SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1
HILLSIDE-ARBORS PHASES 3 & 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2020020787 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

OWNERSHIP CERTIFICATION

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

_____

BY: AARON FOY, AS MANAGER OF BLVD HODLINGS, LLC, AS MANAGER AND SOLE MEMBER OF BLVD HILLSIDE HOLDINGS, LLC, AS MANAGER OF BLVD HILLSIDE LLC, AND AS PRESIDNE OF HILLSIDE AT CASTLE ROCK METROPOLITAN DISTRICT.

SIGNED THIS _____ DAY OF _____, 20___.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____.

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 HEREIN, THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED APRIL 25, 2022 AT RECEPTION NO. 2022030444, DOUGLAS COUNTY,COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY:_____

NAME TITLE

MOUNTAIN WEST REIT, LLC., A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 20___.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

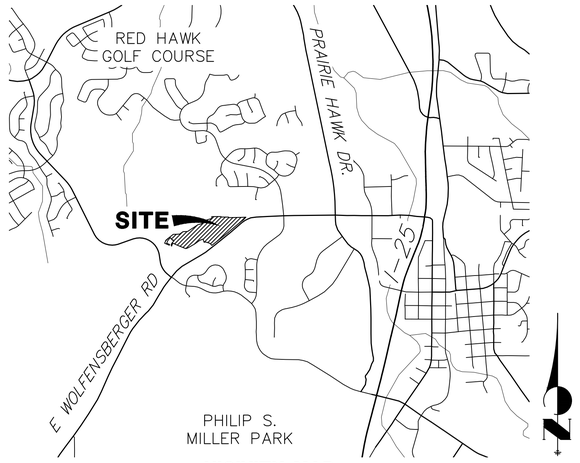
20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.



VICINITY MAP
1"=2000'

PURPOSE STATEMENT:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT 3 IS SPECIFICALLY FOR PHASES 3 AND 4. IT IS FOR REVISING THE SITE DEVELOPMENT PLAN AMENDMENT 2 BY ADJUSTING MULTIPLE LOT LINES TO ACCOMMODATE AN UPDATED ARCHITECTURAL PRODUCT, REVISE THE BUILDING SETBACKS, AND REVISE THE LANDSCAPING TO ACCOMMODATE THE NEW ARCHITECTURAL PRODUCTS AND TO MEET THE TOWN'S CURRENT LANDSCAPING REQUIREMENTS SPECIFICALLY FOR PHASES 3 AND 4. PHASES 1, 2, 5, AND 6 ARE NOT A PART OF THIS AMENDMENT.

BUILDING RESTRICTIONS FOR HILLSIDE PD:

SETBACKS TYPE	HEIGHT	FRONT GARAGE	FRONT LIVING SPACE	SIDE	PARTY WALL	REAR
CLUSTER HOMES & PAIRED HOMES	35'					
HOMES ADJACENT TO BUTTE	33'					
SINGLE FAMILY		20'	15'	5'	N/A	8.5'
QUADS:						
SINGLE FAMILY		20'	15'	5'	N/A	8.5'
DUPLEX A		5'		5'	0'	10'
DUPLEX B		20'	15'	5'	0'	10'

SHEET INDEX

1	COVER SHEET
2	CHARTS AND TABLES
3	NOTES AND DETAILS SHEET
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5	PHASE 3-4 PLAN
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9-12	GRADING PLAN
13	MASTER LANDSCAPE PLAN
14-15	LANDSCAPE PLAN
16	ON LOT TYPICAL LANDSCAPE
17	LANDSCAPE AND IRRIGATION NOTES
18-20	BUILDING ELEVATIONS

BENCHMARK

DOUGLAS COUNTY SECONDARY MONUMENT, BEING A RECOVERED 3" ALUMINUM CAP SAMPED 3.010030 IN A CURB INLET, LOCATED ON THE WEST SIDE OF COACHLINE ROAD, APPROXIMATELY 700 FEET NORTWEST OF THE INTERSECTION OF COACHLINE ROAD AND WOLFENSBERGER ROAD. ELEVATION: 6394.91 (NAVD88).

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF LOT 25, HILLSIDE/ARBORS PLAT RECORDED UNDER RECEPTION NO. 2020020787 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 1.25" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567", BEARING S22°50'48"W A DISTANCE OF 71.50 FEET PER SAID PLAT.

APPROVED VARIANCE

TCV 15-0036
APPROVAL DATE: 6/19/15 DESCRIPTION OF VARIANCE: A 1% VARIANCE IN THE MAXIMUM STREET GRADE FOR AN APPROXIMATE 500 FT. SEGMENT OF LOCAL ROAD.

TCV 16-0047
APPROVAL DATE: 8/03/16 DESCRIPTION OF VARIANCE: CROSSPANS AT ENTRY STREETS.

TCV 16-0048
APPROVAL DATE: 8/10/16 DESCRIPTION OF VARIANCE: LESS THAN 10% OF RUNOFF LEAVES THE SITE WITHOUT WATER QUALITY TREATMENT.

TCV 19-0020
APPROVAL DATE: 5/2/19 DESCRIPTION: OFFSITE PERVIOUS AREAS AND 0.49 ACRES OF DEVELOPED IMPERVIOUS AREA ARE NOTE CAPTURED AND TREATED.

TCV 19-0021
APPROVAL DATE: 5/2/19 DESCRIPTION: ROCK FALL MITIGATION CHANNEL FREEBOARD.

TCV 19-0022
APPROVAL DATE: 5/2/19 DESCRIPTION: CONCRETE CHANNEL FREEBOARD.

TCV 24-0007
APPROVAL DATE: 4/08/24 DESCRIPTION OF VARIANCE: REAR YARD LANDSCAPE REQUIREMENTS FOR SINGLE FAMILY LOTS TO BE PLACED ON THE SIDE OF THE LOT AND NOT REQUIRE ORNAMENTAL TREE REQUIREMENT DUE TO CONFLICTS WITH UTILITIES.

TCV 24-0008
APPROVAL DATE: 4/19/2024 DESCRIPTION OF VARIANCE: SANITARY SEWER AND WATER LINE SERVICE LINES CONSTRUCTED CLOSER THAN 5.00-FEET TO PROPERTY LOT LINES.

APPLICANT/OWNER

BLVD HILLSIDE, LLC
600 GRANT STREET, SUITE 404
DENVER, CO 80203
AARON FOY - 303-200-0742
AARON@BLVDBUILDERS.COM

CIVIL ENGINEER/SURVEYOR

JR ENGINEERING
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL, CO

PLANNER/LANDSCAPE

PCS GROUP, INC
1007 16TH STREET #3, B-1801
DENVER, CO 80265
PAUL SHOUKAS-303-531-4908
PAUL@CSGROUPCO.COM

LAND SURVEYOR

JR ENGINEERING
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL, CO

LIENHOLDER

MOUNTAIN WEST REIT, LLC
2298 W HORIZON RIDGE PKWY #213
HENDERSON, NV 89052

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 _____,

20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

CIVIL ENGINEER'S STATEMENT

I, KURTIS W. WILLIAMS, 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 AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____ _____
KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SURVEYOR'S CERTIFICATE

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

_____ _____
JARROD ADAMS, P.L.S. DATE
COLORADO P.E. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20___.

_____
DIRECTOR OF DEVELOPMENT SERVICES

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A	DESIGNED BY	
V-SCALE	N/A	DRAWN BY	MEP
DATE	6/23/25	CHECKED BY	

SITE DEVELOPMENT PLAN AMENDMENT 3
COVER SHEET

SHEET 1 OF 20
JOB NO. 16190.20

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SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1
HILLSIDE-ARBORS PHASES 3 & 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO

SUMMARY TABLE: HILLSIDE PD (PHASE 1, 2, 3, 4, 6)		
USE AREAS	ACREAGE	PERCENTAGE
STREET COVERAGE	3.117	11.68
OSP (OPEN SPACE/LANDSCAPED AREA)	10.572	39.64
LOTS	12.036	45.13
FUTURE DEVELOPMENT (AMENITY CENTER)	0.947	3.55
TOTAL	26.672	100.00
SMALLEST LOT	3,080 S.F.	
TOTAL NUMBER OF UNITS:	119	
TOTAL NUMBER OF SINGLE STORY UNITS	59	50%

NOTE:
1. PHASES 1, 2, 5, AND 6 ARE NOT A PART OF THIS SDP AMENDMENT 3.
2. TRACT K-1, HILLSIDE/ARBORS AMENDMENT NO. 1, WAS DEDICATED TO THE TOWN OF CASTLE ROCK IN APRIL OF 2020 TO SATISFY THE 19.00 ACRE OPEN SPACE DEDICATION REQUIREMENT.

SUMMARY TABLE: HILLSIDE PD (PHASE 3-4)		
USE AREAS	ACREAGE	PERCENTAGE
STREET COVERAGE	1.477	9.15
OSP (OPEN SPACE/LANDSCAPED AREA)	8.242	51.05
LOTS	6.426	39.80
FUTURE DEVELOPMENT	-	-
TOTAL	16.145	100.00
SMALLEST LOT	3,520 S.F.	
TOTAL NUMBER OF UNITS:	65	
TOTAL NUMBER OF SINGLE STORY UNITS	32	49%

SUMMARY TABLE: HILLSIDE PD (PHASE 1-2)		
USE AREAS	ACREAGE	PERCENTAGE
STREET COVERAGE	1.64	17.12
OSP (OPEN SPACE/LANDSCAPED AREA)	2.33	24.32
LOTS	5.61	58.56
FUTURE DEVELOPMENT	-	-
TOTAL	9.58	100
SMALLEST LOT	3,080 S.F.	
TOTAL NUMBER OF UNITS:	54	
TOTAL NUMBER OF SINGLE STORY UNITS	27	50%

SUMMARY TABLE: THE ARBORS PD (PHASE 5)		
USE AREAS	ACREAGE (AC)	PERCENTAGE (%)
STREET COVERAGE	0.850	17.44%
OSP (OPEN SPACE/LANDSCAPED AREA)	0.802	16.45%
FUTURE DEVELOPMENT	3.223	66.11%
TOTAL	4.875	100.00%

NOTE:
THE ARBORS PD (PHASE 5) IS NOT A PART OF THIS SDP AMENDMENT 3.

TRACT SUMMARY TABLE (PHASE 1, 2, 3, 4, 5, AND 6)				
TRACT	AREA (Acres)	PURPOSE	OWNERSHIP AND MAINTENANCE	PHASING
B	0.947	COMMUNITY CENTER	DEVELOPER	PHASE 6
C	2.330	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METRO DISTRICT OR HOA	PHASE 1-2
G	0.079	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 2
H	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 2
I	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 2
J	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 2
K-2	4.950	COMMON AREA, LANDSCAPING, PHASE 1 USES: DETENTION POND, DRAINAGE CHANNEL, RETAINING WALLS, & UTILITIES	DEVELOPER, & METRO DISTRICT OR HOA	PHASE 1,2,3 & 4
L-1	2.026	PD MF (THE ARBORS - FUTURE DEVELOPMENT)	DEVELOPER	PHASE 5
L-2	1.197	PD MF (THE ARBORS - FUTURE DEVELOPMENT) & DRAINAGE	DEVELOPER	PHASE 5
M-1	0.606	COMMON AREA, LANDSCAPING, OPEN SPACE, DRAINAGE, UTILITIES	HILLSIDE METRO DISTRICT OR HOA	PHASE 5
M-2	0.196	COMMON AREA, LANDSCAPING, OPEN SPACE, DRAINAGE, UTILITIES	HILLSIDE METRO DISTRICT OR HOA	PHASE 5
N	2.634	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METRO DISTRICT OR HOA	PHASE 3 & 4
O	0.077	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 3
P	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 3
Q	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 3
R	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 3
S	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4
T	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4
U	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4
V	0.040	PUBLIC ACCESS, FIRE LANE, DRAINAGE, PRIVATE UTILITIES*	HILLSIDE METRO DISTRICT OR HOA	PHASE 4

NOTE:
PHASES 1, 2, 5, AND 6 ARE NOT A PART OF THIS SDP AMENDMENT 3.

NOTE:
*TRACTS G, H, I, J, O, P, Q, R, S, T, U & V ARE ALSO FOR PRIVATE UTILITY EASEMENTS FOR SANITARY AND DOMESTIC WATER SERVICE LINES. THE TOWN OF CASTLE ROCK WILL NOT MAINTAIN SERVICE LINES LOCATED IN THESE TRACTS.

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 MIL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.

ZONING COMPARISON & DEVELOPMENT STANDARDS			
CURRENT ZONING	HILLSIDE PD		
PROPOSED USE	SINGLE FAMILY ATTACHED AND DETACHED		
PROPOSED NUMBER OF RESIDENTIAL LOTS	119 LOTS PHASE 1-2 (54 LOTS), PHASE 3-4 (65 LOTS)		
PROPOSED NUMBER OF DWELLING UNITS	119 LOTS PHASE 1-2 (54 LOTS), PHASE 3-4 (65 LOTS)		
PROPOSED MAXIMUM DENSITY	120 UNITS		
		REQUIRED	PROPOSED
MINIMUM LOT SIZE		NONE	3,080 SF
SETBACKS FROM PRIMARY STRUCTURE	FRONT TO LIVING SPACE	15'	15'
SINGLE FAMILY & DUPLEX B	FRONT TO GARAGE	20'	20'
QUADS: DUPLEX A	FRONT	5'	5'
SINGLE FAMILY UNITS	REAR YARD	8.5'	8.5'
DUPLEX AND QUAD UNITS	REAR YARD	10'	10'
ALL UNITS	SIDE YARD	5'	5'
ALL UNITS	MIN BLDG SEPARATION	10'	10'
SETBACK FOR ACCESSORY STRUCTURE		N/A	N/A
PARKING REQUIRED PER UNIT		2 SPACES	2 SPACES
TOTAL PARKING		240 SPACES	240 SPACES

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
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(303) 791-8180

J·R ENGINEERING
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Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE N/A
V-SCALE N/A
DATE 6/23/25
DESIGNED BY
DRAWN BY MEP
CHECKED BY

SITE DEVELOPMENT PLAN AMENDMENT 3
CHARTS AND TABLES

SHEET 2 OF 20
JOB NO. 16190.20

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SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1
HILLSIDE-ARBORS PHASES 3 & 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO

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. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED PD.
3. THIS PROPERTY IS LOCATED WITHIN ZONE X (NON–SHADED AREA), AS PER FEMA FIRM PANEL NO. 08035C0169G DATED (3/16/2016).
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.
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 REQUIRE A BUILDING PERMIT.
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 HOA OR METRO DISTRICT.
8. 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.
9. 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.
10. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
11. THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
12. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
13. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND … CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW … CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL C… OF CASTLE ROCK'S REGULATIONS, STANDARDS AN…
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 FLOW LINE 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 A PLAT OR SEPARATE DOCUMENT.
17. 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 AND SHALL HAVE 5–FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, SUBSURFACE COLLECTION SYSTEMS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINE. 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, WASTE WATER 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 STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER 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.AS STATED ON THE PLAT, HILLSIDE METROPOLITAN DISTRICT OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE 30' PEDESTRIAN AND DRAINAGE EASEMENT.INCLUDING, BUT NOT LIMITED TO, ROCKFALL MITIGATION SWALE, RETAINING WALLS, GUARDRAILS AND PATH.
21. GRADING SHOWN HEREON THAT EXTENDS ONTO TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AT TIME OF DEVELOPMENT AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF–SITE IMPACTS AT THEIR EXPENSE.

REVISE OR ADD LANGUAGE:
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services.

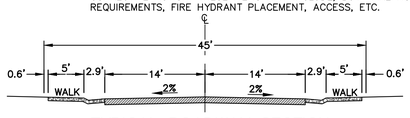
Note has been added as note 22.

REVISE LANGUAGE TO 15' FRONT LOT … UE AND 5' SIDE LOT UE AS SHOWN

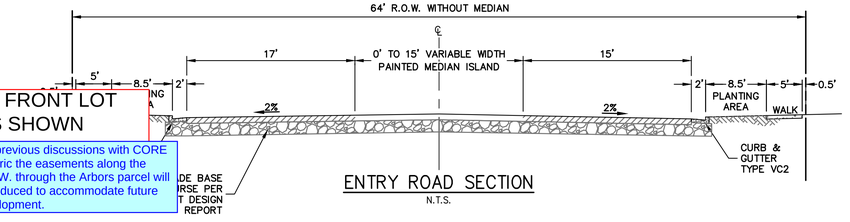
Per previous discussions with CORE Electric the easements along the R.O.W. through the Arbors parcel will be reduced to accommodate future development.

FIRE NOTES

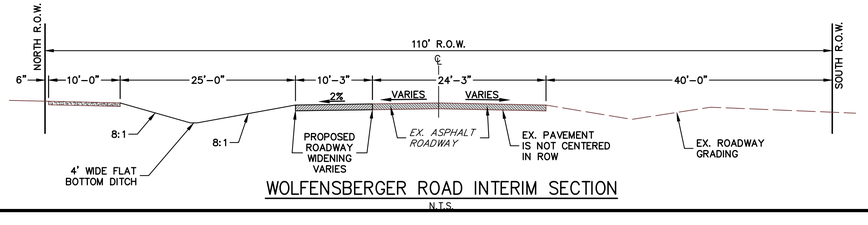
1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
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 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 … S GREATER THAN OR EQUAL …
… D LANES SHALL BE … TANT RED PAINT. REFLECTIVE … ALL BE LABELED, "NO PARKING … ALL BE NO LESS THAN THREE … GROUND AND PLACED ON THE … TED NO MORE THAN FIFTY (50') … ND 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.



TYPICAL ROADWAY SECTION
N.T.S.



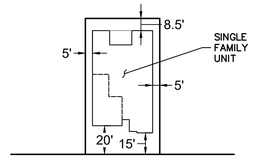
ENTRY ROAD SECTION
N.T.S.



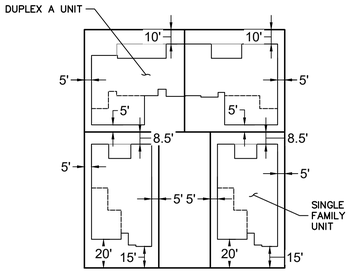
WOLFENSBERGER ROAD INTERIM SECTION
N.T.S.

LANDSCAPE NOTES

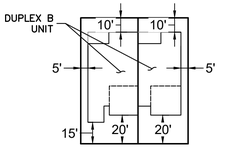
1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, 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 HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
9. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
10. 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.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. NONLIVING LANDSCAPE MATERIAL 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.
13. 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 BY THE TOWN OF CASTLE ROCK
14. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
15. 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.



TYPICAL SINGEL FAMILY DETACHED



TYPICAL 4 UNIT LOT



TYPICAL DUPLEX UNIT LOT

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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No.	REVISION	BY	DATE

H–SCALE	N/A
V–SCALE	N/A
DATE	6/23/25
DESIGNED BY	MEP
DRAWN BY	
CHECKED BY	

SITE DEVELOPMENT PLAN AMENDMENT 3
NOTES AND DETAILS SHEET

SHEET 3 OF 20
JOB NO. 16190.20

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

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SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1
HILLSIDE-ARBORS PHASES 3 & 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°50'48"E	3.48'
L2	N67°09'12"W	75.00'
L3	S22°50'48"W	82.01'
L4	S01°39'10"E	8.01'
L5	N22°50'48"E	16.35'
L6	N34°43'22"W	45.00'
L7	S67°09'12"E	88.00'
L8	S22°50'48"W	17.50'
L9	N67°09'12"W	140.20'
L10	S22°50'48"W	70.00'
L11	S32°20'38"W	32.71'
L12	S41°43'56"W	70.00'
L13	S51°11'12"W	16.31'
L14	N38°50'17"W	89.54'
L15	N22°50'48"E	92.77'
L16	N51°11'12"E	259.40'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	71°08'14"	40.50'	50.28'
C2	32°25'50"	177.50'	100.47'
C3	4°06'55"	222.50'	15.98'
C4	5°12'57"	49.50'	4.51'

100 50 0 100 200
ORIGINAL SCALE: 1" = 100'

LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- (SF) SINGLE FAMILY
- (DP) DUPLEX
- (2) BLOCK NUMBER
- 2 LOT NUMBER
- AREA NOT PART OF PROJECT SDP
- TRAIL
- SIDEWALK OR SWALE CONCRETE
- PHASE BOUNDARY LINE
- OFFSITE ASPHALT
- ACCESS ROAD
- RIPRAP

ZONING: MEADOWS FOURTH AMENDMENT, PD
LAND USE: OSD (OPEN SPACE DEDICATION)

HILLSIDE PD

EXIST. 30' PEDESTRIAN & DRAINAGE ESMT."SEE NOTE 20, SHT 2"

WEST LINE SW1/4, SEC 3

NORTH LINE, SW 1/4, SW 1/4, SEC 3

DEDICATED TO THE TOWN OF CASTLE ROCK PER REC. NO. 2020020787 ZONING: HILLSIDE PD OSD (OPEN SPACE DEDICATION) NOT A PART OF THIS SDP

EX. 20' IREA ESMT.

EX. 20' ACCESS & UTILITY ESMT.

COACHLINE ROAD (90' R.O.W.)

FUTURE DEVELOPMENT TRACT B – PHASE 6 NOT A PART OF THIS SDP

2 RESERVED PARKING STALLS FOR TOWN OPEN SPACE TO BE PROVIDED WITH TRACT B AMENITY SITE.

EXIST. 20' EMERGENCY ACCESS ESMT.

BRAMBLE STREET (50' R.O.W.)

THE MEADOWS FILING NO.16 REC. NO. 2019086961 ZONING: MEADOWS FOURTH AMENDMENT, PD LAND USE: R-SF (SINGLE FAMILY)

TRACT B

TRACT C

HILLSIDE PD

TRACT N

TRACT U

TRACT T

TRACT K-2

TRACT K-1

TRACT S

TRACT R

TRACT Q

TRACT P

TRACT O

GRAYSIDE CIRCLE

45' ROW

79.00' ROW

64.00' ROW

PHASE 1

PHASE 2

PHASE 3

PHASE 4

N87°55'17"E 179.48'

N54°23'39"E 121.52'

N89°00'20"E 122.72'

N56°58'36"E 352.37'

N51°41'10"E 168.56'

N74°11'12"E 171.87'

N89°33'04"E 257.97'

N76°42'44"E 88.13'

N00°11'15"E 53.80'

POINT OF BEGINNING
SW 1/16TH COR. SEC. 3
FND: 2-1/2" ALUM. CAP
"HANNIGAN & ASSOC. PLS 25629"
RECORD MONUMENT

UNINCORPORATED DOUGLAS COUNTY
ZONING: A1 (AG)
LAND USE: RESIDENTIAL

EAST LINE, W 1/2, SW 1/4, SEC 3

N67°09'12"W 239.71'

N69°25'31"W 77.81'

S72°00'06"W 58.83'

S60°21'10"W 168.89'

S60°21'10"W 168.89'

S54°13'31"W 120.09'

S54°13'31"W 49.42'

S72°24'27"W 57.40'

S69°33'54"W 35.00'

N20°26'06"W 93.36'

S58°29'18"W 11.67'

Δ=20°24'59" R=231.00' L=82.31'

N71°46'06"W 53.96'

N71°46'06"W 53.96'

Δ=16°05'43" R=223.56' L=62.80'

N38°18'24"W 9.88'

S51°32'57"W 578.20'

N83°38'54"W 7.77'

25' DRAINAGE ESMT.

TRACT K-2
DETENTION POND

EX. 20' IREA ESMT. Bk.622, Pg.787 (APPROX. LOCATION)

EX. 30' UTILITY, DRAINAGE, & PUBLIC USE ESMT.

EX. 30' UTILITY, DRAINAGE, & PUBLIC USE ESMT.

EXIST. 30' PEDESTRIAN & DRAINAGE ESMT. "SEE NOTE 20, SHT 2"

S00°09'26"W 13.38'

S89°33'04"E 168.67'

S89°48'17"E 42.26'

S40°20'15"E 19.33'

ARBORS PD

TRACT L-1
PHASE 5 – NOT A PART OF THIS SDP
ZONING: ARBORS PD
"MULTI-FAMILY / ELDERLY CARE"
LAND USE: FUTURE DEVELOPMENT

TRACT L-1 – PHASE 5 NOT A PART OF THIS SDP ZONING: ARBORS PD "MULTI-FAMILY / ELDERLY CARE" LAND USE: FUTURE DEVELOPMENT

N89°05'46"E 209.06'

PROPOSED 20' DRIVEWAY ACCESS ESMT.

N89°03'34"E 130.53'

NORTH LINE, SE 1/4, SW 1/4, SEC 3

TRACT M–2 – PHASE 5
NOT A PART OF THIS SDP
ZONING: ARBORS PD OSP
(OPEN SPACE)
LAND USE: OPEN SPACE

PROPOSED 45' ACCESS ESMT

45' ROW

64' ROW

DETENTION POND

TRACT M–1

TRACT M–2

N87°48'26"E 134.06'

S44°24'02"W 126.36'

N89°33'04"E 3.72'

EX. 10' UTILITY & PUBLIC USE ESMT.

Δ=6°47'52" R=1060.00' L=125.76'

DEDICATED R.O.W. REC. 2002094311

WOLFENSBERGER ROAD (R.O.W. VARIES)

WOLFENSBERGER ROAD (110' R.O.W.)

110' ROW

EX. R.O.W.

DEDICATED R.O.W. REC. 2015036728

EX. R.O.W.

NOTE: UTILITIES CONSTRUCTED WITH PHASE 1 WILL OVERLAP INTO THE PART OF PHASE 5

EX. 30' DRAINAGE ESMT.

S50°03'02"W 405.64'

LOT 1 EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK
LAND USE: CHURCH

TRACT M–1 – PHASE 5
NOT A PART OF THIS SDP
ZONING: ARBORS PD OSP
(OPEN SPACE)
LAND USE: OPEN SPACE

UNINCORPORATED DOUGLAS COUNTY
ZONING: A1 (AG)
LAND USE: RESIDENTIAL

NORTHEAST CORNER SE¼, SW¼, SEC. 3

OMNI TRIBUTARY

ZONING: CASTLE HIGHLANDS PD
MAJOR MODIFICATION
LAND USE: OPEN SPACE – PLD

SOUTH LINE, SW 1/4, SEC 3

WEST LINE, SE 1/4, SW 1/4, SEC 3

UNINCORPORATED DOUGLAS COUNTY
ZONING: A1 (AG)
LAND USE: AGRICULTURAL

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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No.	REVISION	BY	DATE

H-SCALE	1"=100'
V-SCALE	N/A
DATE	6/23/25
DESIGNED BY	
DRAWN BY	MEP
CHECKED BY	

SITE DEVELOPMENT PLAN AMENDMENT 3
OVERALL PLAN

SHEET 4 OF 20
JOB NO. 16190.20

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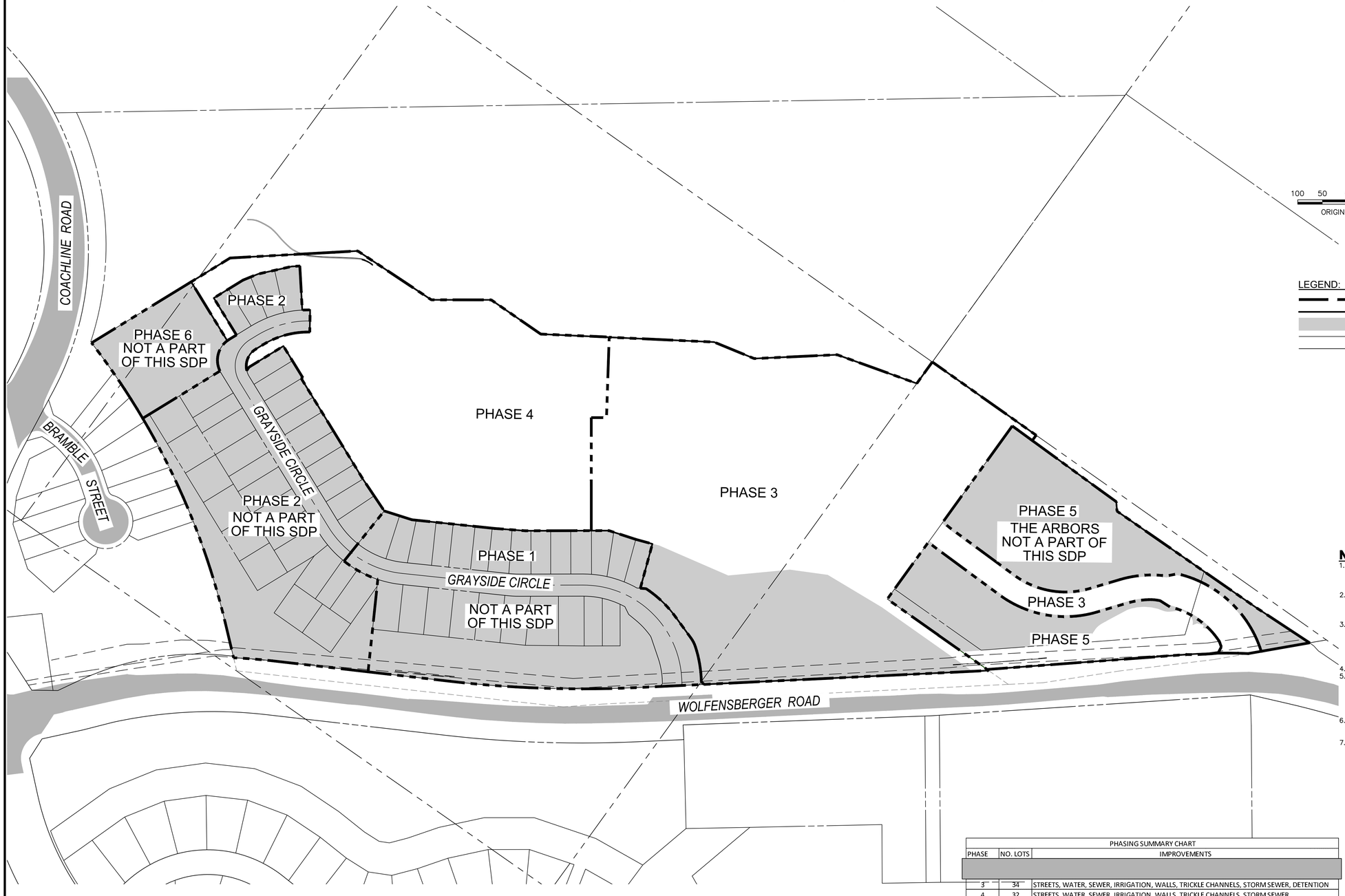
SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1

HILLSIDE-ARBORS PHASES 3 & 4

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO



100 50 0 100 200

ORIGINAL SCALE: 1" = 100'

LEGEND:

- PHASE LINE
- PROPERTY LINE
- PROPERTY NOT PART OF THIS SDP
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTES:

1. PHASES CAN BE BUILT IN ANY ORDER AS LONG AS THE REQUIRED INFRASTRUCTURE FOR THAT PHASE INCLUDING DOWNSTREAM FACILITIES IS 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 OPINION OF COSTS WILL BE SUBMITTED FOR TOWN REVIEW AND APPROVAL.
3. ALL UTILITIES SHALL BE TERMINATED PER TOWN OF CASTLE ROCK CRITERIA AT THE LIMITS OF EACH RESPECTIVE PHASE. ADDITIONAL 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 INDEPENDENTLY SUSTAINABLE.
5. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LATERALS SHALL BE INSTALLED. PRIOR TO ROADWAY CONSTRUCTION, THE LOCATION OF WATER AND SANITARY SEWER SERVICE LINES FOR EACH LOT SHALL BE VERIFIED BY CONTRACTOR.
6. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
7. INSTALLATION OF CONTROL MEASURES THAT MEET THE TOWN OF CASTLE ROCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.

PHASING SUMMARY CHART

PHASE	NO. LOTS	IMPROVEMENTS
3	34	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER, DETENTION
4	32	STREETS, WATER, SEWER, IRRIGATION, WALLS, TRICKLE CHANNELS, STORM SEWER
PHASE 1, 2, 5, 6 NOT A PART OF THIS SDP		
TOTAL	66 120	
NOTE: PHASING CAN OCCUR IN ANY ORDER		

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BLVD HILLSIDE LLC
600 GRANT STREET
SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=100'
V-SCALE	N/A
DATE	6/23/25
DESIGNED BY	JP
DRAWN BY	MEP
CHECKED BY	

SITE DEVELOPMENT PLAN AMENDMENT 3

PHASE 3-4 PLAN

SHEET 5 OF 20

JOB NO. 16190.20

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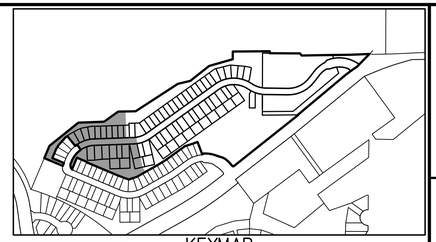
SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1
HILLSIDE-ARBORS PHASES 3 & 4

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO

UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK 3B (BLUE–WEST) WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE–IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.



KEYMAP
SCALE:1"=500'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C6	4.51'	49.50'	5°12'57"	S20°14'19"W	4.50'
C8	50.28'	40.50'	71°08'14"	N12°43'19"W	47.12'
C9	100.47'	177.50'	32°25'50"	N39°03'43"E	99.13'
C10	15.98'	222.50'	4°06'55"	S53°13'10"W	15.98'

GENERAL NOTES:

1. REFERENCE HILLSIDE AT CASTLE ROCK IMPROVEMENT PLANS BY PARAGON ENGINEERING CONSULTANTS, INC. FOR STORM SEWER PIPE SIZES, STORM SEWER INLET TYPES AND SIZES, AND DETENTION POND DETAILS.

LEGEND

- PR. RIGHT OF WAY
- EX. RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PR. EASEMENT
- EX. EASEMENT
- PR. CURB & GUTTER
- EX. CURB & GUTTER
- PR. STREET LIGHT
- EX. STREET LIGHT
- PR. FIRE HYDRANT
- EX. FIRE HYDRANT
- PR. BLOW OFF VALVE
- PR. GATE VALVE
- PR. WATER LINE W/ GATE VALVE
- EX. WATER LINE W/ GATE VALVE
- PR. SANITARY SEWER W/ MANHOLE
- EX. SANITARY SEWER W/ MANHOLE
- PR. STORM SEWER W/ MANHOLE
- EX. STORM SEWER W/ MANHOLE
- PR. INLET
- U.E. INDICATES UTILITY EASEMENT
- PHASE BOUNDARY LINE

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

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SITE DEVELOPMENT PLAN AMENDMENT 3
SITE AND UTILITY PLAN

SHEET 6 OF 20
JOB NO. 16190.20

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SITE DEVELOPMENT PLAN AMENDMENT 3
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HILLSIDE-ARBORS PHASES 3 & 4
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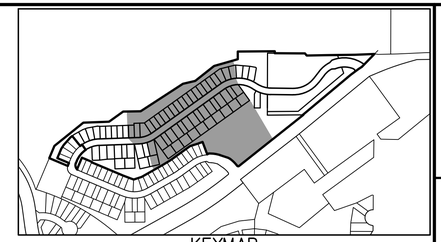
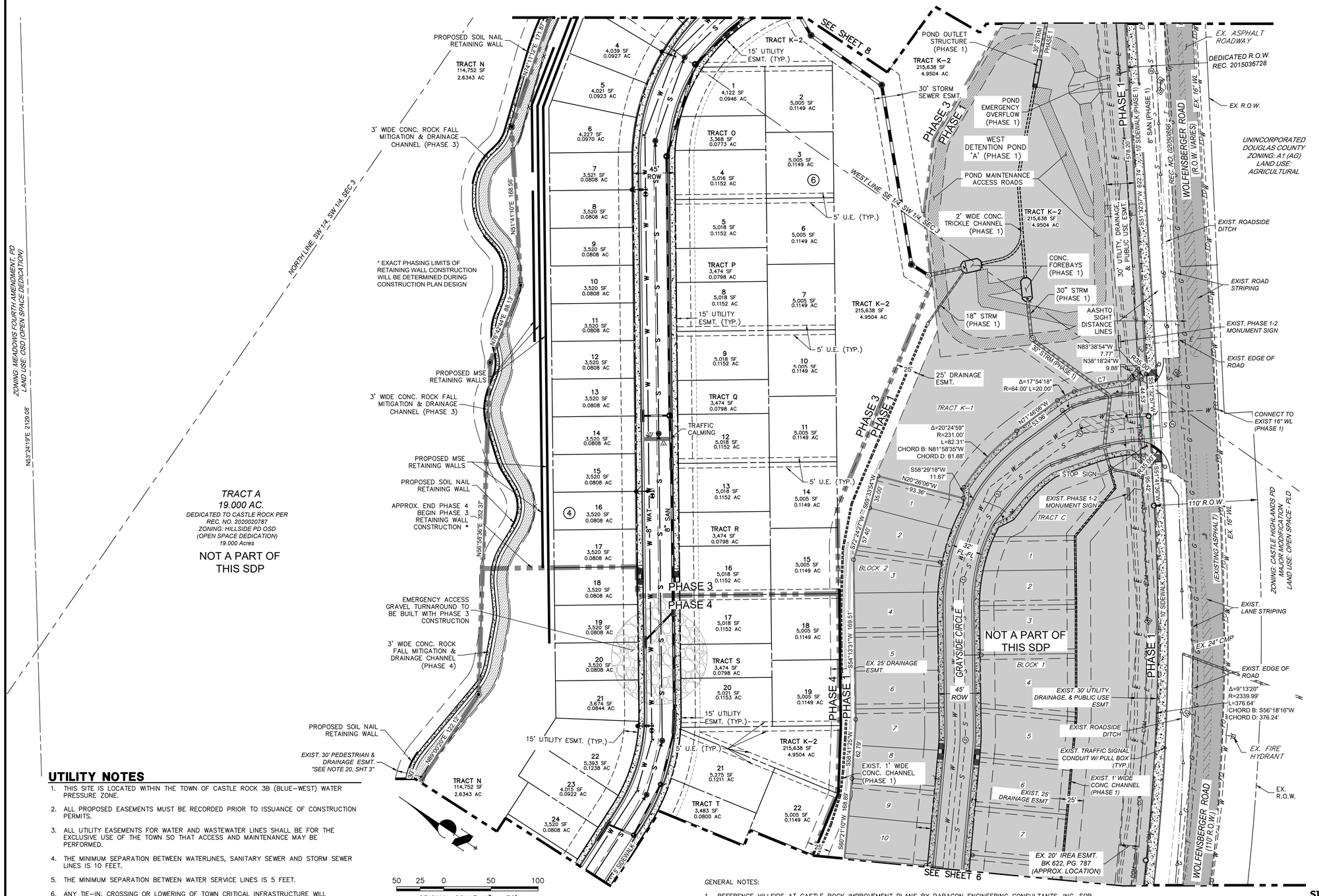
CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	62.77'	239.50'	15°01'04"	N46°21'16"W	62.60'

TYPICAL: MANHOLES NOT LOCATED WITHIN A PUBLIC STREET SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 4.4.7-3 OF THE TOWN OF CASTLE ROCK WASTEWATER SYSTEM DESIGN CRITERIA MANUAL



KEYMAP
SCALE:1"=500'



UTILITY NOTES

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- U.E. INDICATES UTILITY EASEMENT
- PHASE BOUNDARY LINE

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

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V-SCALE	N/A
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SITE DEVELOPMENT PLAN AMENDMENT 3
SITE AND UTILITY PLAN

SHEET 7 OF 20
JOB NO. 16190.20

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SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1
HILLSIDE-ARBORS PHASES 3 & 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4,TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO

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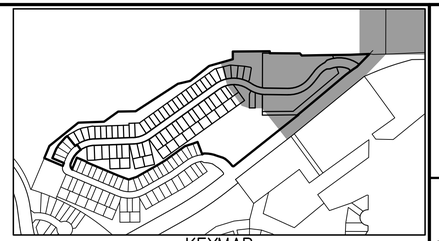

KEYMAP
SCALE:1"=500'

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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

TYPICAL: MANHOLES NOT LOCATED WITHIN A PUBLIC STREET SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 4.4.7-3 OF THE TOWN OF CASTLE ROCK WASTEWATER SYSTEM DESIGN CRITERIA MANUAL

SEE SHEET LEFT

SEE SHEET RIGHT

SEE SHEET 7

OMNI TRIBUTARY
EXIST. 12'X8' BOX CULVERT
EXIST. 36" RCP (PHASE 1)
NORTHEAST CORNER SE 1/4, SW 1/4, SEC. 3
MATCH EXIST. EDGE OF ASPHALT
WOLFENSBERGER ROAD (R.O.W. VARIES)
NORTH LINE SE 1/4, SW 1/4, SEC. 3
PROPOSED EDGE OF ROAD
EXIST. 30" RCP (PHASE 1)
EXIST. 5' DIA MH (PHASE 1)
EXIST. 8" WL
EXIST. 8" SAN
EX. ASPHALT ROADWAY
EX. DIRT DRIVEWAY
EXIST. 30" RCP (PHASE 1)
EX. GRAVEL DRIVEWAY
UNINCORPORATED DOUGLAS COUNTY ZONING: A1 (AG) LAND USE: RESIDENTIAL

EX. DIRT DRIVEWAY
TRAFFIC SIGNAL CONDUIT W/ PULL BOX (TYP.)
30' UTILITY, DRAINAGE, & PUBLIC USE ESMT.
UNINCORPORATED DOUGLAS COUNTY ZONING: A1 (AG) LAND USE: RESIDENTIAL
10' CONC. SIDEWALK (PHASE 1)
DRIVEWAY AND CURB CUT FOR ADJOINERS DRIVEWAY CONNECTION
20' PRIVATE ACCESS ESMT.
CONNECT TO EXIST 12" WL
EXIST. 5' DIA MH (PHASE 1)
TRACT M-2
8,541 SF
0.196AC
ZONING: ARBORS PD OSP (OPEN SPACE)
LAND USE: OPEN SPACE
NOT A PART OF THIS SDP
EX. DRIVEWAY
CONNECT TO EXIST. SSMH
CONNECT TO EXIST 8" SAN
Δ=6°47'52"
R=1060.00'
L=125.76'
CHORD B: S53°26'58"W
CHORD D: 125.69'
EXIST. 6' DIA. MH (PHASE 1)
PROPOSED RETAINING WALL MAY NOT ENCROACH INTO 15' UE
Retaining walls will be placed at the back of walk and will straddle the R.O.W. and utility easement. Gravity retaining walls can be used to minimize any impacts to the utility easement.
WOLFENSBERGER ROAD
EX. 10' UTILITY & PUBLIC USE EASEMENT
EX. 20' IREA ESMT. Bk.622, Pg.787 (Approx. location)
PROPOSED EDGE OF ROAD
EX. R.O.W.
DEDICATED R.O.W. REC. 2002094311
TRACT M-1
26,389 SF-0.606 AC
ZONING: ARBORS PD OSP (OPEN SPACE)
LAND USE: OPEN SPACE
NOT A PART OF THIS SDP
TRAFFIC SIGNAL CONDUIT
MATCH EXIST. EDGE OF ASPHALT
ROADSIDE DITCH
DEDICATED R.O.W. REC. 2015036728
MATCH EXIST. EDGE OF ROAD
EX. GRAVEL DRIVEWAY
CONNECT TO EXIST. WL
EX. FIRE HYDRANT
EX. 30' UTILITY, DRAINAGE, & PUBLIC USE ESMT. REC. NO. 20200020787
40' WATER, SAN, & STORM SEWER ESMT.
PROPOSED RETAINING WALL
TRACT L-1
88,238 SF
2.026 AC
THE ARBORS - NOT A PART OF THIS SDP
ZONING: ARBORS PD
"MULTI-FAMILY / ELDERLY CARE"
LAND USE: FUTURE DEVELOPMENT
15' U.E. (TYP.)
EXIST. 30' DRAINAGE ESMT.
30' WATER & SAN SEWER ESMT.
EXIST. 30" RCP OUTFALL STORM SEWER (PHASE 1)
20' WATER LINE ESMT.
GRAYSIDE CIRCLE
TRACT L-2
52,140 SF
1.197 AC
THE ARBORS - NOT A PART OF THIS SDP
TRACT L-2
PHASE 5 PHASE 3
PHASE 1
TRACT N
114,752 SF
2.6343 AC
50' BUFFER
TRACT K-2
215,538 SF
4.9504 AC
TRACT K-2
15' UTILITY ESMT. (TYP.)
PROPOSED SOIL NAIL RETAINING WALL
PROPOSED MSE RETAINING WALLS
15' UTILITY ESMT. (TYP.)
1 4,614 SF 0.1059 AC
3 4,027 SF 0.0924 AC
1 4,566 SF 0.1048 AC
0.0876 AC
EXIST. 30' PEDESTRIAN & DRAINAGE ESMT. "SEE NOTE 20, SHT 3"
TRACT A
19.000 AC.
DEDICATED TO CASTLE ROCK PER REC. NO. 2020020787
ZONING: HILLSIDE PD OSD (OPEN SPACE DEDICATION)
19.000 Acres
NOT A PART OF THIS SDP
POINT OF BEGINNING SW 1/16TH COR. SEC. 3 FND: 2-1/2" ALUM. CAP "HANNIGAN & ASSOC. PLS 25629" RECORD MONUMENT
EAST LINE W 1/2, SW 1/4, SEC 3 S00°11'15"W 668.16'
DOUGLAS COUNTY TOWN OF CASTLE ROCK
UNINCORPORATED DOUGLAS COUNTY ZONING: A1 (AG) LAND USE: RESIDENTIAL
N53°24'19"E
S00°09'26"W 13.38'
N89°31'34"W 38.13'
N89°46'29"W 12.15'
N89°33'04"E 3.72'
S00°09'26"W 433.53'
N89°33'04"E 297.97'
N00°11'15"E 53.80'
S89°48'17"E 42.26'
S40°20'15"E 19.33'
N89°10'34"E 139.53'
N89°10'34"E 209.06'
N87°46'28"E 134.00'
S89°49'32"W 36.80'
S00°10'02"W 405.64'
S51°32'57"W 576.20'
N89°33'04"E 348.07'
N89°33'04"E 348.07'
S89°31'34"E 108.97'
S89°31'34"E 108.97'
OHU
OW WELL
EXIST. 8" SAN (PHASE 1)
(EXISTING ASPHALT)

LEGEND

- PR. RIGHT OF WAY
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SITE DEVELOPMENT PLAN AMENDMENT 3
SITE AND UTILITY PLAN

SHEET 8 OF 20
JOB NO. 16190.20

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

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SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1

HILLSIDE-ARBORS PHASES 3 & 4

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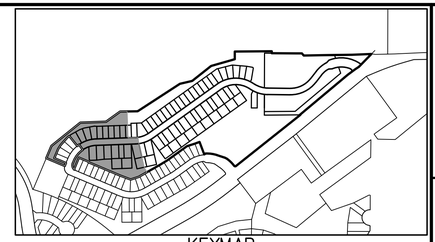

KEYMAP
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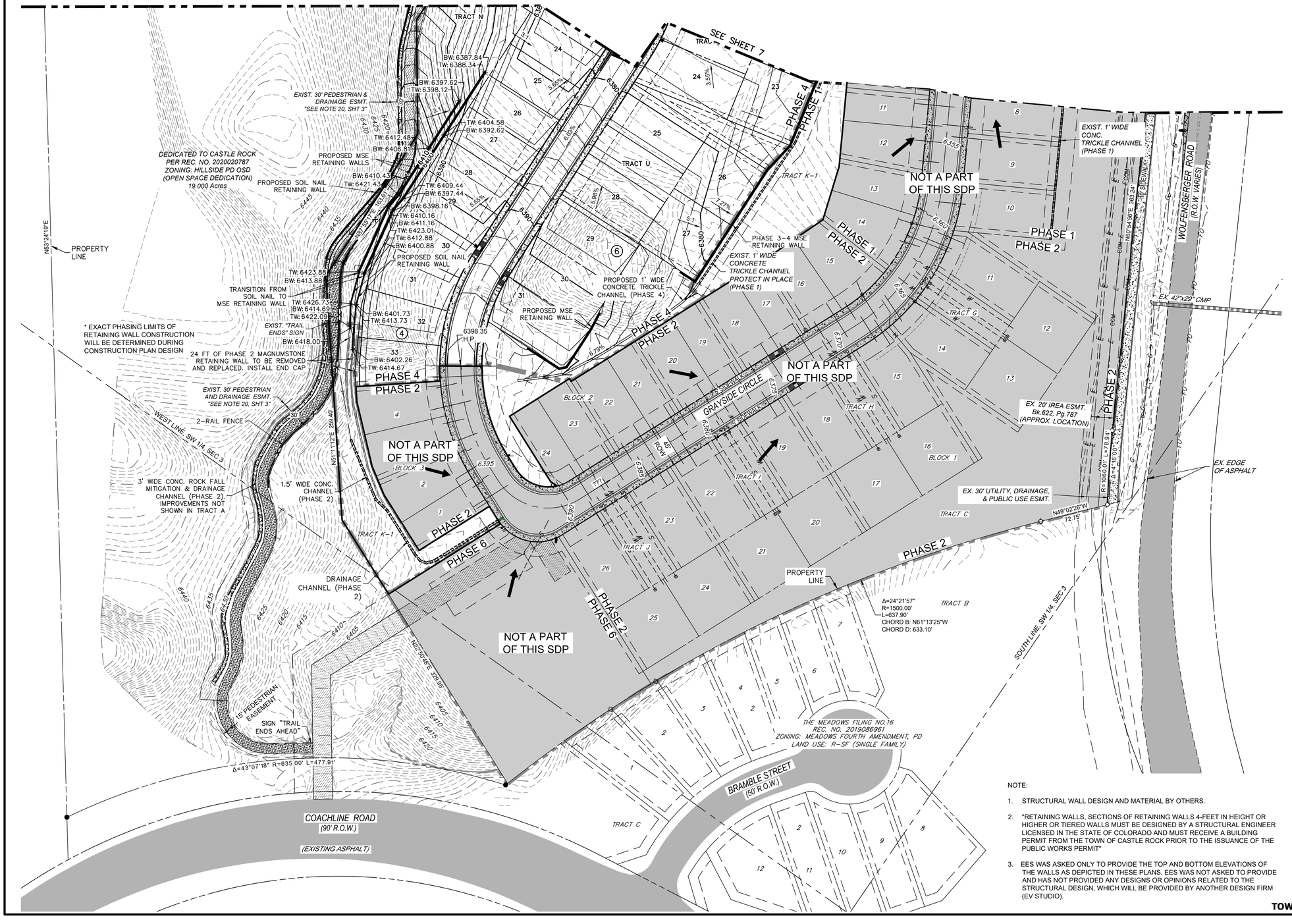

NOTE:

1. STRUCTURAL WALL DESIGN AND MATERIAL BY OTHERS.
2. "RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER 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 PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT"
3. EES WAS ASKED ONLY TO PROVIDE THE TOP AND BOTTOM ELEVATIONS OF THE WALLS AS DEPICTED IN THESE PLANS. EES WAS NOT ASKED TO PROVIDE AND HAS NOT PROVIDED ANY DESIGNS OR OPINIONS RELATED TO THE STRUCTURAL DESIGN, WHICH WILL BE PROVIDED BY ANOTHER DESIGN FIRM (EV STUDIO).

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

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SITE DEVELOPMENT PLAN AMENDMENT 3
GRADING PLAN

SHEET 9 OF 20
JOB NO. 16190.20

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HILLSIDE-ARBORS PHASES 3 & 4

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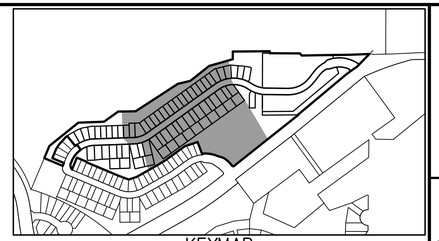

KEYMAP
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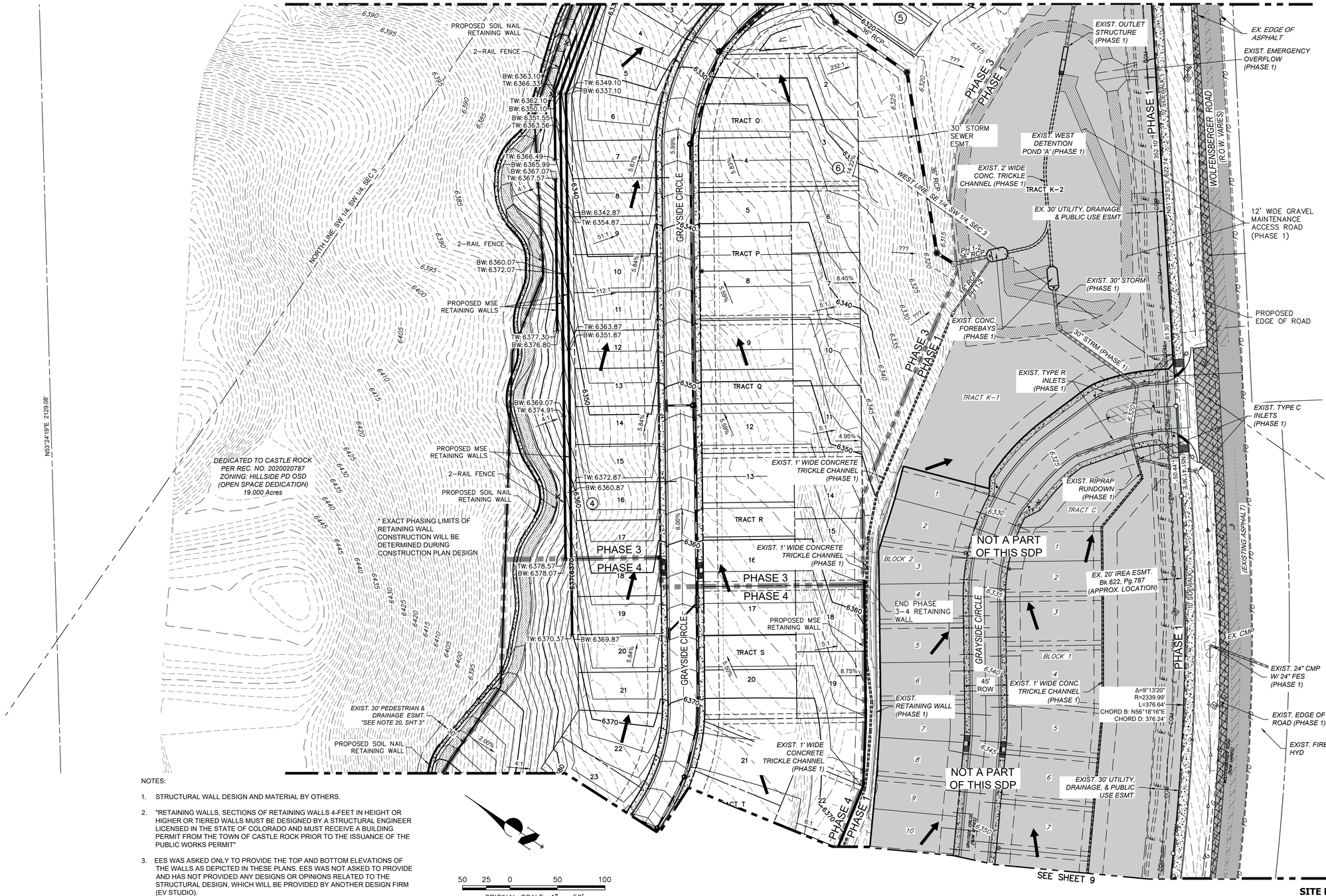

NOTES:

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3. EES WAS ASKED ONLY TO PROVIDE THE TOP AND BOTTOM ELEVATIONS OF THE WALLS AS DEPICTED IN THESE PLANS. EES WAS NOT ASKED TO PROVIDE AND HAS NOT PROVIDED ANY DESIGNS OR OPINIONS RELATED TO THE STRUCTURAL DESIGN, WHICH WILL BE PROVIDED BY ANOTHER DESIGN FIRM (EV STUDIO).

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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PREPARED FOR
BLVD HILLSIDE LLC
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SUITE 404
DENVER, CO 80203
OFFICE PHONE
(303) 791-8180

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	6/23/25
DESIGNED BY	JP
DRAWN BY	MEP
CHECKED BY	

SITE DEVELOPMENT PLAN AMENDMENT 3

GRADING PLAN

SHEET 10 OF 20

JOB NO. 16190.20

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

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SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1

HILLSIDE-ARBORS PHASES 3 & 4

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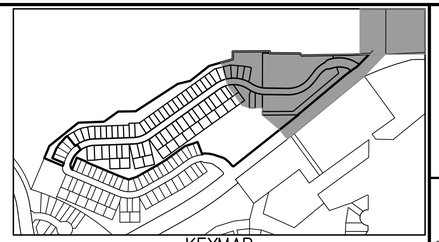

KEYMAP
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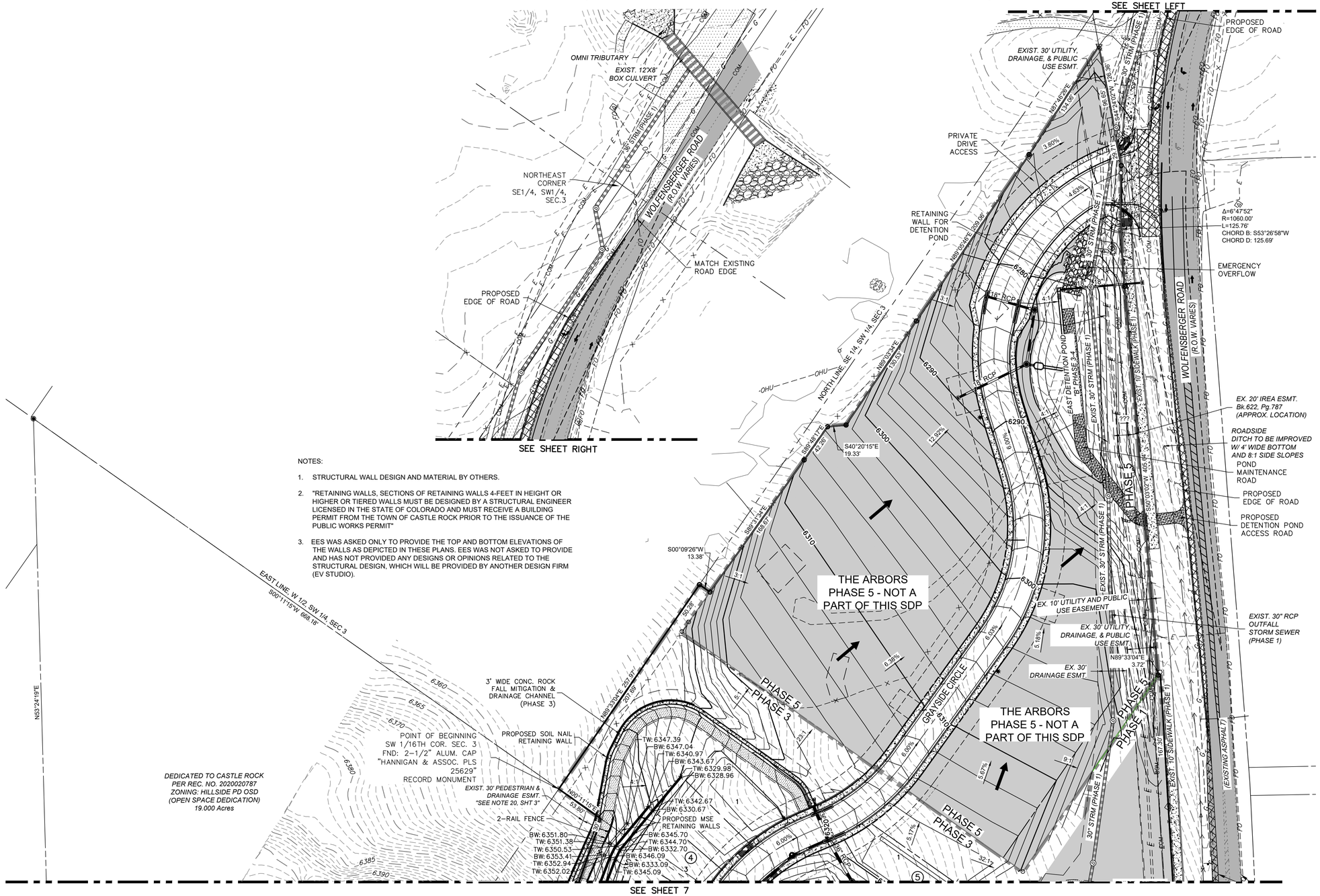

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SITE DEVELOPMENT PLAN AMENDMENT 3

GRADING PLAN

SHEET 11 OF 20

JOB NO. 16190.20

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

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SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

TRACTS K-1, L, & M, HILLSIDE/ARBORS AMENDMENT NO.1

HILLSIDE-ARBORS PHASES 3 & 4

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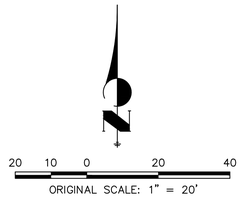

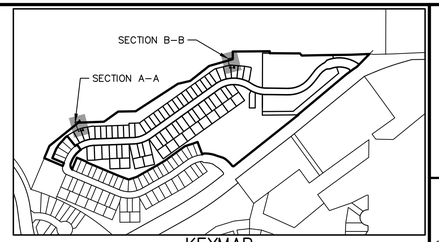

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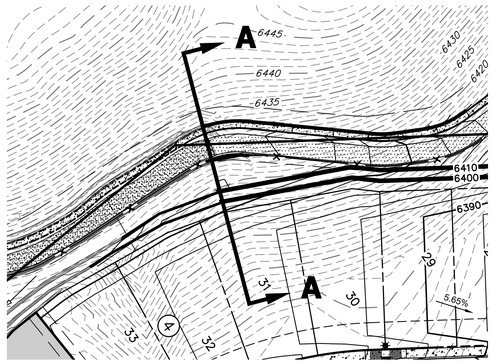
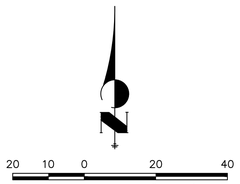
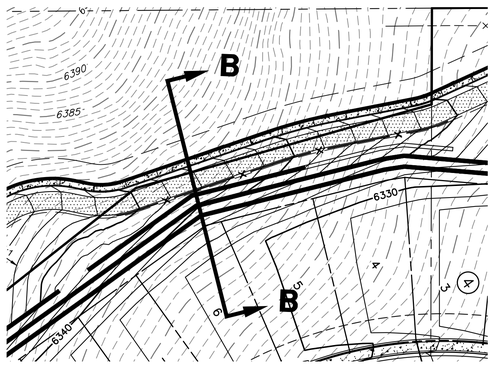
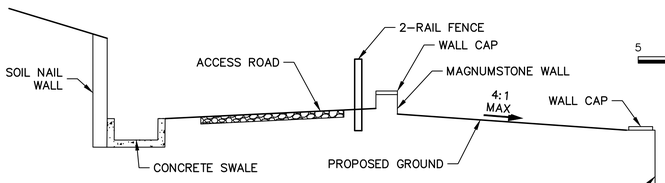
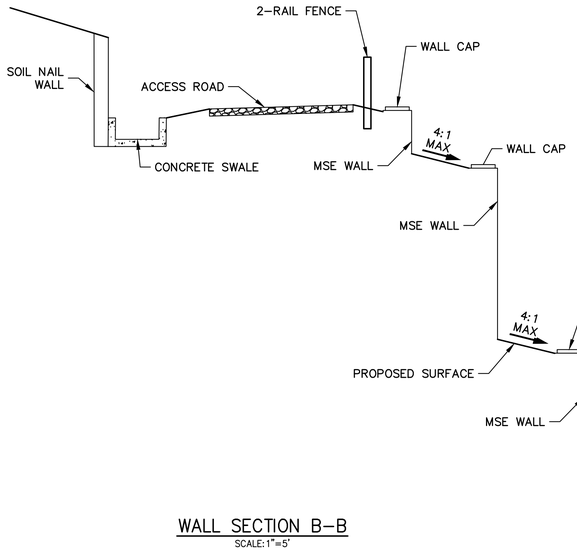






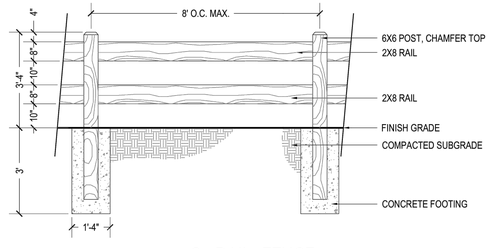


WALL SECTION A–A
SCALE: 1"=5'

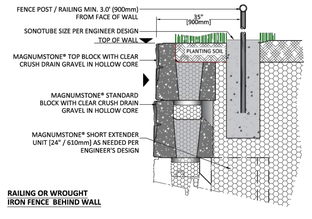


WALL SECTION B–B
SCALE: 1"=5'

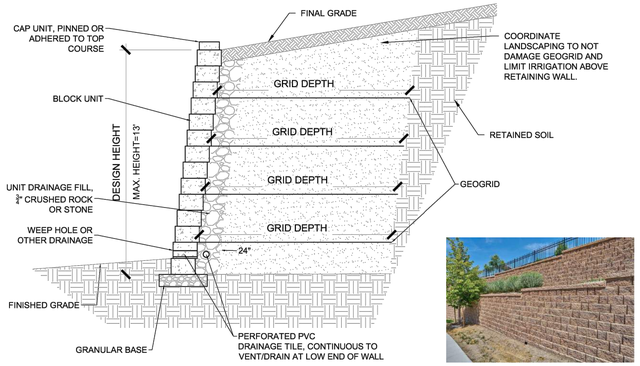
NOTES:
1. ALL MEMBERS TO BE ROUGH SAWN CEDAR.
2. REFERENCE CIVIL SHEETS FOR LOCATION.



2–RAIL FENCE
SCALE: N.T.S

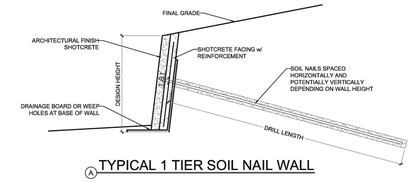


RAILING OR WROUGHT IRON FENCE BEHIND WALL

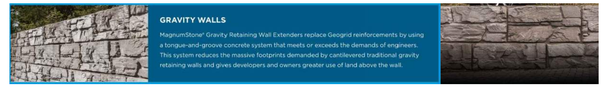


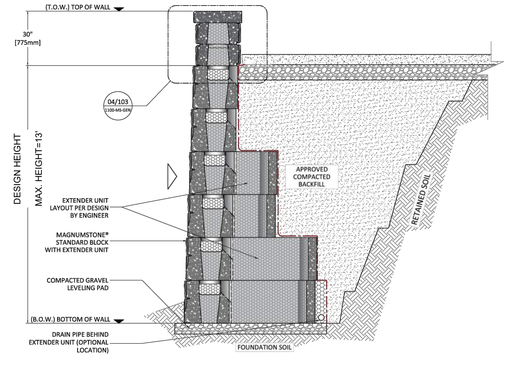
B TYPICAL 1 TIER MSE WALL

NOTE:
MSE WALL SHALL BE KEYSTONE, REGAL STONE PRO–ROCKFACE 3 PC. OR APPROVED EQUAL.



A TYPICAL 1 TIER SOIL NAIL WALL





02 **FREESTANDING SEATING WALL ON GRAVITY WALL**
SCALE 1:40

SITE DEVELOPMENT PLAN AMENDMENT 3
TOWN OF CASTLE ROCK PROJECT NO. SDP25-012

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GRADING PLAN

SHEET 12 OF 20
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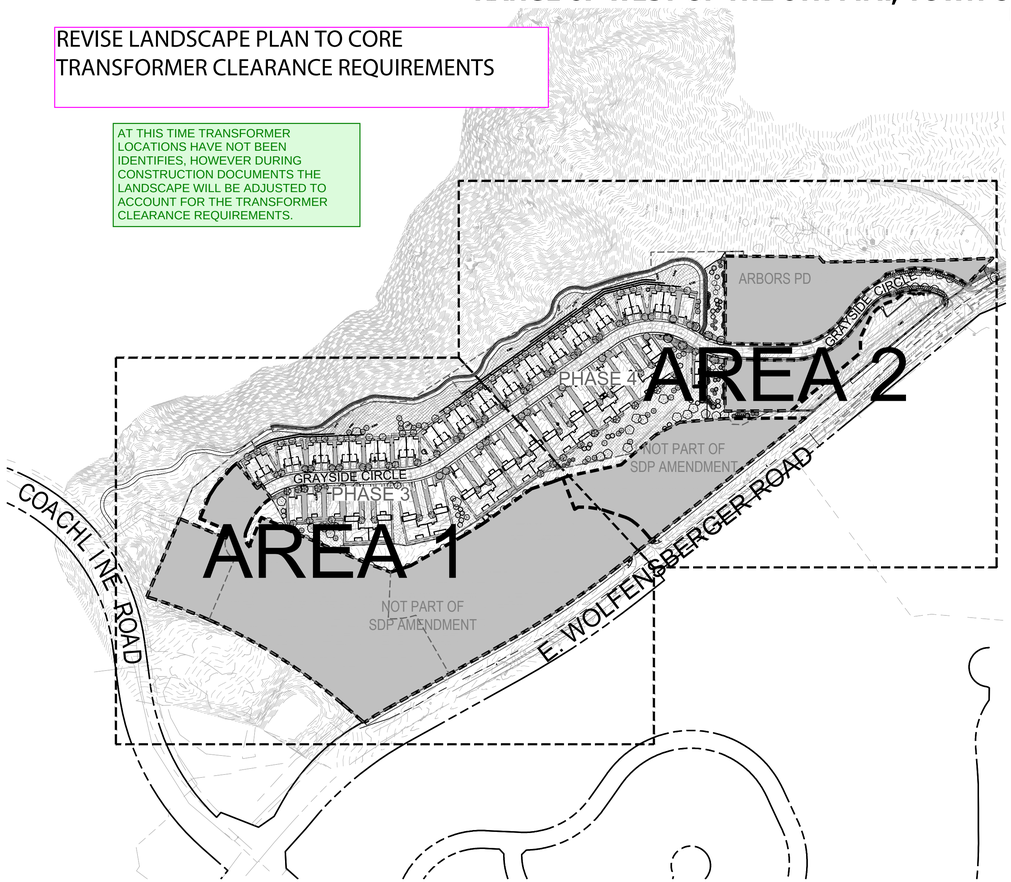
REVISE LANDSCAPE PLAN TO CORE TRANSFORMER CLEARANCE REQUIREMENTS

AT THIS TIME TRANSFORMER LOCATIONS HAVE NOT BEEN IDENTIFIES, HOWEVER DURING CONSTRUCTION DOCUMENTS THE LANDSCAPE WILL BE ADJUSTED TO ACCOUNT FOR THE TRANSFORMER CLEARANCE REQUIREMENTS.



LEGEND

EVERGREEN TREES

ORNAMENTAL TREES

GROUND COVERS — IRR. ZONE

ROCK MULCH - NON IRRIGATED — LOW

WOOD MULCH / SHRUB BED - DRIP IRRIGATION — LOW

SEED/2L "SAPPHIRE MIX" - IRRIGATED — LOW

SEED/2E LOW GROWTH - NON IRRIGATED — VERY LOW

EDGER

PHASE LINE

1 MASTER CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=200'

0 100 200 400 600 NORTH

LANDSCAPE CALCULATIONS

SITE

AREA	TOTAL AREA IN SF *	REQUIRED AREA (20%)	PROVIDED AREA	REQUIRED TREES	PROPOSED TREES	REQUIRED SHRUBS	PROPOSED SHRUBS
PHASES 3 & 4	182,089	36,418	105,197	73	126	146	217
TOTAL	182,089	36,418	105,197	73	126	146	217

REQUIREMENTS

TREES = 2 TREES PER 1,000 SF OF REQUIRED AREA.

SHRUBS = 4 SHRUBS PER 1000 SF OF REQUIRED AREA.

ON-LOT LANDSCAPE

PHASES 3 & 4	66 LOTS	REQUIRED			PROVIDED		
[1]FRONT YARD		TREES	SHRUBS	PERENNIALS	TREES	SHRUBS	PERENNIALS
		65	260	1040	69	306	1040
[2] BACK YARD		TREES	SHRUBS	PERENNIALS	[3]TREES	SHRUBS	PERENNIALS
		65	910	1040	48	985	1308
TOTAL		**130**	**1170**	**2080**	**117**	**1291**	**2348**

REQUIREMENTS

[1]TRADITIONAL FRONT YARD (LESS THAN 400 SF.): 1 SMALL CANOPY DECIDUOUS SHADE TREE, A MINIMUM OF 4 SHRUBS AND 16 PERENNIALS.

[2] BACK YARD (COLORADOSCAPE: NO TURF): A MINUMIN OF 1 TREE, 14 SHRUBS, AND 16 PERENNIALS OR ORNAMENTAL GRASSES.

[3] TREES ARE SHORT IN QUANTITY FOR BACK YARD LANDSCAPE DUE TO THE EASEMENT RUNNING ACROSS THE SIDE YARD LANDSCAPE OF THE SINGLE-DETACHED LOTS. PER APPROVED VARIANCE TCV24-0007 THE TREES HAVE BEEN LOCATED ELSEWHERE ON SITE.

RIGHT-OF-WAY

STREET RIGHT OF WAY (NOT ADJACENT TO RESIDENTIAL LOTS)	PHASE	LENGTH		PLANT MATERIAL	REQUIRED	PROVIDED
EAST WOLFENSBERGER ROAD	PHASES 3 & 4	0	LF.	TREES	0	0
				SHRUBS	0	0
	TOTAL	0	LF.	TREES	0	0
				SHRUBS	0	0
GRAYSIDE CIRCLE (NE ENTRY)	PHASES 3 & 4	450	LF.	TREES	12	12
				SHRUBS	48	48
	TOTAL	450	LF.	TREES	12	12
				SHRUBS	48	48
GRAYSIDE CIRCLE (SW ENTRY)	PHASES 3 & 4	0	LF.	TREES	0	0
				SHRUBS	0	0
	TOTAL	0	LF.	TREES	0	0
				SHRUBS	0	0

REQUIREMENTS

ONE DECIDUOUS SHADE TREE OR EVERGREEN TREE AND FOUR SHRUBS FOR EVERY 40 LINEAR FEET OF PUBLIC ROW.

PLANTING MATERIAL TOTALS

AREA	PHASE		REQ	PROVIDED
ROW	3 & 4	TREES	12	12
		SHRUBS	48	48
SITE	3 & 4	TREES	73	126
		SHRUBS	146	217
LOTS	3 & 4	TREES	130	117
		SHRUBS	1,170	1,291
		PERENNIALS	2,080	2,348
TOTAL	3 & 4	TREES	215	255
		SHRUBS	1,364	1,556
		PERENNIALS	2,080	2,348

COMPOSITE LANDSCAPE WATER USE RATING CHART

Landscape Zone	LWU/Rating Rating
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

Irrig. Zone	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 landscape Zones in sq ft)	CLWUR (LWUR x IA/TA)
SPRAY	IRRIGATED SEED SAPPHIREMIX	2.0	LOW	8%	5,994	2.0	70,959	0.17
DRIP	CANOPY TREES IN NATIVE * (31)	2.0	LOW	21%	15,190	2.0		0.43
DRIP	EVERGREEN TREES IN NATIVE * (69)	2.0	LOW	17%	12,144	2.0		0.34
DRIP	ORNAMENTAL TREES IN NATIVE * (34)	2.0	LOW	8%	5,984	2.0		0.17
DRIP	SHRUB BED	2.0	LOW	45%	31,647	2.0		0.89
*TREES IN NON-IRRIGATED NATIVE AREAS REQUIRING DRIP IRRIGATION						**TOTAL OF THE CLWUR**		**2.00**

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
TOTAL AREA LANDSCAPED	197,745	100%
NON-IRRIGATED SEED AREA (EXCLUDES IRRIGATED TREE AREAS)	149,620	76%
IRRIGATED SEED	5,994	3%
IRRIGATED TREE AREAS IN NON-IRRIGATED SEED	33,318	17%
IRRIGATED SHRUBS BEDS	35,389	18%
TOTAL IRRIGATED LANDSCAPE AREA		**38%**

PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES — HYDROZONE: M — QUANTITY: **37**

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND

LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH

DECIDUOUS SHADE TREES — HYDROZONE: M — QUANTITY: **149**

ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES — HYDROZONE: L — QUANTITY: **69**

EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH

DECIDUOUS SHRUBS — HYDROZONE: L — QUANTITY: **1199**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS — HYDROZONE: L — QUANTITY: **358**

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES — HYDROZONE: M — QUANTITY: **717**

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIAL PLANTING BEDS — HYDROZONE: M — AREA: **5,162 SF**

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

NATIVE SEED — HYDROZONE: VL — AREA: **182,938 SF**

GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON

APPROVED NATIVE GRASS SEED MIXES: {Low Grow Mix/Foothills Mix/Colorado Native Mix]

***Choose one symbol for each tree category.*

****Choose one pattern for each category of ground cover, shrubs, and grasses.*

SITE DEVELOPMENT PLAN AMENDMENT 3
PROJECT NO. SDP25-0012

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No.	REVISION	BY	DATE

H-SCALE: NA
V-SCALE: NA
DATE: 07/03/25
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

HILLSIDE AT CASTLE ROCK
SITE DEVELOPMENT PLAN
AMENDMENT 3

MASTER LANDSCAPE PLAN

SHEET 13 OF 20

JOB NO. 16190.00

SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

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1 CONCEPTUAL LANDSCAPE PLAN - AREA 1

SCALE: 1"=60'
0 30 60 120 180 NORTH

SIGHT DISTANCE LINE NOTES:

1. NO SOLID OBJECT 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.

LEGEND

DECIDUOUS TREE	IRR ZONE
	LOW
	LOW
	LOW
	LOW
	LOW
	LOW
	LOW-MOD

EVERGREEN TREE	IRR ZONE
	LOW
	VERY LOW
	LOW
	VERYLOW
	VERY LOW
	LOW

ORNAMENTAL TREE	IRR ZONE
	LOW
	LOW
	MOD
	LOW
	LOW
	LOW-MOD
	LOW
	LOW-MOD
	LOW
	MODERATE

DECIDUOUS SHRUB	IRR ZONE
	VERY LOW
	LOW-MOD
	LOW-MOD
	LOW
	LOW
	VERY LOW
	LOW
	MOD
	LOW
	MOD
	MOD
	LOW-MOD
	MOD
	LOW-MOD
	LOW-MOD
	LOW
	LOW
	LOW-MOD
	LOW-MOD
	LOW-MOD
	LOW-MOD

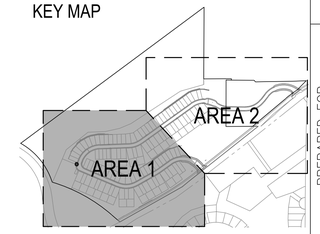
EVERGREEN SHRUB	IRR ZONE
	LOW
	MOD
	LOW
	LOW
	LOW
	LOW
	LOW
	MOD
	LOW

GROUND COVERS	IRR. ZONE
ROCK MULCH - NON IRRIGATED	LOW
WOOD MULCH / SHRUB BED - DRIP IRRIGATION	LOW
SEED 01 "SAPPHIRE MIX" - IRRIGATED	LOW
SEED 02 LOW GROWTH - NON IRRIGATED	VERY LOW
EDGER	
PHASE LINE	
PRIVACY FENCE	

ORNAMENTAL GRASS	IRR ZONE
	LOW
	LOW-MOD
	MOD
	MOD
	LOW
	LOW
	LOW
	LOW
	LOW

PERENNIAL	IRR ZONE
	LOW-MOD
	LOW-MOD
	LOW
	LOW
	MOD
	LOW
	LOW
	LOW
	LOW-MOD
	LOW-MOD
	LOW-MOD
	LOW-MOD
	LOW
	MOD
	LOW
	LOW-MOD
	LOW

KEY MAP



SITE DEVELOPMENT PLAN AMENDMENT 3
PROJECT NO. SDP25-0012

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HILLSIDE AT CASTLE ROCK
SITE DEVELOPMENT PLAN
AMENDMENT 3

LANDSCAPE PLAN

SHEET 14 OF 20

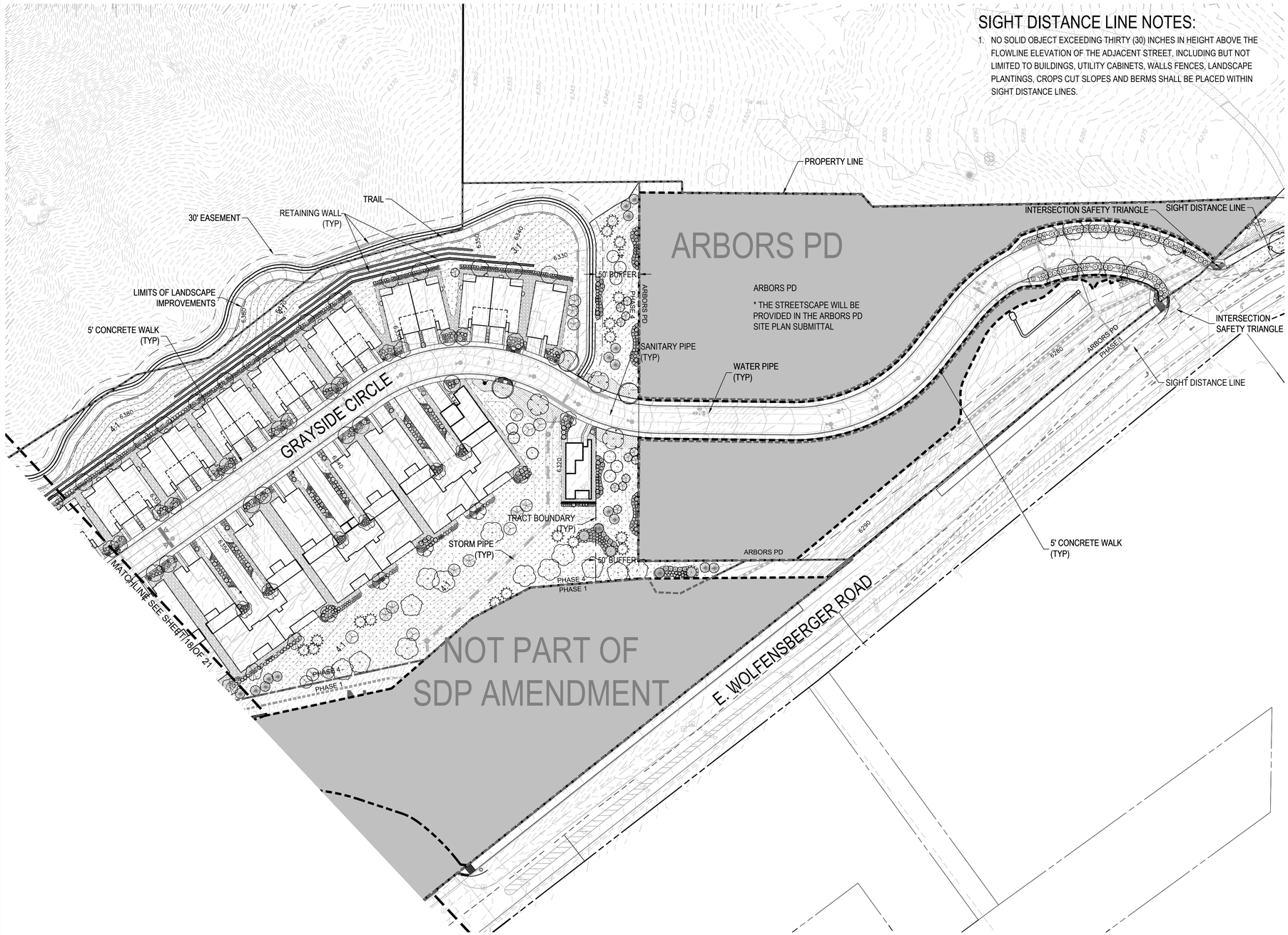
JOB NO. 16190.00

SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SIGHT DISTANCE LINE NOTES:

1. NO SOLID OBJECT 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.



1 CONCEPTUAL LANDSCAPE PLAN - AREA 2

SCALE: 1"=60'
0 30 60 120 180 NORTH

LEGEND

DECIDUOUS TREE	IRR ZONE
	LOW
	LOW
	LOW
	LOW
	LOW
	LOW
	LOW-MOD

EVERGREEN TREE	IRR ZONE
	VERY LOW
	LOW
	VERYLOW
	VERY LOW
	LOW

ORNAMENTAL TREE	IRR ZONE
	LOW
	LOW
	MOD
	LOW
	LOW-MOD
	LOW-MOD
	LOW
	MOD

DECIDUOUS SHRUB	IRR ZONE
	LOW-MOD
	LOW-MOD
	LOW
	LOW
	VERY LOW
	LOW
	LOW-MOD
	MOD
	LOW
	MOD
	LOW-MOD
	LOW
	LOW
	LOW-MOD
	LOW-MOD
	LOW
	LOW-MOD
	LOW-MOD
	LOW-MOD
	LOW-MOD
	LOW-MOD
	LOW

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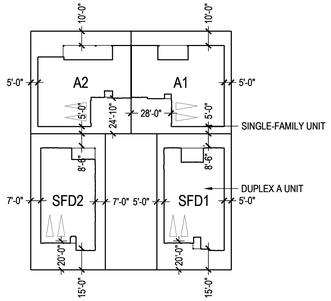
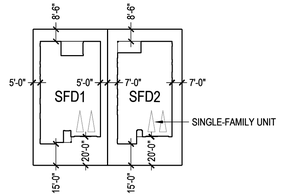
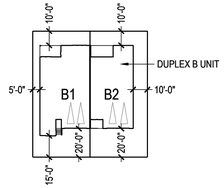


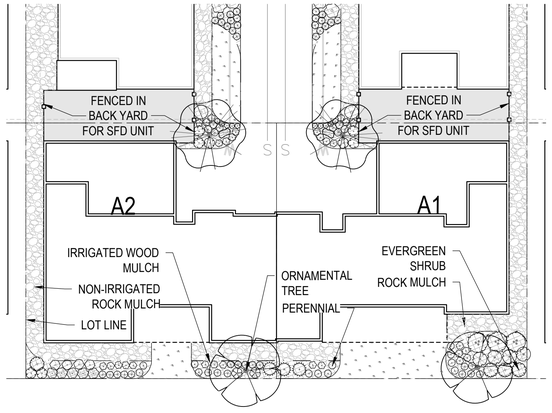
TYPICAL 4-UNIT LOT



TYPICAL SINGLE-FAMILY UNIT LOTS

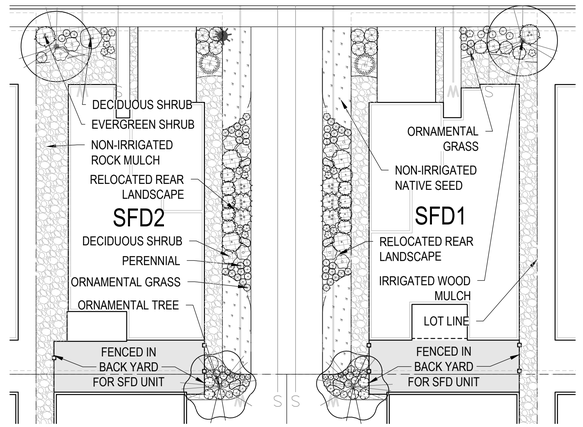


TYPICAL DUPLEX UNIT LOT



1 DUPLEX A TYPICAL 4-UNIT LOT - LANDSCAPE PLAN

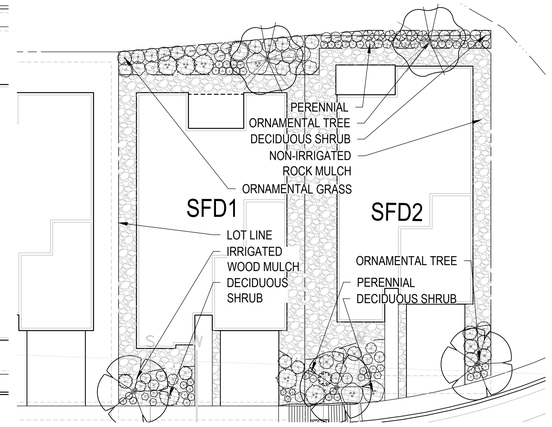
SCALE: 1"=20'
0 10' 20'



2 SINGLE-FAMILY DETACHED TYPICAL 4-UNIT LOT - LANDSCAPE PLAN

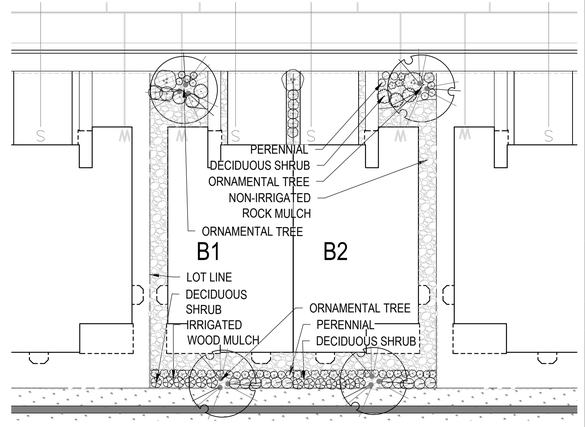
*NOTE: REAR YARD LANDSCAPE HAS BEEN PLACED ON THE SIDE OF THE LOT TO ALLOW FOR SFD HOMEOWNER TO HAVE USEABLE REAR YARD WHEN PART OF TYPICAL 4 UNIT LOT.

SCALE: 1"=20'
0 10' 20'



3 SINGLE-FAMILY DETACHED - LANDSCAPE PLAN

SCALE: 1"=20'
0 10' 20'



4 DUPLEX B - LANDSCAPE PLAN

SCALE: 1"=20'
0 10' 20'

LANDSCAPE SUMMARY TABLE - DUPLEX A1

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
NON-IRRIGATED SEED	308	25%
NON-IRRIGATED ROCK MULCH	483	39%
IRRIGATED WOOD MULCH (SHRUBS)	447	36%
TOTAL LANSCAPED AREA	**1,238**	100%
TOTAL IRRIGATED LANDSCAPE AREA	**447**	36%

LANDSCAPE SUMMARY TABLE - DUPLEX A2

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
NON-IRRIGATED SEED	122	14%
NON-IRRIGATED ROCK MULCH	443	52%
IRRIGATED WOOD MULCH (SHRUBS)	292	34%
TOTAL LANSCAPED AREA	**857**	100%
TOTAL IRRIGATED LANDSCAPE AREA	**292**	34%

*REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY, PATIO / PORCH AREAS).

LANDSCAPE SUMMARY TABLE - SFD1 (4-UNIT LOT)

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
NON-IRRIGATED SEED	405	19%
NON-IRRIGATED ROCK MULCH	1,053	50%
IRRIGATED WOOD MULCH (SHRUBS)	648	31%
TOTAL LANSCAPED AREA	**2,106**	100%
TOTAL IRRIGATED LANDSCAPE AREA	**648**	31%

LANDSCAPE SUMMARY TABLE - SFD2 (4-UNIT LOT)

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
NON-IRRIGATED SEED	405	17%
NON-IRRIGATED ROCK MULCH	1,335	56%
IRRIGATED WOOD MULCH (SHRUBS)	659	27%
TOTAL LANSCAPED AREA	**2,399**	100%
TOTAL IRRIGATED LANDSCAPE AREA	**659**	27%

*REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY, PATIO / PORCH AREAS).

LANDSCAPE SUMMARY TABLE - SFD1

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
NON-IRRIGATED SEED	0	0%
NON-IRRIGATED ROCK MULCH	1,184	61%
IRRIGATED WOOD MULCH (SHRUBS)	763	39%
TOTAL LANSCAPED AREA	**1,947**	100%
TOTAL IRRIGATED LANDSCAPE AREA	**763**	39%

LANDSCAPE SUMMARY TABLE - SFD2

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
NON-IRRIGATED SEED	0	0%
NON-IRRIGATED ROCK MULCH	1,468	67%
IRRIGATED WOOD MULCH (SHRUBS)	734	33%
TOTAL LANSCAPED AREA	**2,202**	100%
TOTAL IRRIGATED LANDSCAPE AREA	**734**	33%

*REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY, PATIO / PORCH AREAS).

LANDSCAPE SUMMARY TABLE - DUPLEX B1

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
NON-IRRIGATED SEED	0	0%
NON-IRRIGATED ROCK MULCH	660	65%
IRRIGATED WOOD MULCH (SHRUBS)	348	35%
TOTAL LANSCAPED AREA	**1,008**	100%
TOTAL IRRIGATED LANDSCAPE AREA	**348**	35%

LANDSCAPE SUMMARY TABLE - DUPLEX B2

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE OF IMPROVED SITE
NON-IRRIGATED SEED	0	0%
NON-IRRIGATED ROCK MULCH	660	65%
IRRIGATED WOOD MULCH (SHRUBS)	348	35%
TOTAL LANSCAPED AREA	**1,008**	100%
TOTAL IRRIGATED LANDSCAPE AREA	**348**	35%

*REMAINING AREA NOT CALCULATED IS ANTICIPATED HARDSCAPE (SIDEWALK / DRIVEWAY, PATIO / PORCH AREAS).

SITE DEVELOPMENT PLAN AMENDMENT 3
PROJECT NO. SDP25-0012

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CHECKED BY XX

HILLSIDE AT CASTLE ROCK
SITE DEVELOPMENT PLAN
AMENDMENT 3

ON-LOT TYPICAL LANDSCAPE

SHEET 16 OF 20
JOB NO. 16190.00

SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL 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.

GENERAL IRRIGATION NOTES:

1. TREES WILL BE IRRIGATED WITH BUBBLERS UNLESS THEY ARE LOCATED IN IRRIGATED TURF AREAS. SHRUB AND PERENNIAL BEDS WILL BE IRRIGATED WITH DRIP EMITTERS. TURF AND IRRIGATED NATIVE AREAS WILL BE IRRIGATED WITH OVERHEAD SPRAY.
2. SEPARATE IRRIGATION ZONES WILL BE PROVIDED FOR PLANTS IN DIFFERENT EXPOSURE AREAS.

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HILLSIDE AT CASTLE ROCK
SITE DEVELOPMENT PLAN
AMENDMENT 3

LANDSCAPE AND IRRIGATION NOTES

SHEET 17 OF 20

JOB NO. 16190.00

SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

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elevationA scale: NTS

elevationB scale: NTS

elevationC scale: NTS

PLAN-01

elevationA scale: NTS

elevationB scale: NTS

elevationC scale: NTS

PLAN-02

woodley architectural group,inc
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california // 2943 pullman st. suite A santa ana, ca 92705 / 949.553.8919

SITE DEVELOPMENT PLAN AMENDMENT 3
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HILLSIDE AT CASTLE ROCK
SITE DEVELOPMENT PLAN
AMENDMENT 3

BUILDING ELEVATIONS

SHEET 18 OF 20

JOB NO. 16190.00

SITE DEVELOPMENT PLAN AMENDMENT 3
HILLSIDE-ARBORS SITE DEVELOPMENT PLAN

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DUPLEX I SECTION I ELEVATION A

scale: NTS

DUPLEX I SECTION I ELEVATION C

scale: NTS

DUPLEX I SECTION I ELEVATION B

scale: NTS

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HILLSIDE AT CASTLE ROCK
SITE DEVELOPMENT PLAN
AMENDMENT 3

BUILDING ELEVATIONS

SHEET 19 OF 20

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SITE DEVELOPMENT PLAN AMENDMENT 3
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FRONT ELEVATION I ALPINE

scale: NTS

FRONT ELEVATION I RIDGELINE

scale: NTS

FRONT ELEVATION I SUMMIT

scale: NTS

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AMENDMENT 3

BUILDING ELEVATIONS

SHEET 20 OF 20

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