OR EQUAL) OR AS OTHERWISE APPROVED BY THE DRB. ALL OPEN RAIL FENCING SHALL BE UNIFORM IN COLOR.
 - ORNAMENTAL METAL FENCES SHALL BE A MAXIMUM OF 6- FEET IN HEIGHT AND BLACK IN COLOR.
 - WOOD PRIVACY FENCES, AS PERMITTED ON LOTS 59-65, SHALL BE A MAXIMUM OF 6-FEET IN HEIGHT, CEDAR AND THE FENCE BOARDS AND POSTS SHALL BE STAINED WITH SHERWIN WILLIAMS "CHARWOOD" SW-3542, SEMI-TRANSPARENT STAIN (OR EQUAL) OR AS OTHERWISE APPROVED BY THE DRB. ALL WOOD PRIVACY FENCES SHALL BE UNIFORM IN COLOR.
- PRIVACY SCREENS, SWIMMING POOL ENCLOSURES, TENNIS COURT ENCLOSURES, AND DOG RUNS SHALL BE LIMITED IN SCOPE AS DEFINED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS, AND SHALL BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO INSTALLATION.



OPEN RAIL FENCE

Paint/Stain Color: Sherwin Williams - "Charwood" SW-3542 or equal, approved by HOA / DRB
Optional Wire Mesh: Galvanized 14 gauge installed between post and rail.



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Designed By: HDG			Sheet:
Prepared By: HDG			Job No.:
Checked By: KZH			

TOWN OF CASTLE ROCK, COLORADO		
Location:	SITE DEVELOPMENT PLAN	
Plan Set:	OVERALL FENCE PLAN	
Sheet Name:		

SOLEANA



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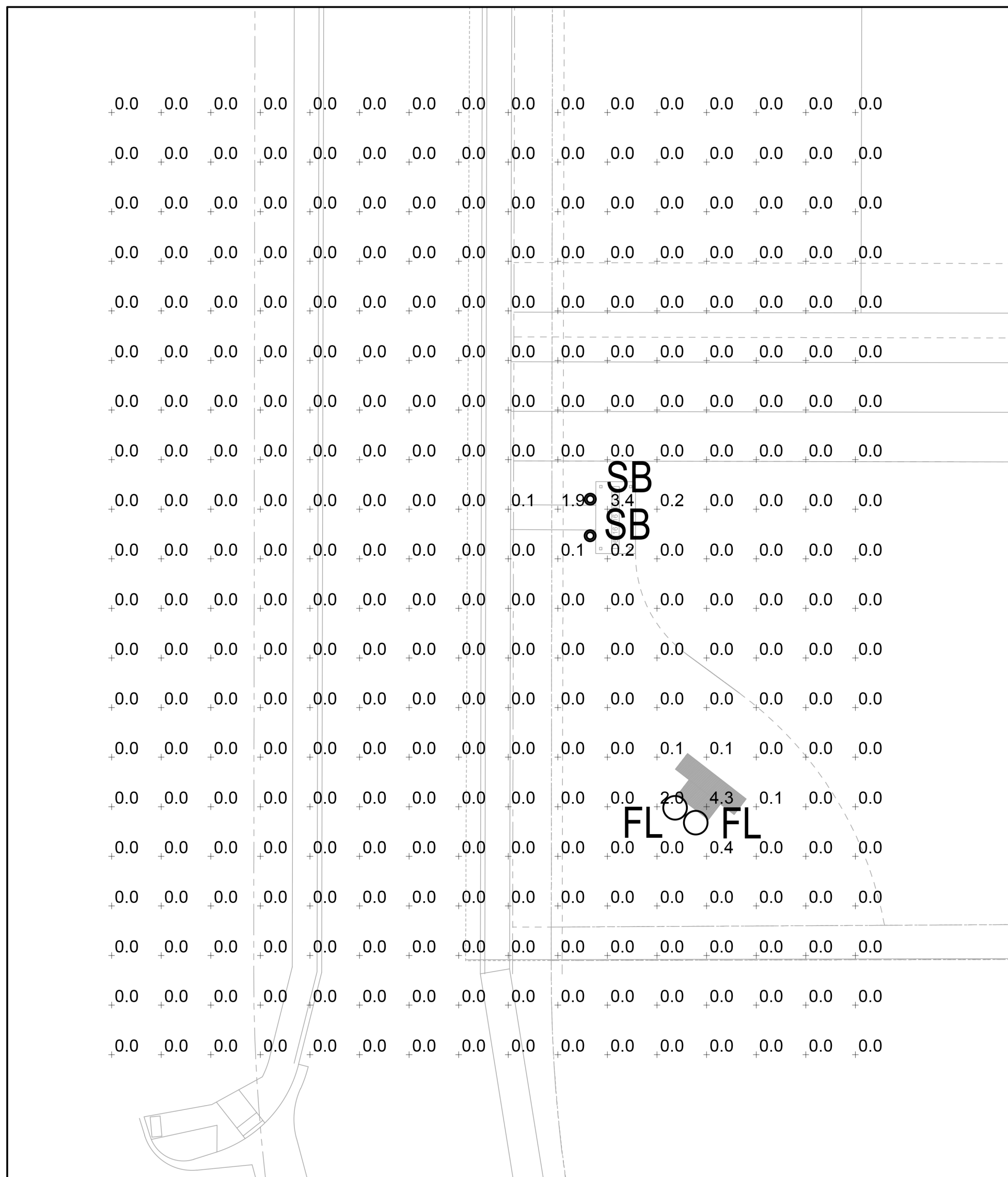
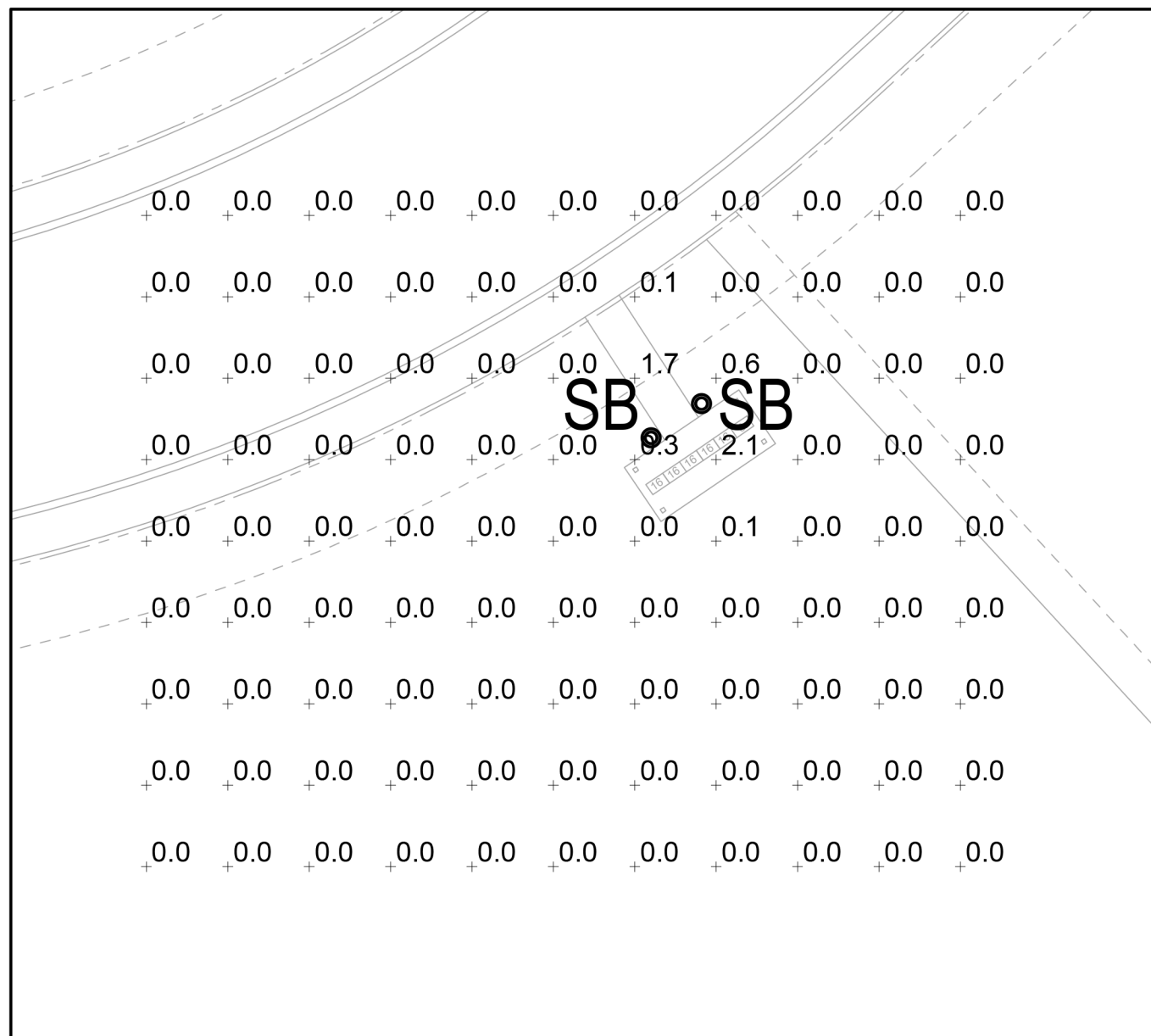


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Luminaire												Lamps							
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish	
SB	FIRSTLIGHT	PLB	PLB-102-BZ-ASM-WV-04	BOLLARD	Y	TYPE III	120-277	YES	4	GROUND	3'-0" AFG	1	LED	SOLAR	450	3,000K	1.00	BRONZE	
FL	LUMARK	CROSSTOUR	LUMINAIRE: XTOR1B-Y MOUNT: XTORFLD-TRN	FLOOD LIGHT	N	TYPE III	120-277	YES	2	GROUND	1'-0" AFG	1	LED	12	940	3,000K	1.00	BLACK	

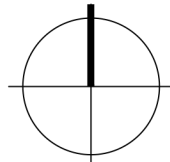


SCALE: AS NOTED

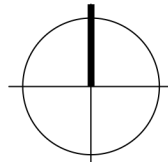
1. LIGHT LOSS FACTOR IS 1.0
2. HOURS OF LIGHT OPERATION AND CONTROLS:
 - 2.1. FIXTURE SB TO BE PHOTOCCELL CONTROLLED: ON AT DUSK, DIM TO 30% AFTER 3 HOURS, BRIGHTEN TO 100% 1 HOUR BEFORE DAWN, OFF AT DAWN.
 - 2.2. FIXTURE FL TO BE PHOTOCCELL AND TIMER CONTROLLED: ON AT DUSK, OFF BETWEEN 11:00PM AND 7:00AM.
3. LIGHTING OBJECTIVES: THE PHOTOMETRIC INCLUDES LIGHTING FOR MAIL KIOSKS AND AT THE ENTRY MONUMENT. LIGHTING HAS BEEN DESIGNED TO COMPLY WITH AHJ AND UTILITY REQUIREMENTS.
4. MITIGATION EFFORTS: ILLUMINATION OF THE MAIL KIOSKS IS PROVIDED BY FULL CUTOFF BOLLARDS. ILLUMINATION OF THE MONUMENT SIGN IS PROVIDED BY UPLIGHTING; EACH LUMINAIRE IS LESS THAN 3500 LUMENS. THESE LUMAIRES WILL NOT PRODUCE UNWANTED GLARE OR LIGHT TRESPASS ON NEIGHBORING PROPERTIES.
5. EXTERIOR LIGHTING FOR EGRESS TRAVEL: MAIL KIOSK AND MONUMENT SIGN LIGHTING IS INCLUDED IN THE PHOTOMETRIC. REQUIREMENTS FOR EXTERIOR LIGHTING TO THE PUBLIC WAY IS EXCLUDED FROM THIS PHOTOMETRIC.
6. FORWARD THROW LUMINARIES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

Calculation Summary		List the Use Area / Zone Type					
Label	Calc Type	Units	Average	Min	Max	MAX/MIN	AVG/MIN
OVERALL SITE	POINT BY POINT	FOOTCANDLES	0.2	0		4.3	N/A
SIGNS	POINT BY POINT	FOOTCANDLES	0.3	0.1		2.1	21:1
MAILBOXES	POINT BY POINT	FOOTCANDLES	0.6	0.3		4.3	14:1

SCALE: 1"=20'



SCALE: 1"=20'



SCALE: NTS

