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PINE CANYON
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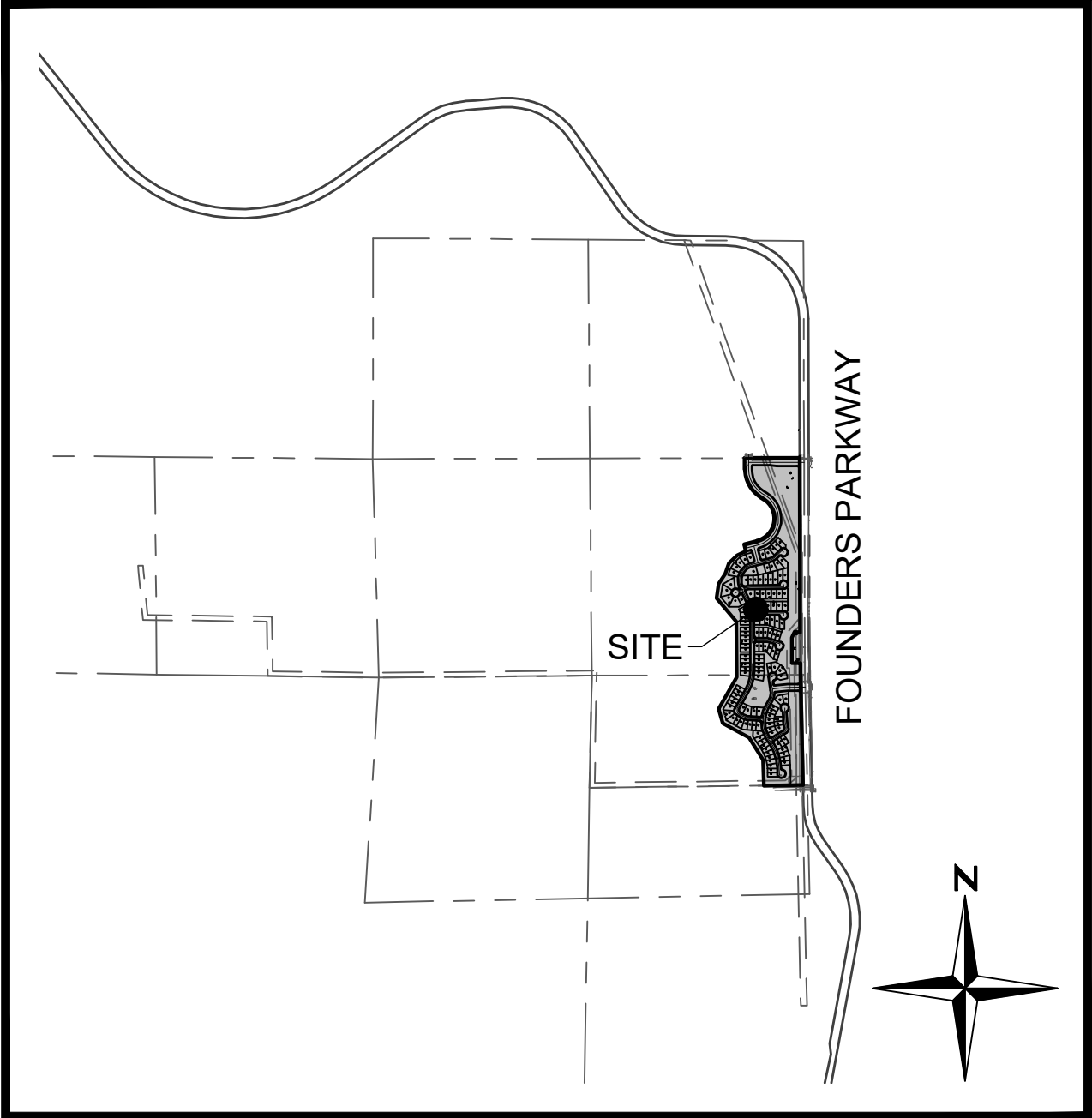
AGENCY LIST

TOWN OF CASTLE ROCK
100 N. WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 720-733-3566
ATTN: BRIEANNA SIMON

SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	GENERAL NOTES
4	OVERALL PLAN
5	SITE PLAN
6	SITE PLAN
7	SITE PLAN
8	SITE PLAN
9	SITE PLAN
10	GRADING PLAN
11	GRADING PLAN
12	GRADING PLAN
13	GRADING PLAN
14	GRADING PLAN
15	UTILITY PLAN
16	UTILITY PLAN
17	UTILITY PLAN
18	UTILITY PLAN
19	UTILITY PLAN
20	UTILITY PLAN
21 OF 30 - 30 OF 30	LANDSCAPE PLANS



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

PURPOSE STATEMENT

THE PURPOSE OF THE SITE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF 133 SINGLE FAMILY LOTS, PARKS, OPEN SPACE, LANDSCAPING, AND ASSOCIATED ROADWAYS AND INFRASTRUCTURE IMPROVEMENTS.

ZONING COMPARISON TABLE

SEE SHEET 2 FOR ZONING COMPARISON TABLE

TRACT SUMMARY				
TRACT	ACREAGE	DESCRIPTION	OWNERSHIP	MAINTENANCE
A	14.61	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
B	5.90	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
C	0.28	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
D	0.33	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
E	0.24	OPEN SPACE (PRIVATE)	HOA/MD	HOA/MD
F	2.56	OPEN SPACE (PRIVATE), ACCESS (PUBLIC)	HOA/MD	HOA/MD
G	0.52	OPEN SPACE (PRIVATE)	HOA/MD	HOA/MD
H	4.30	OPEN SPACE (PRIVATE), UTILITY, *DRAINAGE, ACCESS (PUBLIC)	HOA/MD	HOA/MD
I	0.65	OPEN SPACE (PRIVATE), UTILITY, ACCESS (PUBLIC)	HOA/MD	HOA/MD
TOTAL ACERAGE	29.40			
*WHERE DRAINAGE USES ARE NOTED IN THE TRACTS ABOVE, DRAINAGE EASEMENTS WILL BE REQUIRED AND SHOWN ON FUTURE CONSTRUCTION DOCUMENTS AND SUBDIVISION PLAT. EASEMENTS MAY BE BLANKET IN NATURE ACROSS THE ENTIRE TRACT, OR SPECIFIC TO CERTAIN FACILITIES INCLUDING BUT NOT LIMITED TO DETENTION PONDS, STORM SEWER OR DRAINAGE SWALES.				
HOA/METRO DISTRICT SHALL BE RESPONSIBLE FOR TRAIL AND AMENITY MAINTENANCE, INCLUDING BUT NOT LIMITED TO TRAILS BENCHES, TRASH RECEPTACLES, PET WASTE STATION, AND SIGNAGE.				

SITE UTILIZATION TABLE			
UTILIZATION	AREA (SF)	AREA (AC)	PERCENTAGE OF TOTAL
R-SF LOTS	1,009,475	23.17	36.24
ROW DEDICATION	495,301	11.37	17.78
*OPEN SPACE PRIVATE (OSP)	1,280,646	29.40	45.98
TOTAL	2785423	63.945	100.00

* PARKS WITHIN OPEN SPACE IS AN ALLOWABLE USE

CIVIL ENGINEER'S STATEMENT

CIVIL ENGINEER'S STATEMENT
I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SDP HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

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.

JRW FAMILY LIMITED, A COLORADO LIMITED LIABILITY COMPANY.

SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____
BY CHRISTIANE HEPFER, VICE PRESIDENT OF FOURTH INVESTMENT USA, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

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

AUTHORIZED REPRESENTATIVE

TITLE 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: _____

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR DATE

PLANNING COMMISSION RECOMMENDATION

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

CHAIR _____ DATE _____
ATTEST: _____
DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

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

MAYOR _____ DATE _____
ATTEST: _____
TOWN CLERK _____ DATE _____



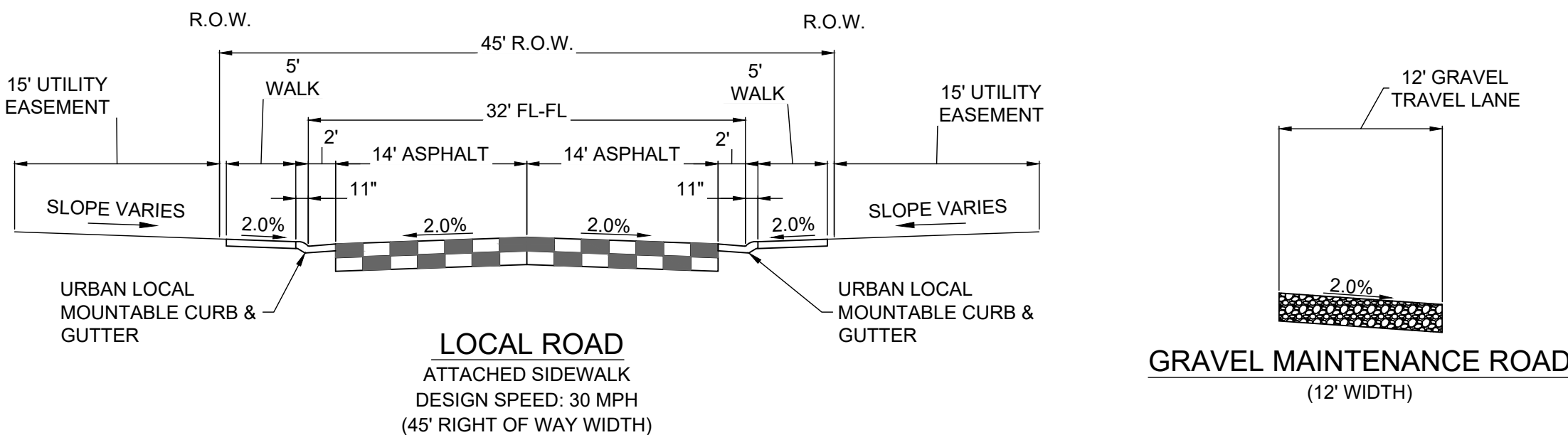
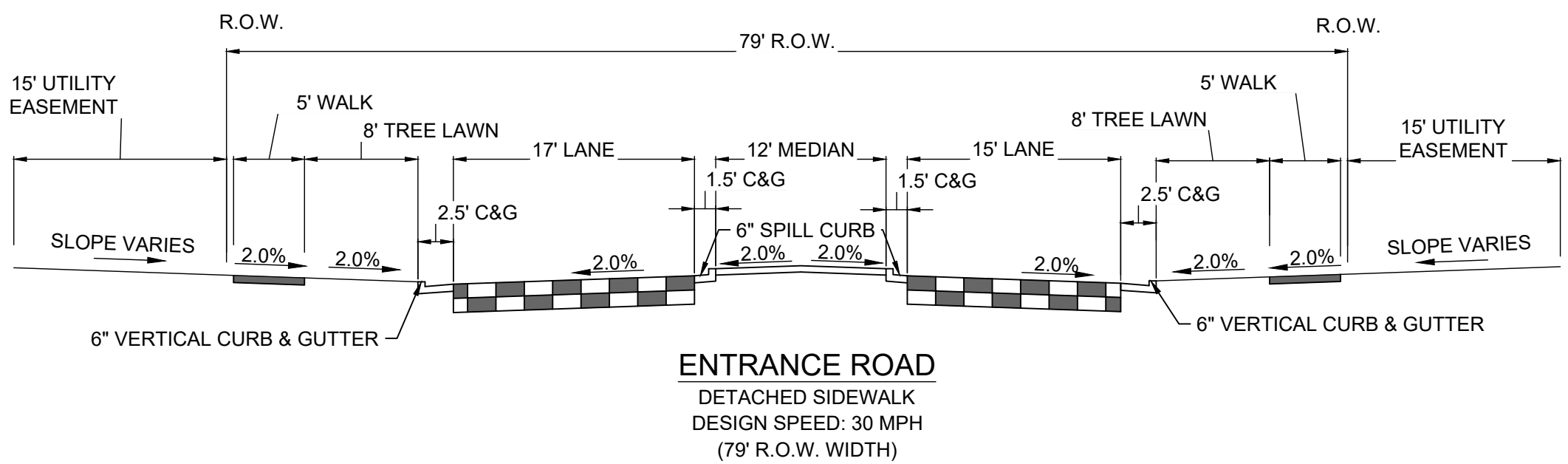
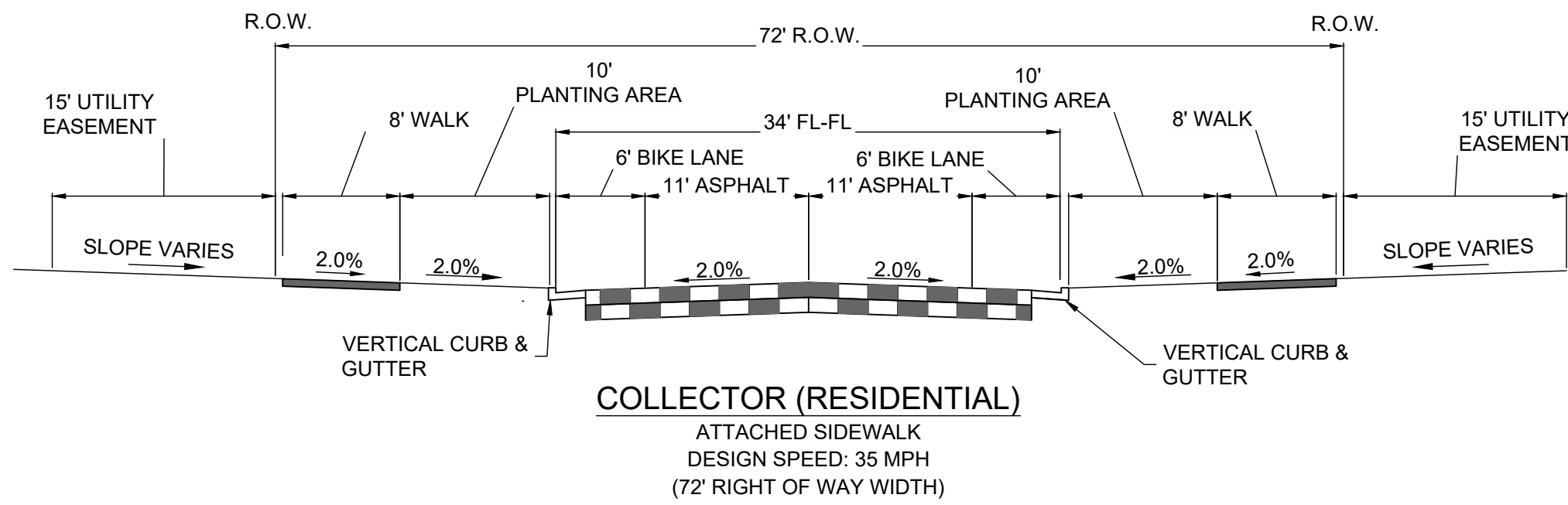
NOT FOR
CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
250100.001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
COVER SHEET

PINE CANYON

QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



	PA-2		PA-3	
	PD	SDP	PD	SDP
	ALLOWABLE DWELLING UNITS AND DENSITIES			
LAND AREA (ACRES)	14.3	14.0	21.9	21.8
RESIDENTIAL UNITS (DUs)	50	48	95	85
DENSITY (D.U./AC)	3.5	3.4	4.3	3.9
	ALLOWABLE USES, LOTTING SIZES, AND SETBACKS			
ZONING	SFe	SFe	SFe	SFe
PERMITTED USES	SEE APPROVED PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS REV. DATE 05/12/2025	SINGLE-FAMILY WITH ATTACHED GARAGE	SEE APPROVED PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS REV. DATE 05/12/2025	SINGLE-FAMILY WITH ATTACHED GARAGE
MINIMUM LOT SIZE (S.F.)	3500	7200	3500	6000
MAXIMUM BUILDING HEIGHT	35 FEET, ACCESSORY - 20 FEET	35 FEET, ACCESSORY - 20 FEET	35 FEET, ACCESSORY - 20 FEET	35 FEET, ACCESSORY - 20 FEET
SETBACKS				
MINIMUM FRONT	TO PORCH OR EXTERIOR WALL - 15 FEET, TO GARAGE FACE - 20 FEET	20 FEET	TO PORCH OR EXTERIOR WALL - 15 FEET, TO GARAGE FACE - 20 FEET	20 FEET
MINIMUM REAR	20 FEET	20 FEET	20 FEET	20 FEET
MINIMUM SIDE	5 FEET	5 FEET	5 FEET	5 FEET
MINIMUM SIDE TO ROW ON CORNER LOT	15 FEET	15 FEET	15 FEET	15 FEET

ABBREVIATIONS

ABC	AGGREGATE BASE COARSE
ARV	AIR RELEASE VALVE
BB MH	BOX BASE MANHOLE
BC	BUILDING CORNER
BFE	BASEMENT FLOOR ELEVATION
B.O.P.	BOTTOM OF PIPE (ELEVATION)
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
D.E.	DRAINAGE EASEMENT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
E	EAST
EC	END CURVE RETURN
EG	EXISTING GRADE/GROUND
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FM	FORCE MAIN
FO	FIBER OPTIC
G.E.	GAS EASEMENT
GB	GRADE BREAK
GFE	GARAGE FINISH FLOOR
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
IBV	INLINE BUTTERFLY VALVE
INV	INVERT (ELEVATION)
IRR	IRRIGATION
L	LEFT
LF	LINEAR FEET/FOOT
LP	LOW POINT
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MINIM	MINIMUM
N	NORTH
PC	POINT ON CURVE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURVE RETURN
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS OR RIGHT
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
S.D.M.E.	SIDEWALK, DRAINAGE, AND MAINTENANCE EASEMENT
S.M.E.	SIDEWALK AND MAINTENANCE EASEMENT
S.W.E.	SIDEWALK EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STM	STORMWATER
STM MH	STORMWATER MANHOLE
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TC	TOP OF CURB
TOF	TOP OF FOUNDATION
T.O.P.	TOP OF PIPE (ELEVATION)
TW	TOP OF WALL
TYP	TYPICAL
U.E.	UTILITY EASEMENT
VC	VERTICAL CURVE
W	WEST
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE

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PINE CANYON SITE DEVELOPMENT PLAN

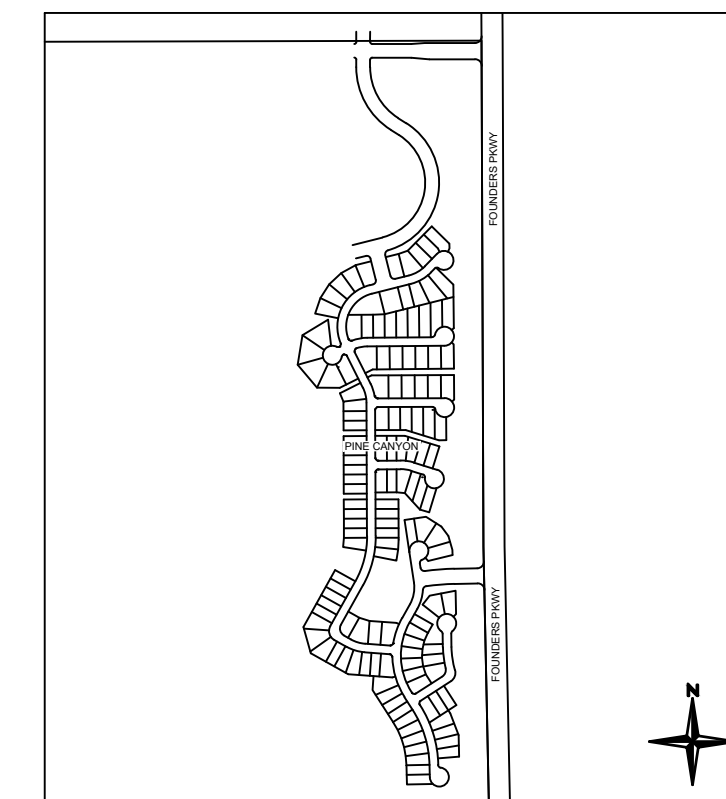
CASTLE ROCK, COLORADO

GENERAL NOTES

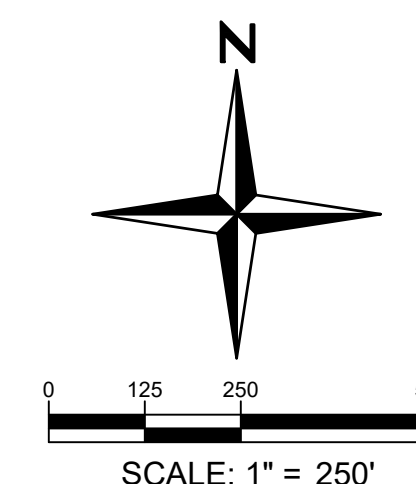
SHEET

SITE DEVELOPMENT PLAN PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



KEY MAP
1"=1000'



SCALE: 1" = 250'

**NOT FOR
CONSTRUCTION**

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PINE CANYON SITE DEVELOPMENT PLAN

CASTLE ROCK, COLORADO

OVERALL PLAN

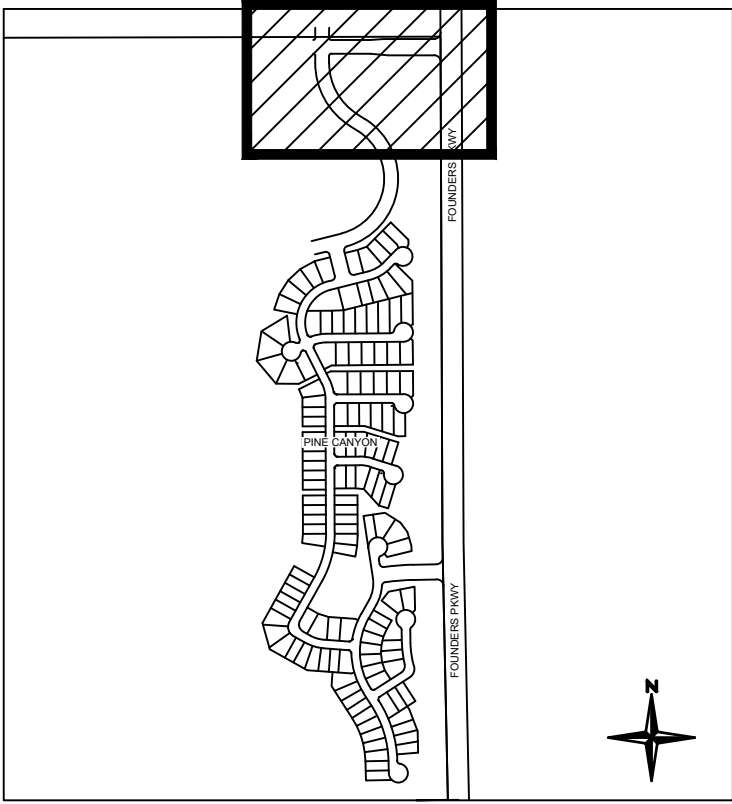
SHEET

4

OF 30

SITE DEVELOPMENT PLAN
PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



KEY MAP
1"=1000'

EXISTING LEGEND

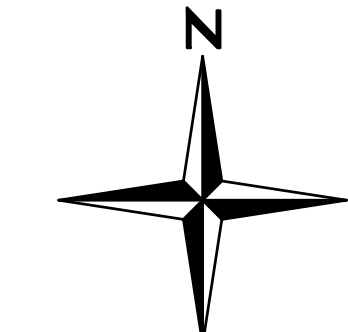
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- PROPOSED CONCRETE APRON RAB
- SIGHT TRIANGLE
- LIGHT POLE
- 100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE

An alternate alignment has been proposed, please see included Core Exhibit for Alignment. This alignment requested faces multiple grading, pond, and future ROW conflicts that would not meet Core's standards

CORE WILL REQUIRE 20-FOOT UTILITY EASEMENT



SCALE: 1" = 50'

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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
SITE PLAN

SHEET

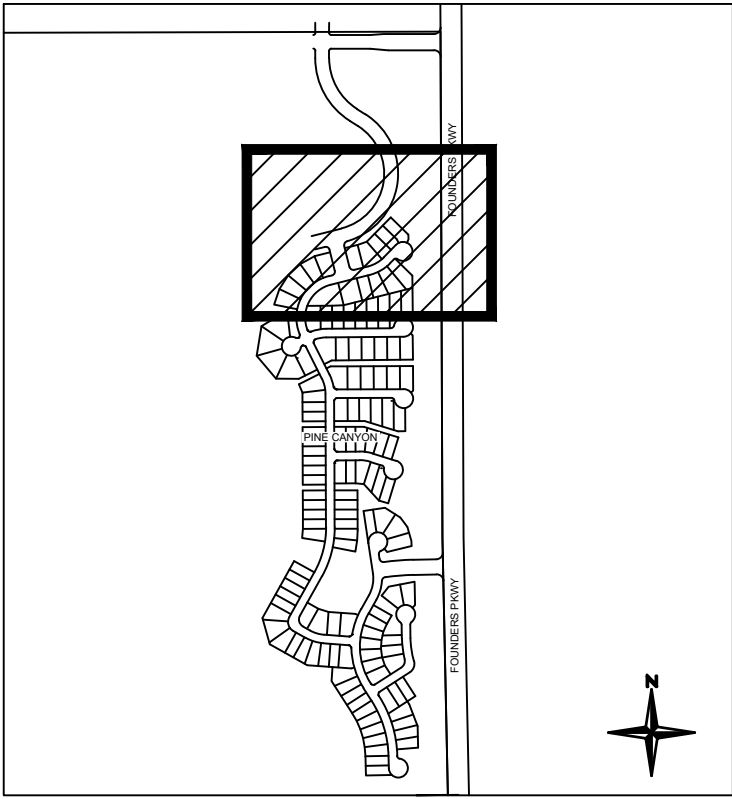
5

OF 30

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PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

MATCHLINE - SEE SHEET 5



KEY MAP
1"=1000'

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
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- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE

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PROJECT NO.	DATE	NO.	NOTES
260100.001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
SITE PLAN

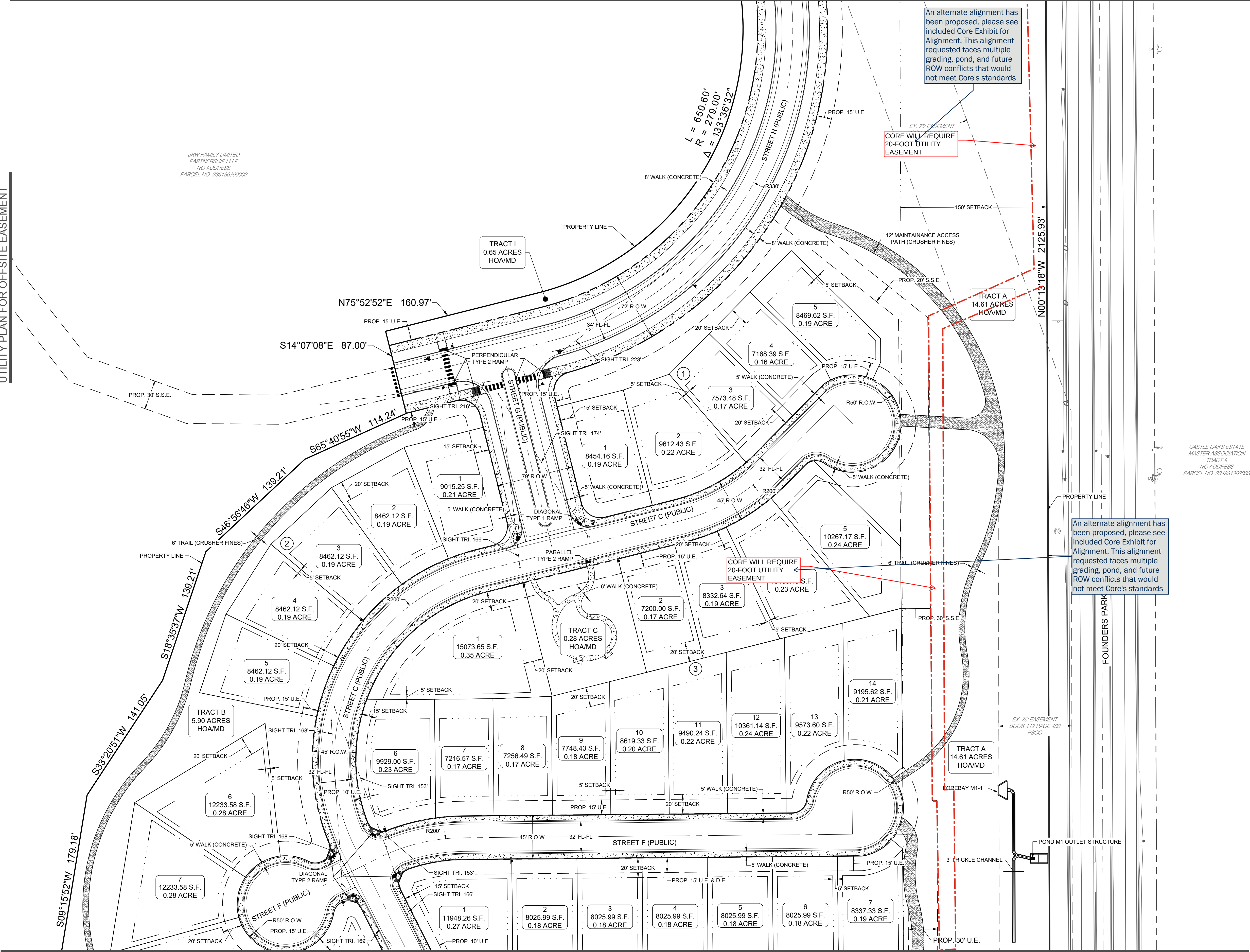
SHEET

6

OF 30

I:\Pine Canyon\250100 - Pine Canyon Filing\1\CAD\Sheet Sets\SDP\OVERALL SITE PLAN.dwg tab: 6 OF XX SITE PLAN May 07, 2026 - 1:23pm Indum

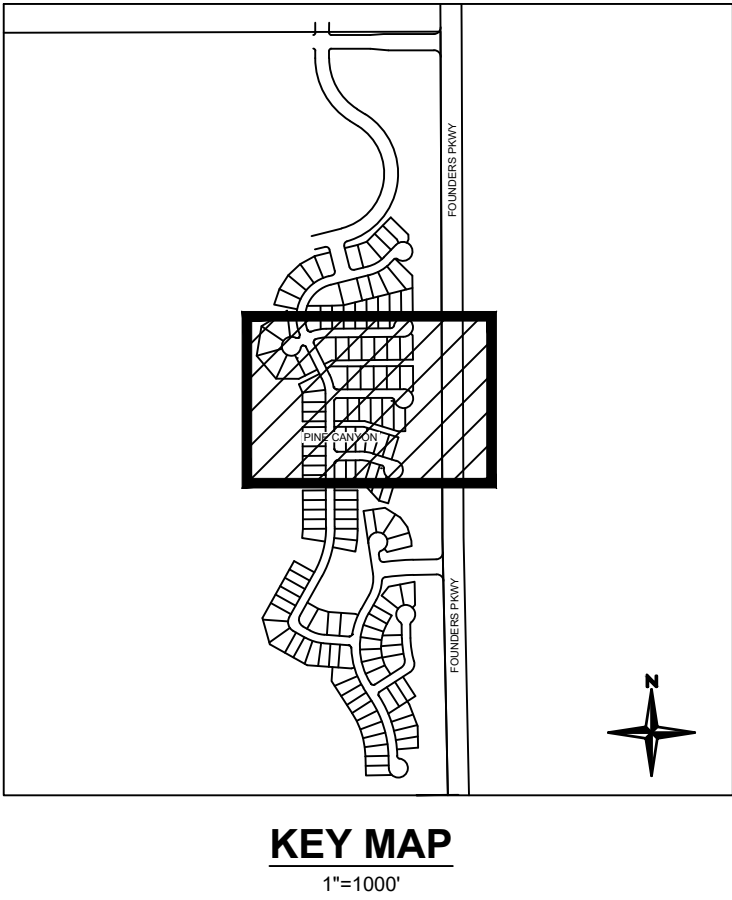
MATCHLINE - SEE SHEET 20
UTILITY PLAN FOR OFFSITE EASEMENT



MATCHLINE - SEE SHEET 7

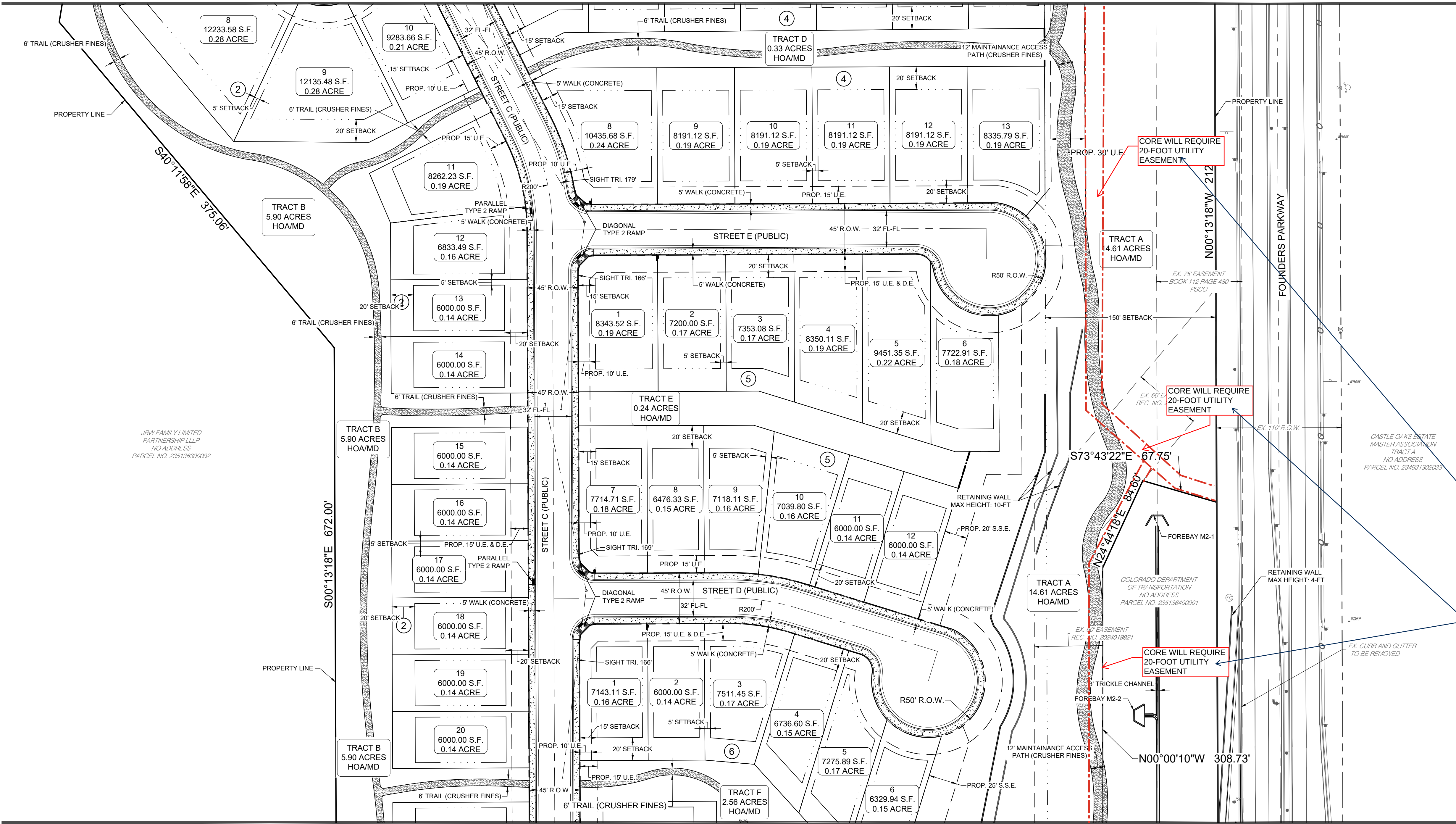
SITE DEVELOPMENT PLAN
PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



KEY MAP
1"=1000'

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 8

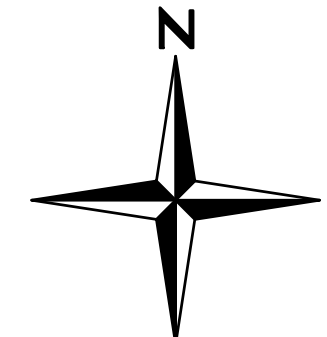
EXISTING LEGEND

- EXISTING PROPERTY LINE
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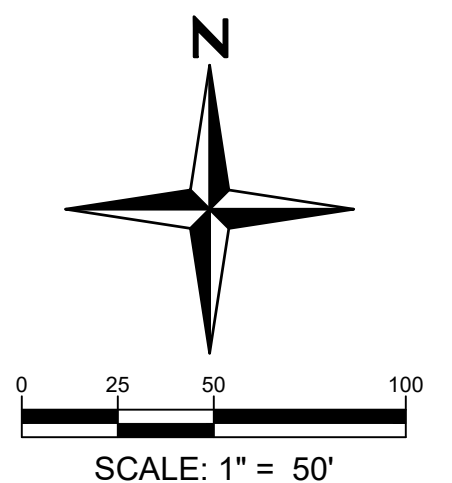
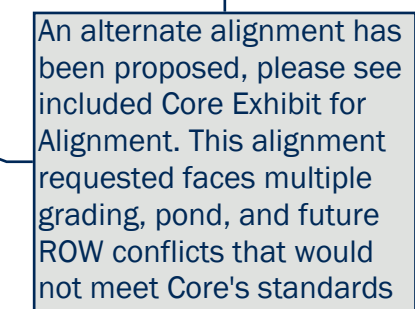
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SCALE: 1" = 50'

PROJECT NO.	DATE	NO.	NOTES
20010001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

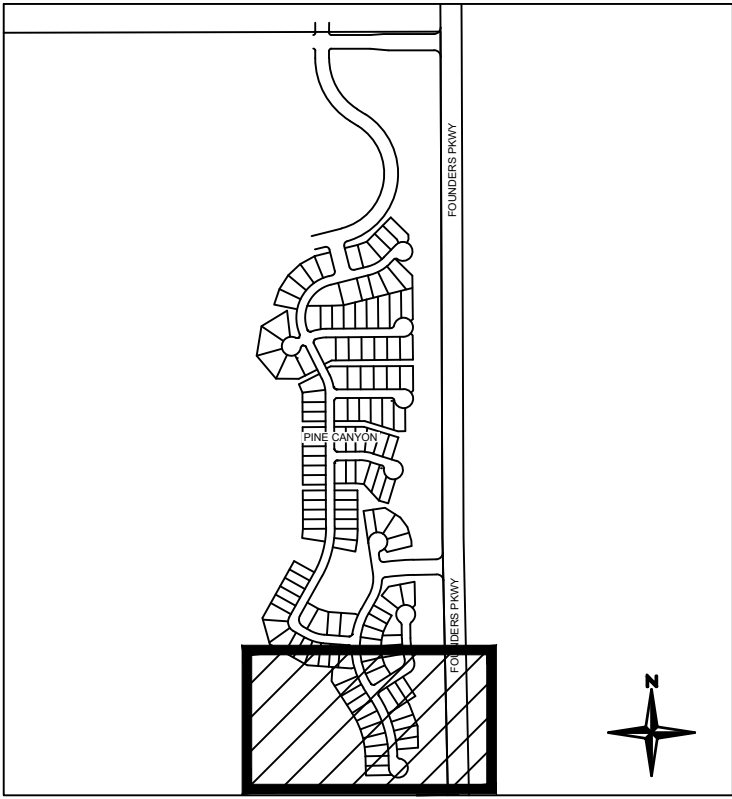
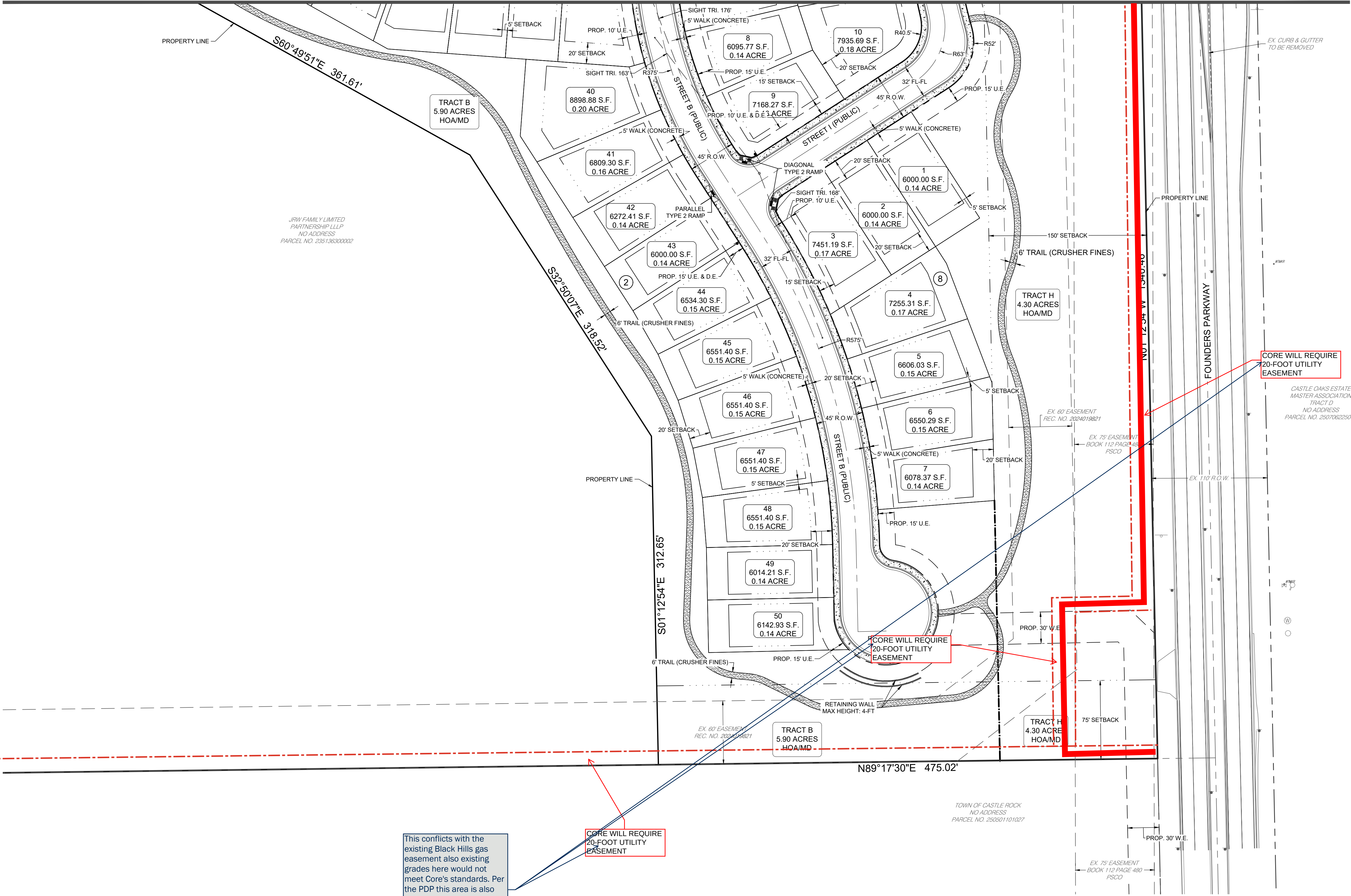
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



SITE DEVELOPMENT PLAN
PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

MATCHLINE - SEE SHEET 8



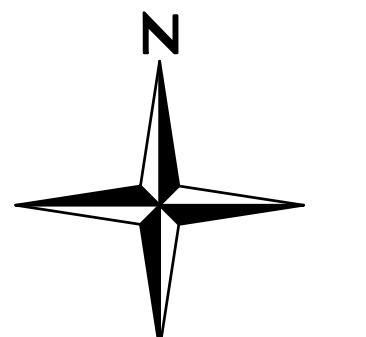
KEY MAP
1"=1000'

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- PROPOSED CONCRETE APRON RAB
- SIGHT TRIANGLE
- LIGHT POLE
- 100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- ANNEXATION AREA
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE



SCALE: 1" = 50'

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Landscape Architecture
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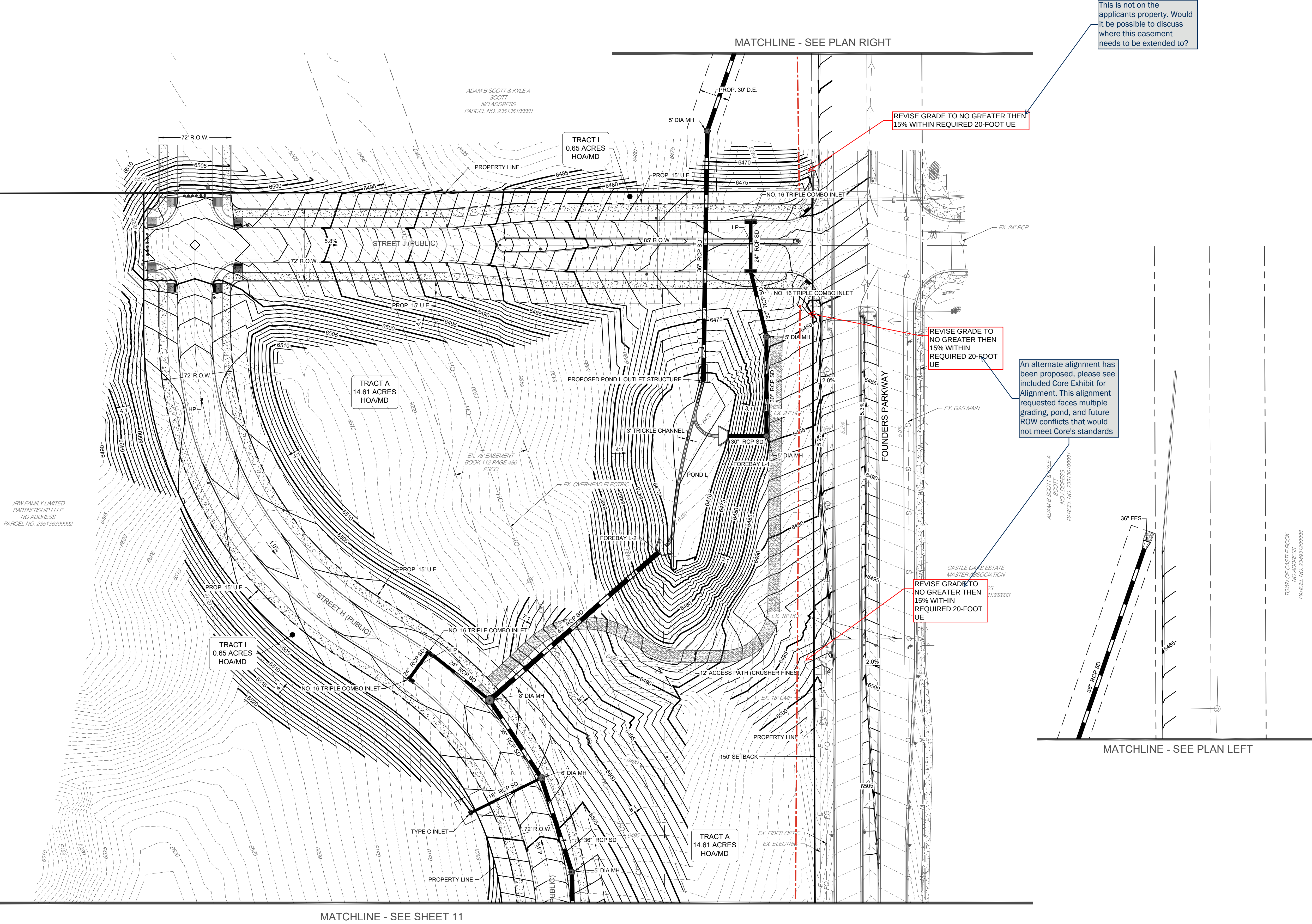
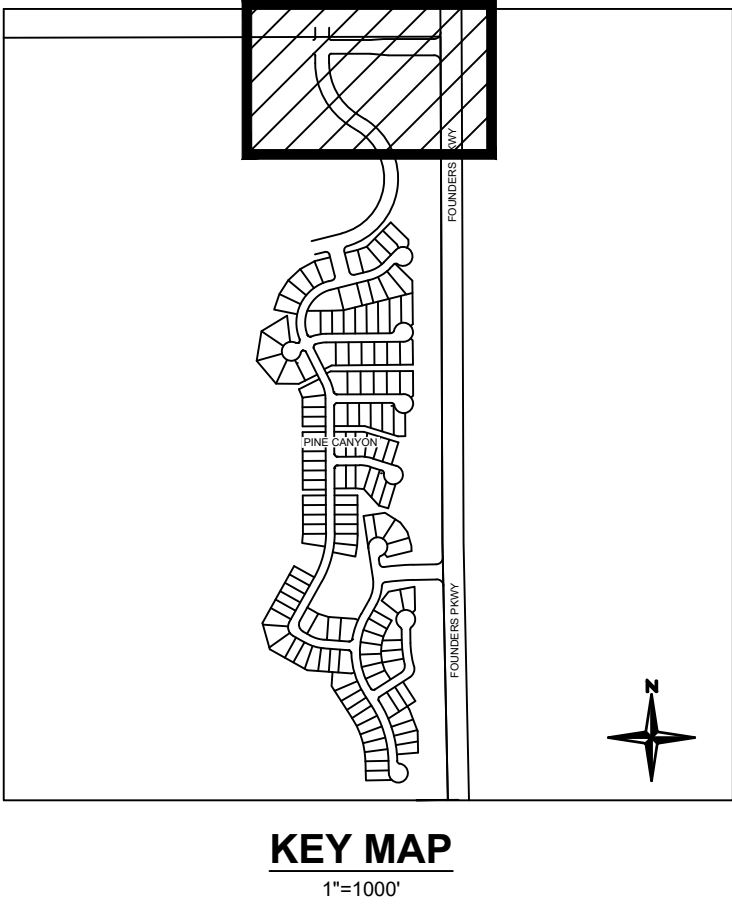
NOT FOR
CONSTRUCTION

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
SITE PLAN

SHEET

SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

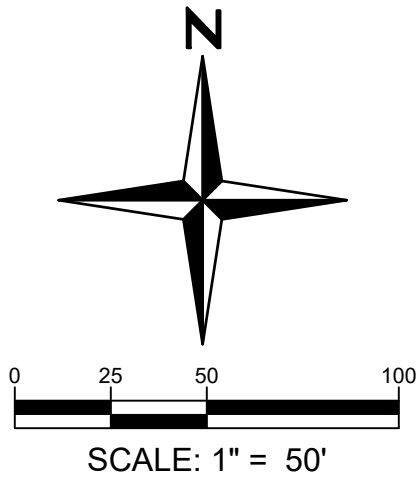


EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- WATER LINE
- STORM SEWER
- ELECTRIC LINE
- GAS LINE
- FIBER OPTICS LINE
- OVERHEAD ELECTRIC LINE
- CONTOUR MAJOR
- CONTOUR MINOR

PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER (CATCH)
- CURB AND GUTTER (SPILL)
- SIDEWALK
- STORM SEWER
- MANHOLE w/ DIA. (FT.)
- INLET
- FLARED END SECTION
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- LOT TYPE

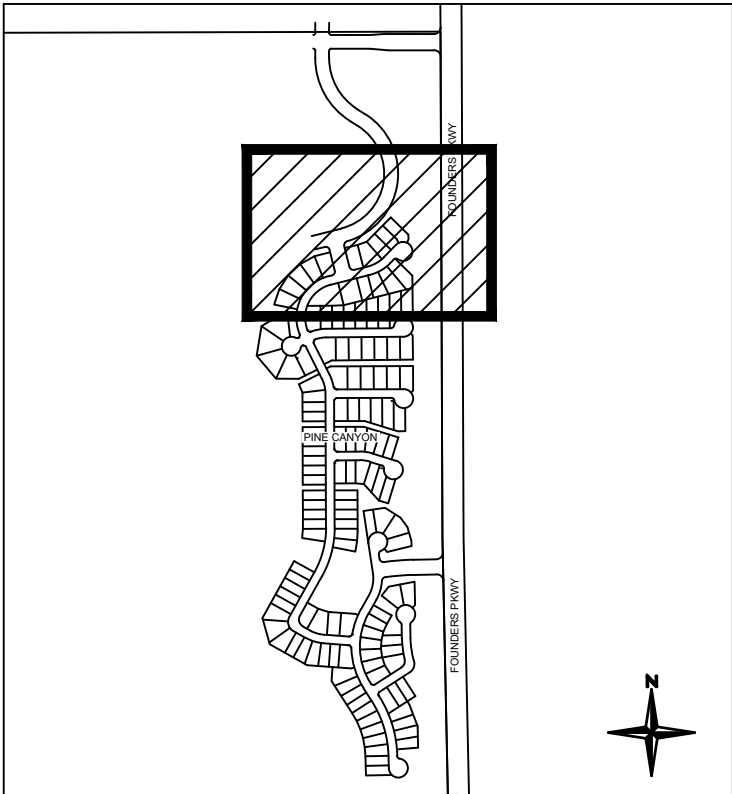


PROJECT NO.	DATE	NO.	NOTES
260100001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

MATCHLINE - SEE SHEET 10



KEY MAP
1"=1000'

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- WATER LINE
- STORM SEWER
- ELECTRIC LINE
- GAS LINE
- FIBER OPTICS LINE
- OVERHEAD ELECTRIC LINE
- CONTOUR MAJOR
- CONTOUR MINOR

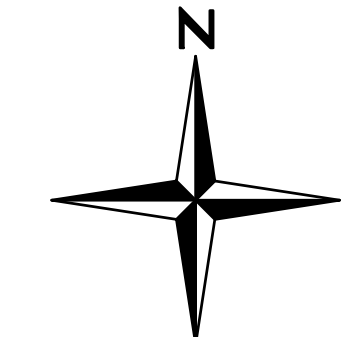
PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER (CATCH)
- CURB AND GUTTER (SPILL)
- SIDEWALK
- STORM SEWER
- MANHOLE w/ DIA. (FT.)
- INLET
- FLARED END SECTION
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SLOPE ARROW
(4:1 MAX UNLESS NOTED OTHERWISE)
- LOT TYPE

CASTLE OAKS ESTATE
MASTER ASSOCIATION
TRACT A
NO ADDRESS
PARCEL NO. 234831302033

An alternate alignment has been proposed, please see included Core Exhibit for Alignment. This alignment requested faces multiple grading, pond, and future ROW conflicts that would not meet Core's standards

REVISE GRADE TO NO GREATER THEN 15% WITHIN REQUIRED 20-FOOT UE



SCALE: 1" = 50'

MATCHLINE - SEE SHEET 12

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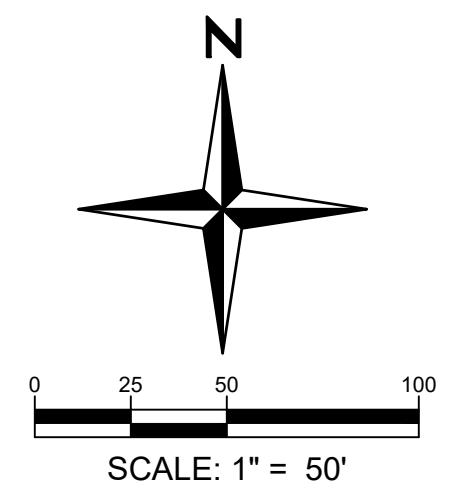
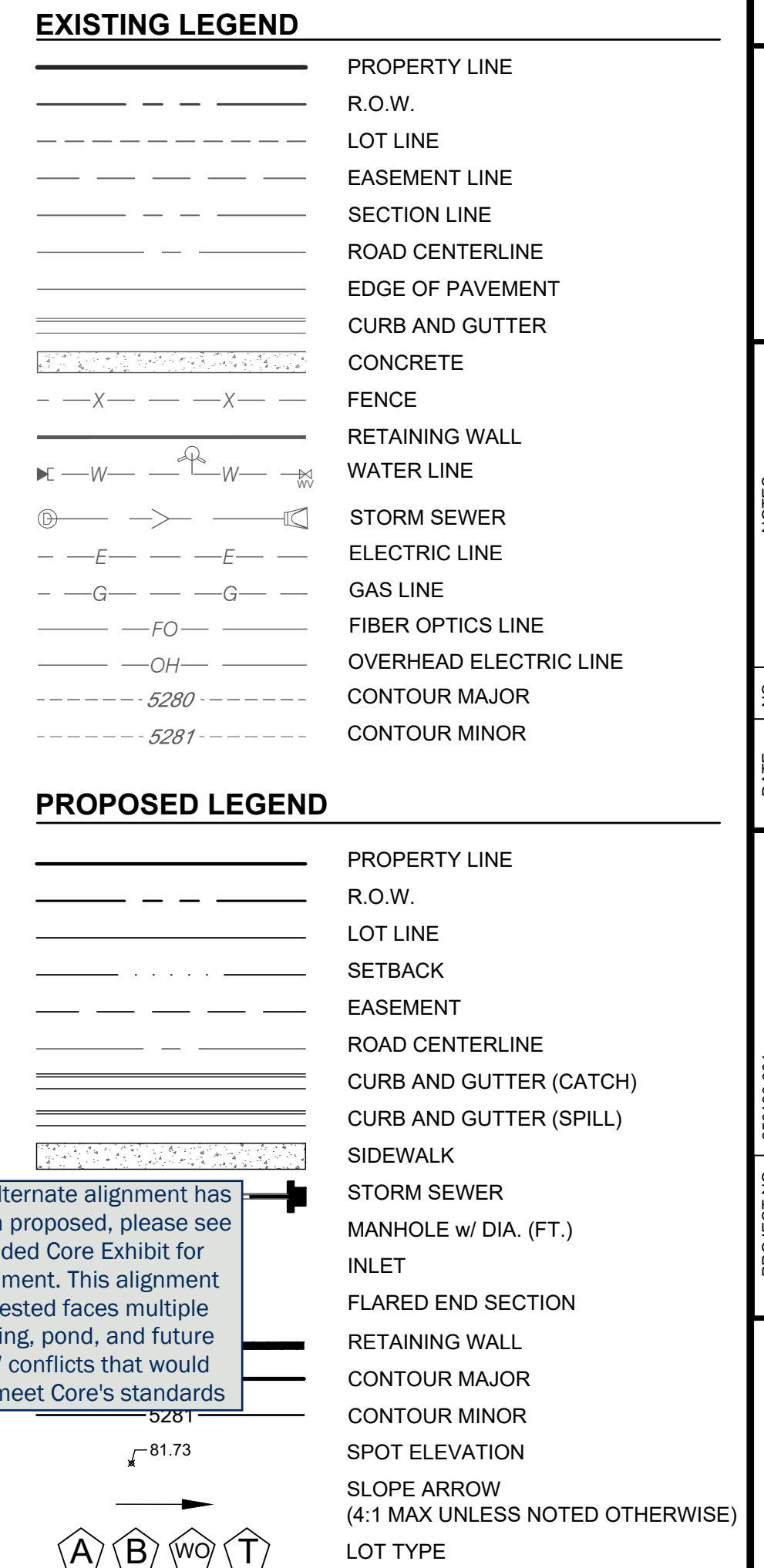
Land Planning
Civil Engineering
Landscape Architecture
Construction Management

NOT FOR
CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
260100.001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GRADING PLAN

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



**NOT FOR
CONSTRUCTION**

[illegible]

PINE CANYON SITE DEVELOPMENT PLAN

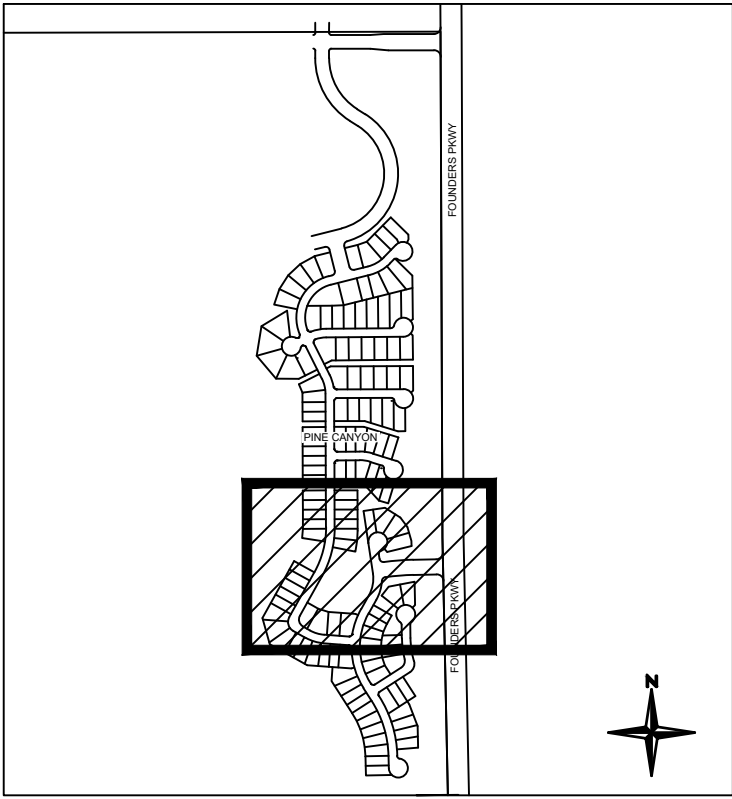
CASTLE ROCK, COLORADO

GRADING PLAN

SHEET

SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH
HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



KEY MAP
1"=1000'

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- WATER LINE
- STORM SEWER
- ELECTRIC LINE
- GAS LINE
- FIBER OPTICS LINE
- OVERHEAD ELECTRIC LINE
- CONTOUR MAJOR
- CONTOUR MINOR

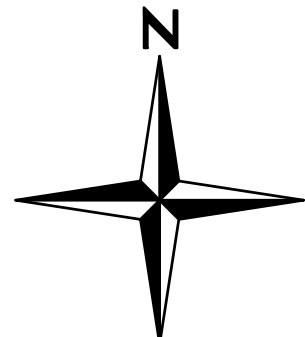
PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER (CATCH)
- CURB AND GUTTER (SPILL)
- SIDEWALK
- STORM SEWER
- MANHOLE w/ DIA. (FT.)
- INLET
- FLARED END SECTION
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SLOPE ARROW
- (4:1 MAX UNLESS NOTED OTHERWISE)
- LOT TYPE

An alternate alignment has been proposed, please see included Core Exhibit for Alignment. This alignment requested faces multiple grading, pond, and future ROW conflicts that would not meet Core's standards

REVISE GRADE TO NO GREATER THEN 15% WITHIN REQUIRED 20-FOOT UE

REVISE GRADE TO NO GREATER THEN 15% WITHIN REQUIRED 20-FOOT UE



SCALE: 1" = 50'

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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GRADING PLAN

SHEET

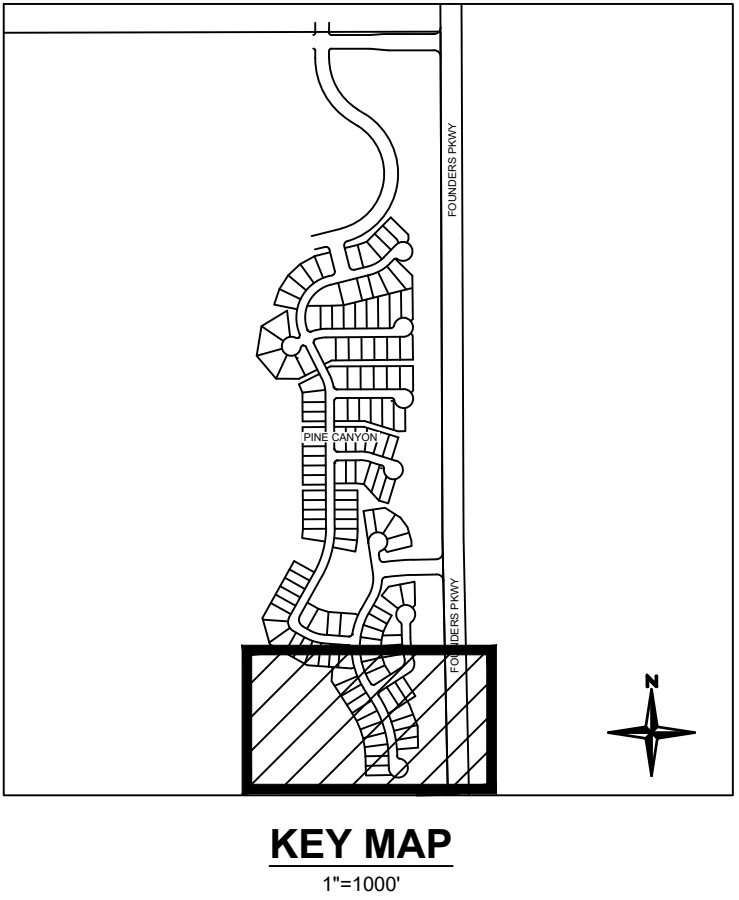
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OF 30

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH
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 TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

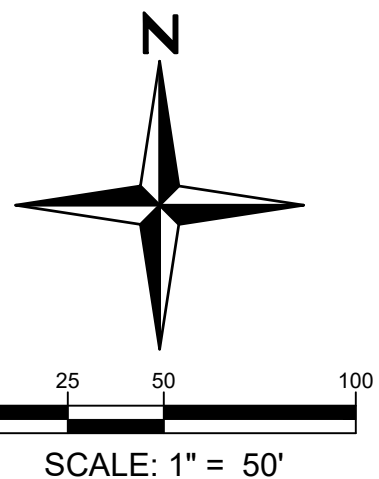
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This conflicts with the existing Black Hills gas easement also existing grades here would not meet Core's standards. Per the PDP this area is also restricted and overlot grading is not allowed. Would it be possible to discuss alternate routes for this?



	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	RETAINING WALL
	WATER LINE
	STORM SEWER
	ELECTRIC LINE
	GAS LINE
	FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE
	CONTOUR MAJOR
	CONTOUR MINOR

	PROPERTY LINE
	R.O.W.
	LOT LINE
	SETBACK
	EASEMENT
	ROAD CENTERLINE
	CURB AND GUTTER (CATCH)
	CURB AND GUTTER (SPILL)
	SIDEWALK
	STORM SEWER
	MANHOLE w/ DIA. (FT.)
	INLET
	FLARED END SECTION
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
	LOT TYPE



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PINE CANYON SITE DEVELOPMENT PLAN

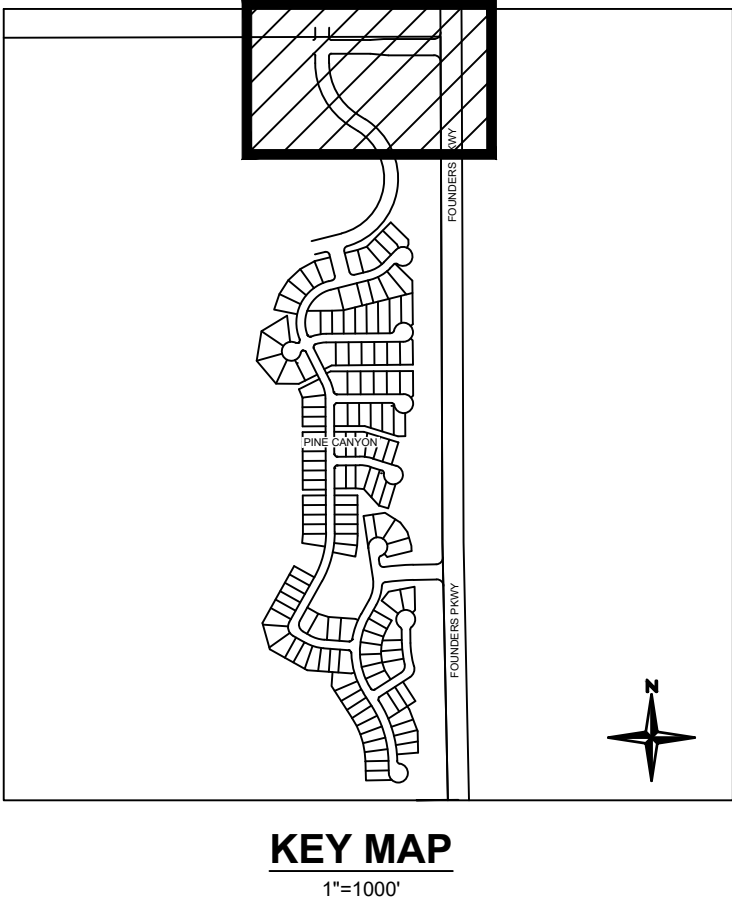
CASTLE ROCK, COLORADO

GRADING PLAN

SHEET

SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH
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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



NOT FOR
CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
260100.001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

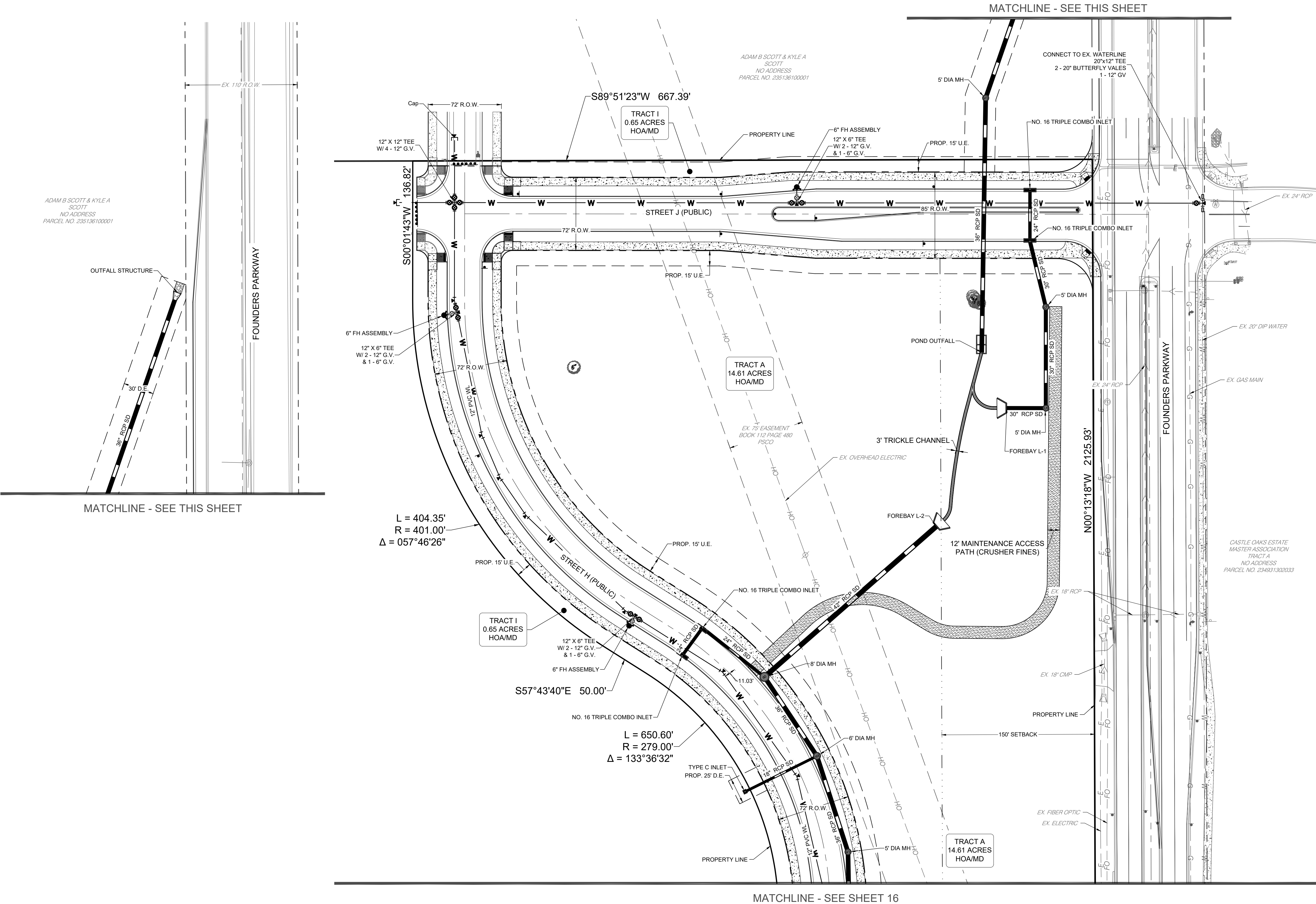
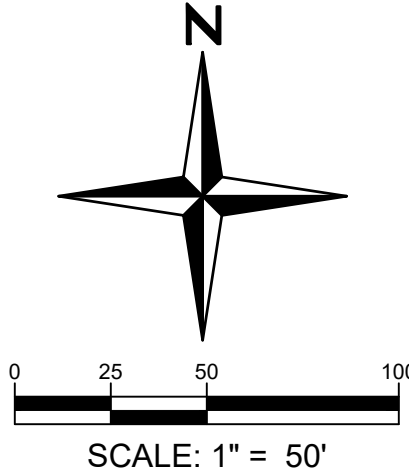
PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

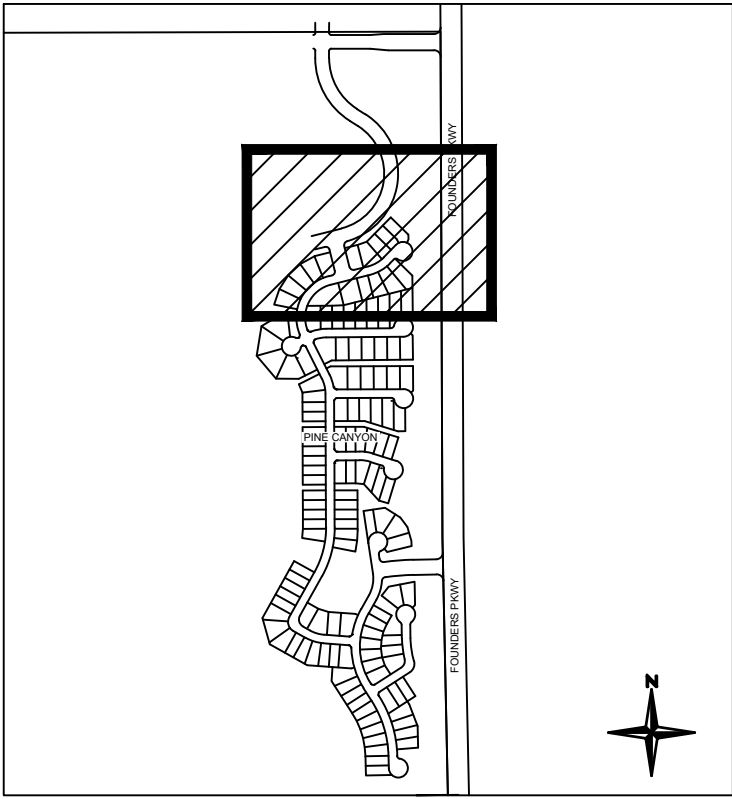
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- UNDERDRAIN



SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

MATCHLINE - SEE SHEET 15



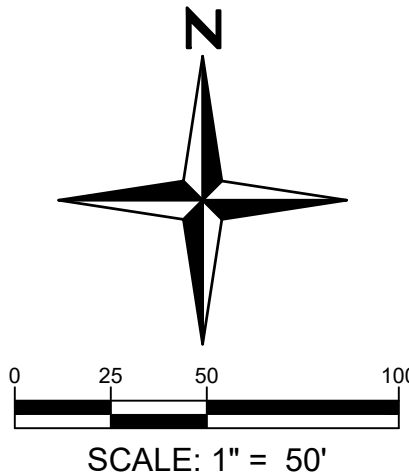
KEY MAP
1"=1000'

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- UNDERDRAIN



MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 20

I:\Pine Canyon\250100 - Pine Canyon Filing\1\CAOSheet\Sub\SDP\UTILITY PLAN.dwg tab: 16 OF XX UTILITY PLAN May 07, 2026 - 1:24pm hdam

JRW FAMILY LIMITED
PARTNERSHIP LLP
NO ADDRESS
PARCEL NO. 235106300002

CASTLE OAKS ESTATE
MASTER ASSOCIATION
TRACT A
NO ADDRESS
PARCEL NO. 234831302033

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

SHEET

16

OF 30

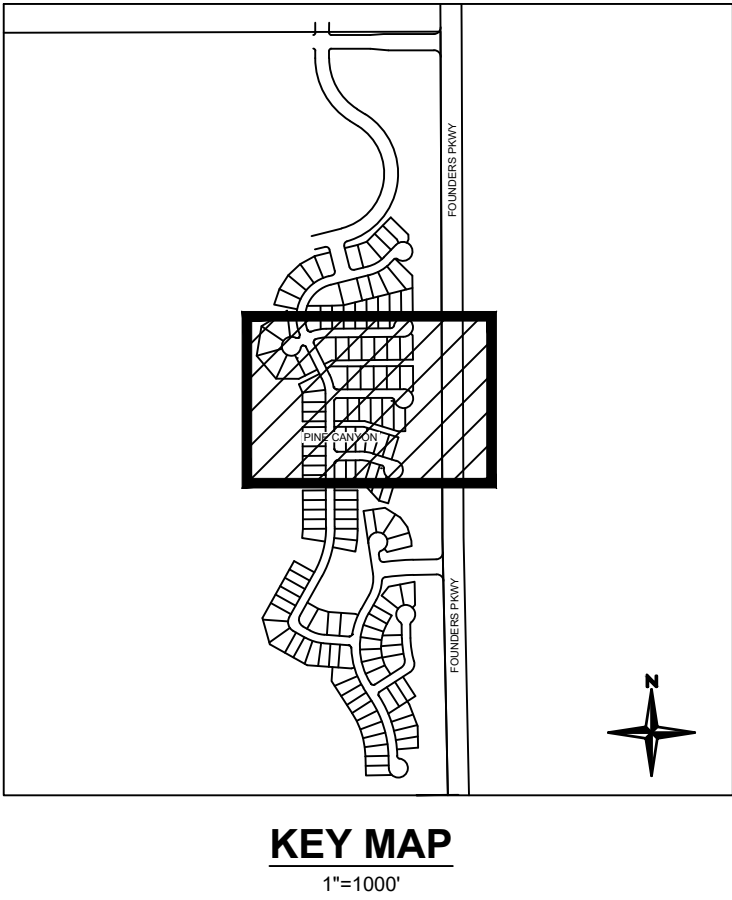
NOT FOR
CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
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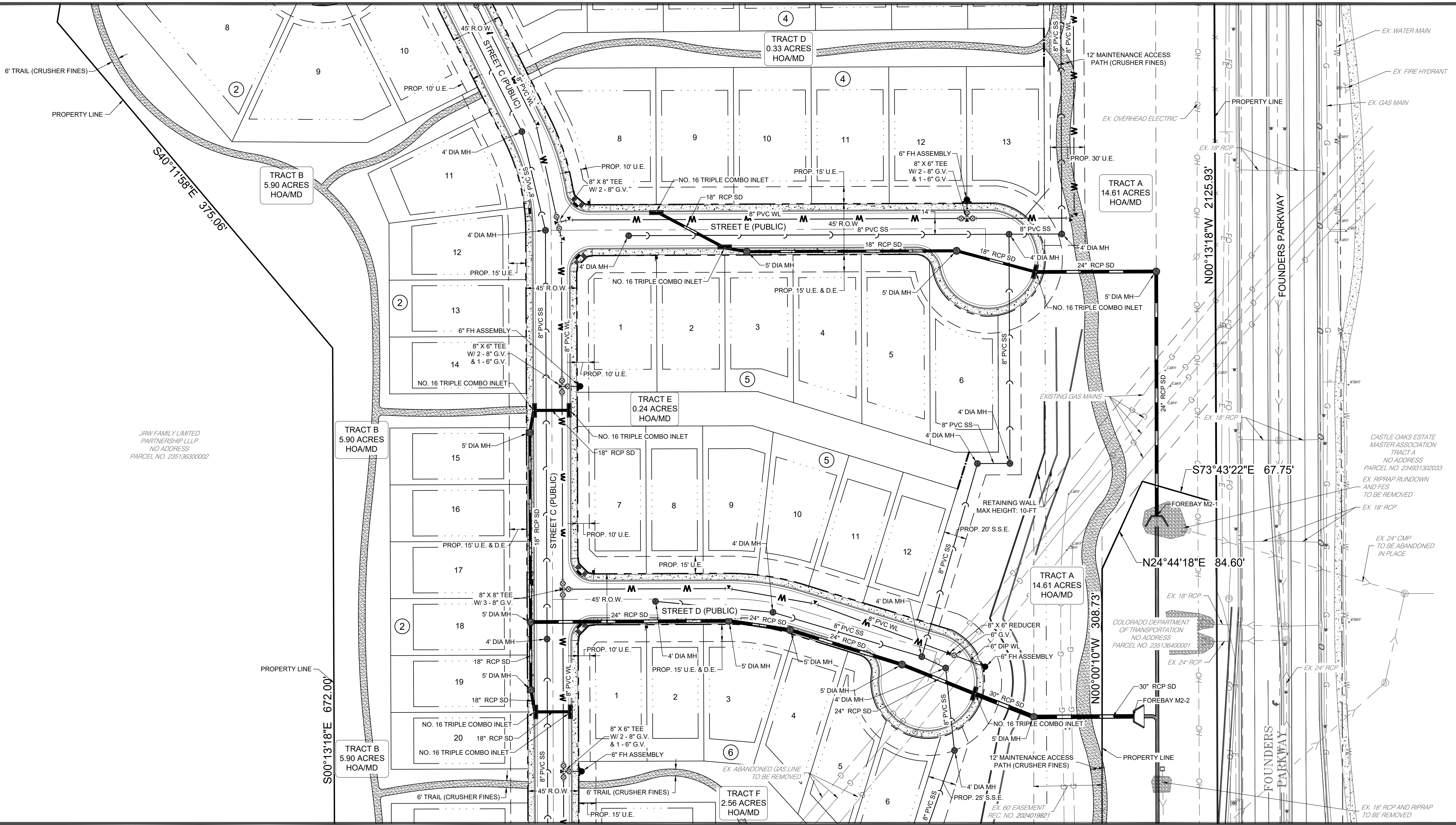
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SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



MATCHLINE - SEE SHEET 16



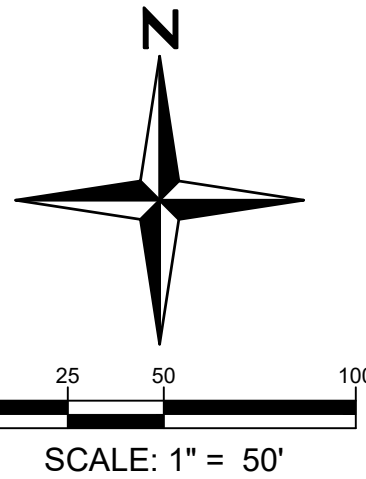
MATCHLINE - SEE SHEET 18

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
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- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
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- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
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- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- UNDERDRAIN



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CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
200100.001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

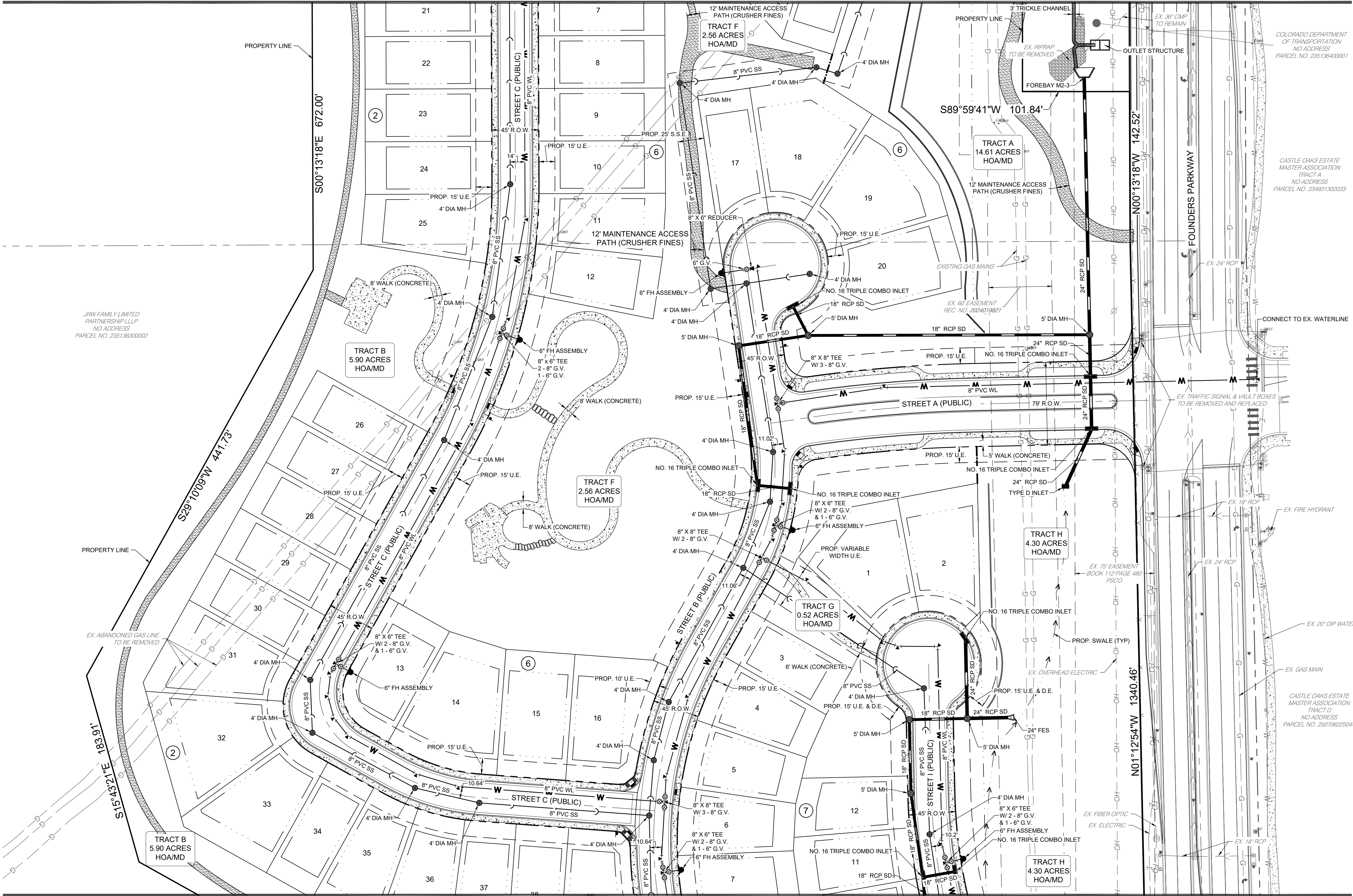
PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

SHEET

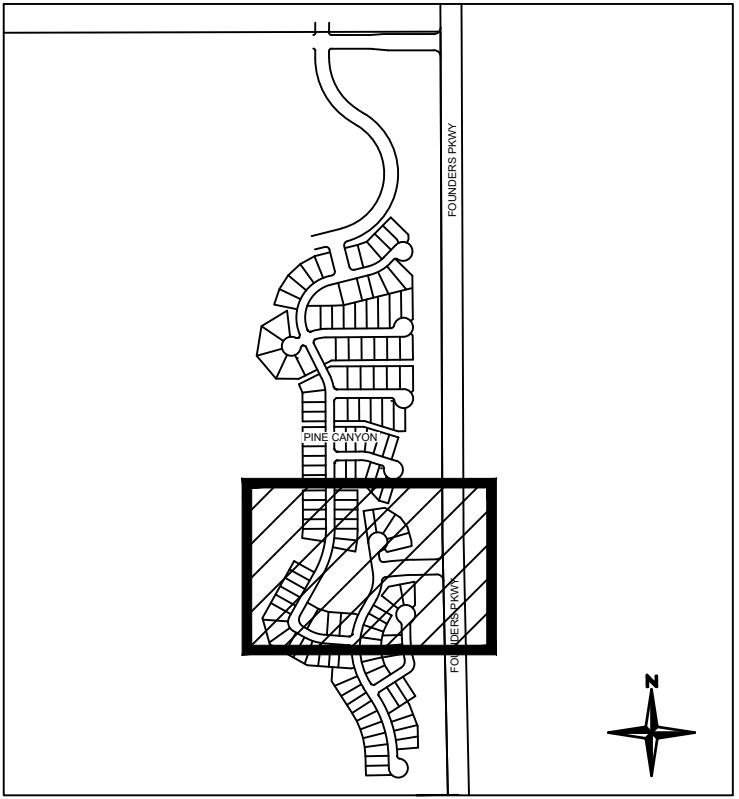
SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

MATCHLINE - SEE SHEET 17



MATCHLINE - SEE SHEET 19



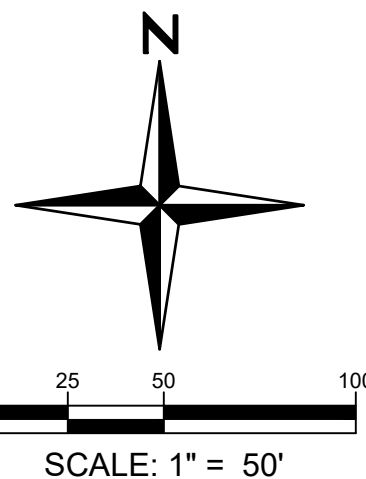
KEY MAP
1"=1000'

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
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- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CURB AND GUTTER (SPILL)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- UNDERDRAIN



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PROJECT NO.	DATE	NO.	NOTES
260100.001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

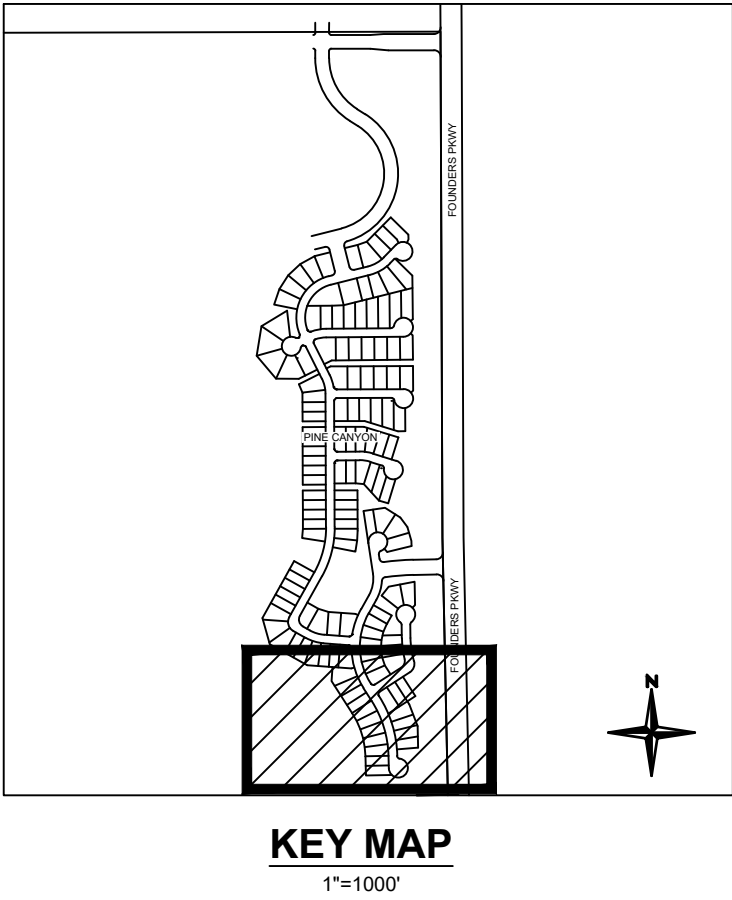
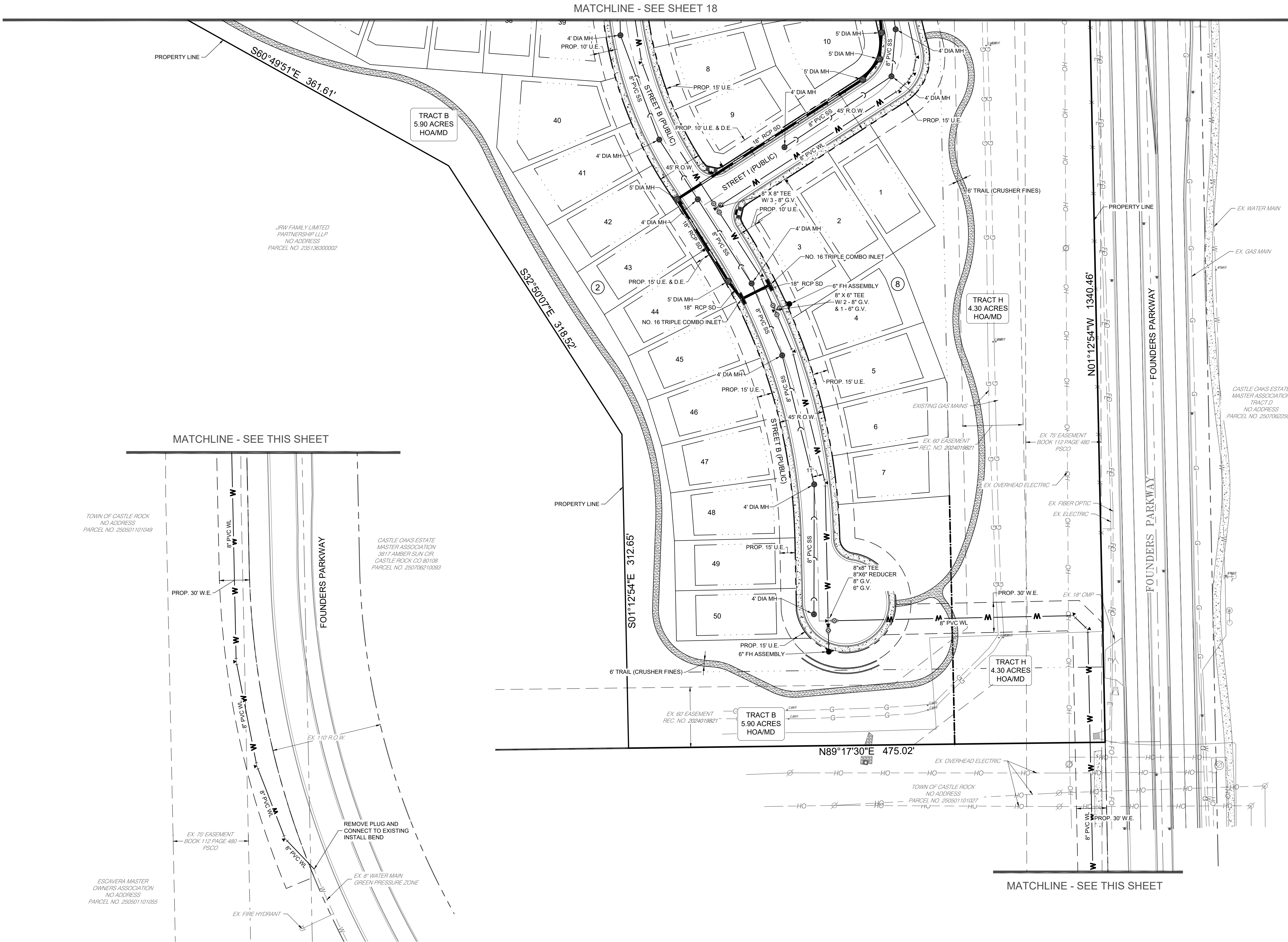
PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

SHEET

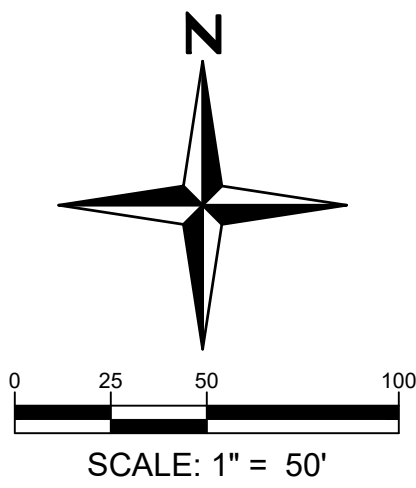
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SITE DEVELOPMENT PLAN
PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX



- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.W.
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - CONCRETE
 - FENCE
 - RETAINING WALL
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
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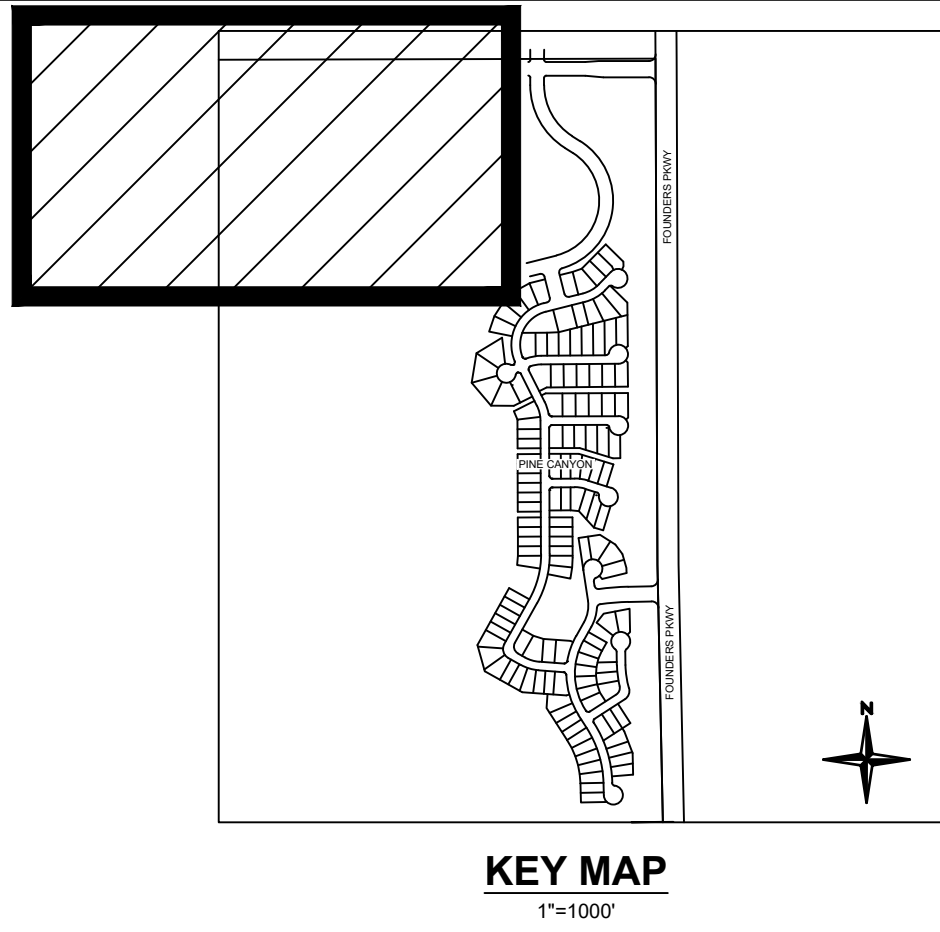
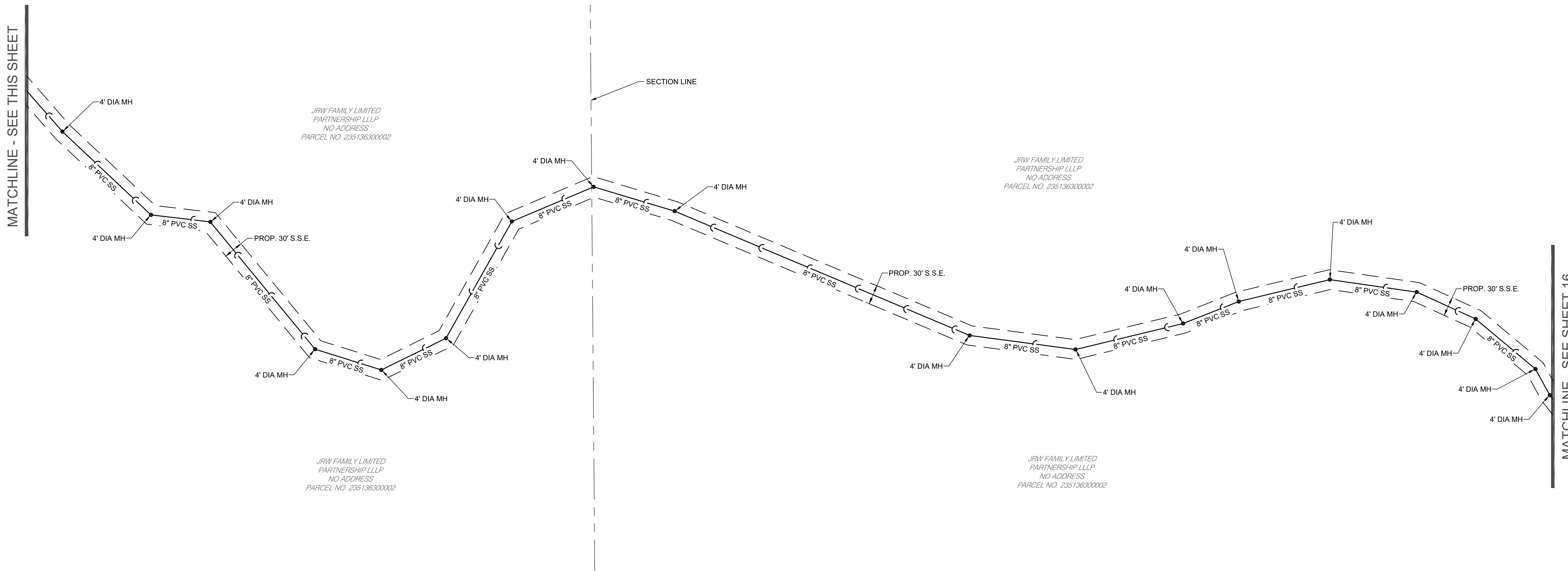
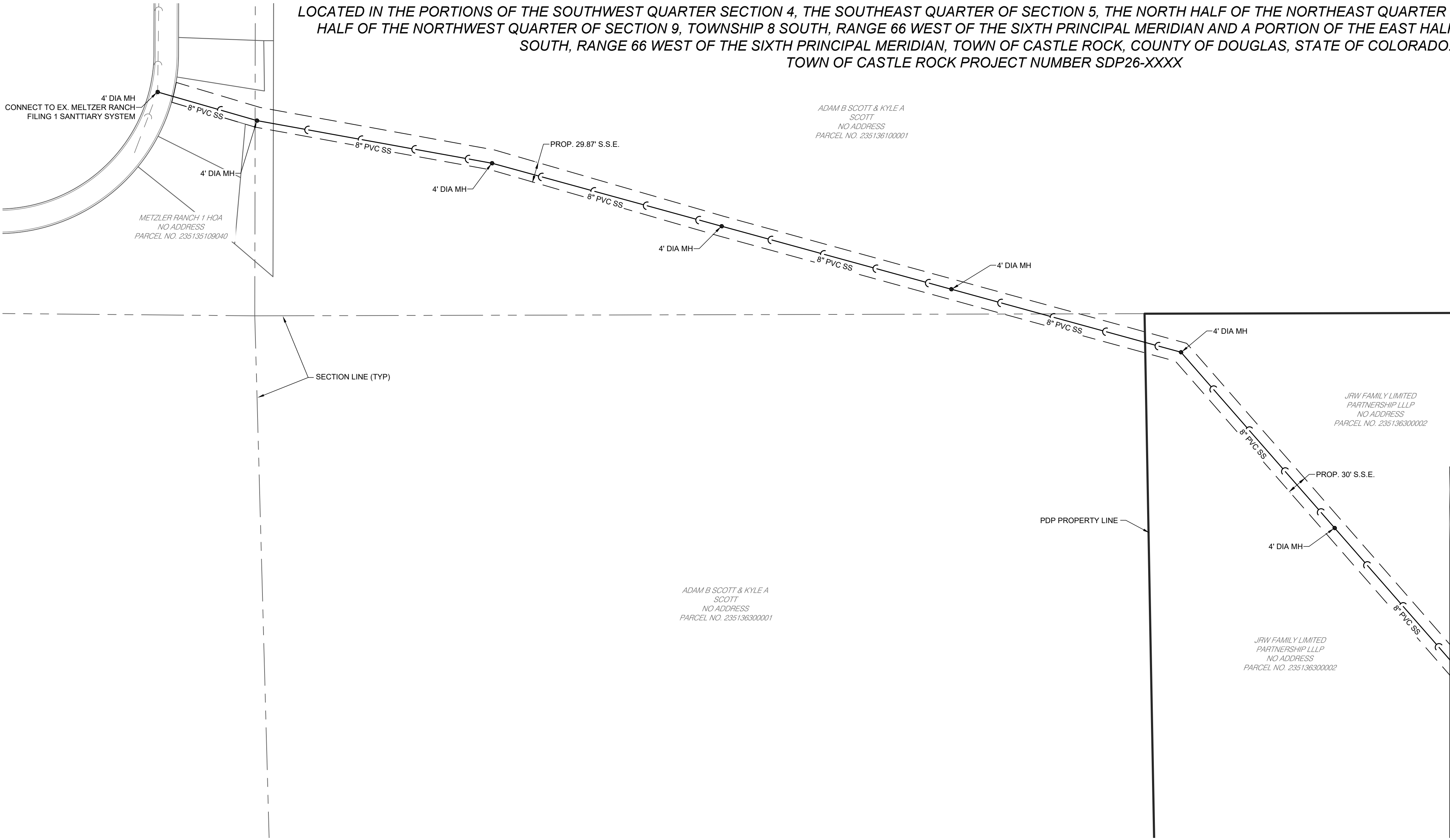
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PROJECT NO.	DATE	NO.	NOTES
250100.001	05/07/2026	1	FIRST SUBMITTAL TO TOWN

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

SITE DEVELOPMENT PLAN PINE CANYON

LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH
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SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-XXXX

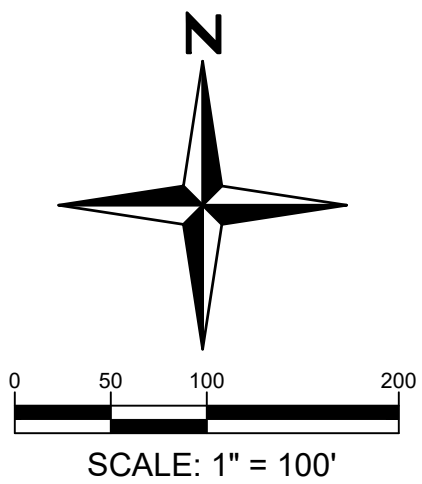


EXISTING LEGEND

	EXISTING PROPERTY LINE
	EXISTING R.O.W.
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	RETAINING WALL
	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE

PROPOSED LEGEND

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	PROPOSED RETAINING WALL
	TRACT BOUNDARY
	PROPOSED SWALE LINE
	UNDERDRAIN



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PINE CANYON SITE DEVELOPMENT PLAN

CASTLE ROCK, COLORADO

UTILITY PLAN

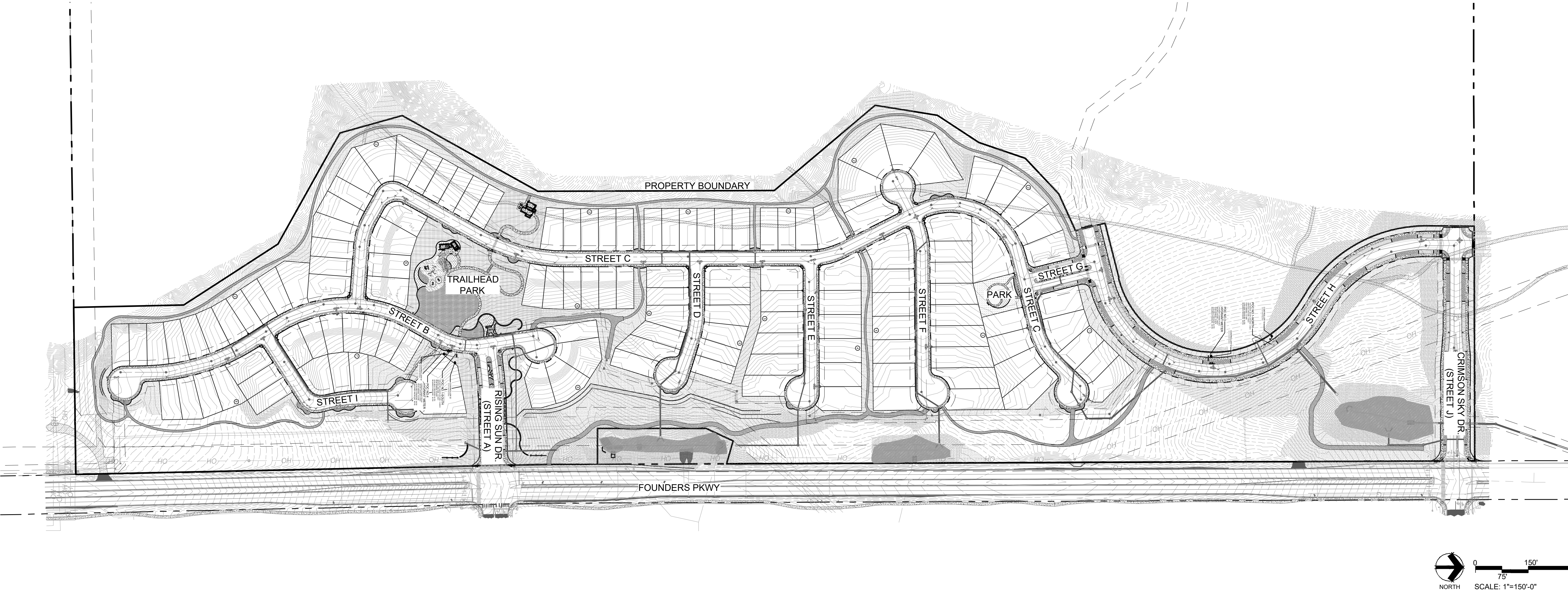
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SITE DEVELOPMENT PLAN
PINE CANYON FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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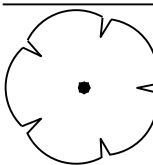
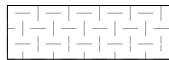
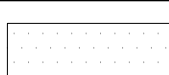
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PROJECT NO.		DATE		NO		NOTES	
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PINE CANYON FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT SCHEDULE / HYDROZONE CHART

DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY	154
 NOTES: MINIMUM 2" CAL. OR 3" CAL. IF IN PLANTING AREA LESS THAN 8' IN WIDTH WITHIN PLANTING BEDS AND NATIVE SEED SHALL BE DRIP IRRIGATION WITHIN SOD AREAS SHALL BE SPRAY IRRIGATION				
ORNAMENTAL TREES	HYDROZONE	LOW	QUANTITY	131
 NOTES: MINIMUM 1.5" CAL. WITHIN PLANTING BEDS AND NATIVE SEED SHALL BE DRIP IRRIGATION WITHIN SOD AREAS SHALL BE SPRAY IRRIGATION				
EVERGREEN TREES	HYDROZONE	LOW	QUANTITY	131
 NOTES: MINIMUM 6 FEET IN HEIGHT WITHIN PLANTING BEDS AND NATIVE SEED SHALL BE DRIP IRRIGATION WITHIN SOD AREAS SHALL BE SPRAY IRRIGATION				
DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY	445
 NOTES: MINIMUM 5 GALLON WITHIN PLANTING BEDS SHALL BE DRIP IRRIGATION				
EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY	139
 NOTES: MINIMUM 5 GALLON WITHIN PLANTING BEDS SHALL BE DRIP IRRIGATION				
ORNAMENTAL GRASSES	HYDROZONE	LOW	QUANTITY	529
 NOTES: MINIMUM 5 GALLON WITHIN PLANTING BEDS SHALL BE DRIP IRRIGATION				
PERENNIALS	HYDROZONE	LOW	QUANTITY	105
 NOTES: MINIMUM 1 GALLON WITHIN PLANTING BEDS SHALL BE DRIP IRRIGATION				
NATIVE SEED	HYDROZONE	VERY LOW - LOW	QUANTITY	820,791 SF
NOTES: GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON.  DETENTION SEED MIX (NO IRRIGATION)  DOUGLAS COUNTY SEED MIX (PERMANENT OVERHEAD SPRINKLERS)  DOUGLAS COUNTY SEED MIX (TEMPORARY IRRIGATION ON HYDRANT METER)  LOW GROW MIX (PERMANENT OVERHEAD SPRINKLERS)				
TURF	HYDROZONE	MEDIUM	QUANTITY	17,866 SF
 SOD - TAHOMA 31 - BERMUDA GRASS BLEND (PERMANENT SPRAY IRRIGATION)				
ARTIFICIAL TURF	HYDROZONE	VERY LOW	QUANTITY	2,904 SF
 ARTIFICIAL TURF - (SPRAY IRRIGATED FOR CLEANING AND COOLING ONLY)				

STREETSCAPE LANDSCAPE CHART

STREETSCAPE*								
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (if applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs/Orn. Grasses (5 gal)	Provided Street Perennials (1 gal)	TOTAL Provided Street Shrubs
STREET A	568	14.2		15	56.8	91	0	91
STREET B	857	21.4		22	85.7	85	27	94
STREET C	1038	26.0		26	103.8	149	17	154
STREET D	136	3.4		4	13.6	14	0	14
STREET E	96	2.4		3	9.6	10	0	10
STREET F	61	1.5		2	6.1	7	0	7
STREET G	257	6.4		5	25.7	35	0	35
STREET H	2611	65.3		66	261.1	288	0	288
STREET I	606	15.2		16	60.6	62	0	62
STREET J	1083	27.1		28	108.3	114	0	114
TOTAL	7313	182.8		187	731.3	855	44	869

*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual

*Streetscape does not count towards overall site landscape requirements

*Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.

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. 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.

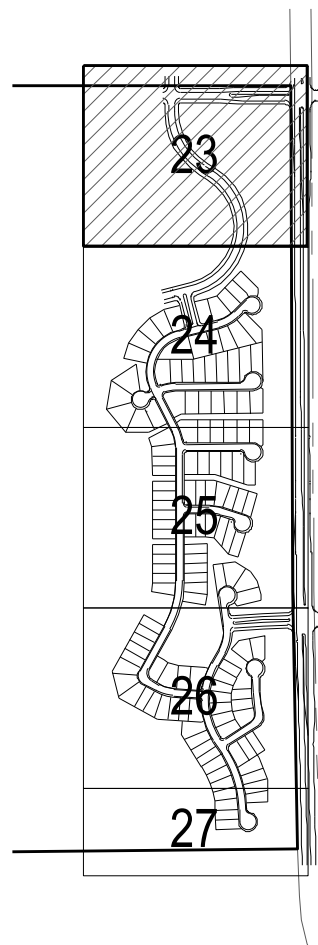
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SITE DEVELOPMENT PLAN
PINE CANYON FILING NO. 1

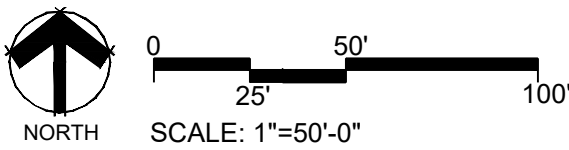
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KEYMAP



LEGEND

- PROPERTY BOUNDARY
--- RIGHT OF WAY
--- EASEMENT
--- SIGHT TRIANGLE
--- SIGHT DISTANCE TRIANGLE
--- STEEL EDGER
- DECIDUOUS TREE
EVERGREEN TREE
ORNAMENTAL TREE
DECIDUOUS SHRUB
EVERGREEN SHRUB
ORNAMENTAL GRASS
PERENNIAL
- DETENTION SEED MIX
DOUGLAS COUNTY SEED MIX (PERMANENT IRRIGATION)
DOUGLAS COUNTY SEED MIX (TEMPORARY IRRIGATION)
LOW GROW SEED MIX (PERMANENT IRRIGATION)
ARTIFICIAL TURF
SOD
RIVER ROCK, 1.5" DIA.
ROCK MULCH, GRANITE 3/4"-1.5" DIA.
ROCK MULCH, COBBLE 4"-8" DIA.
WOOD MULCH
FIBAR



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kuwalker@gmail.com
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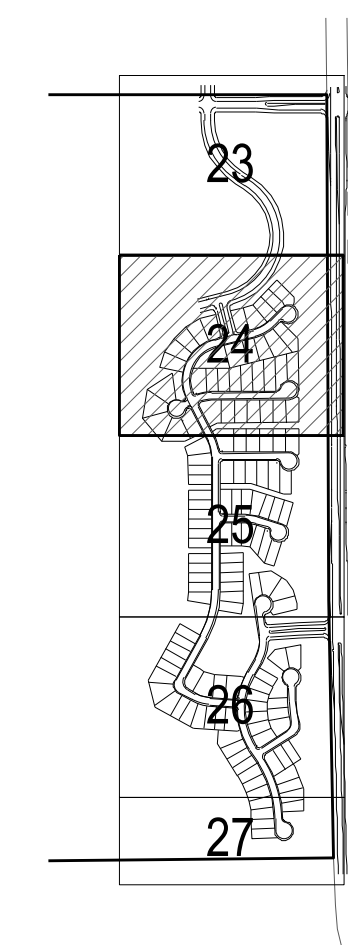
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PROJECT NO.		NO		DATE		NOTES	
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PINE CANYON FILING 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

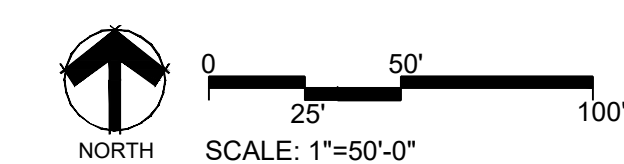
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23 of 30

PINE CANYON FILING NO. 1

MATCHLINE - SHEET 23



	DETENTION SEED MIX
	DOUGLAS COUNTY SEED MIX (PERMANENT IRRIGATION)
	DOUGLAS COUNTY SEED MIX (TEMPORARY IRRIGATION)
	LOW GROW SEED MIX (PERMANENT IRRIGATION)
	ARTIFICIAL TURF
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	WOOD MULCH
	FIBER



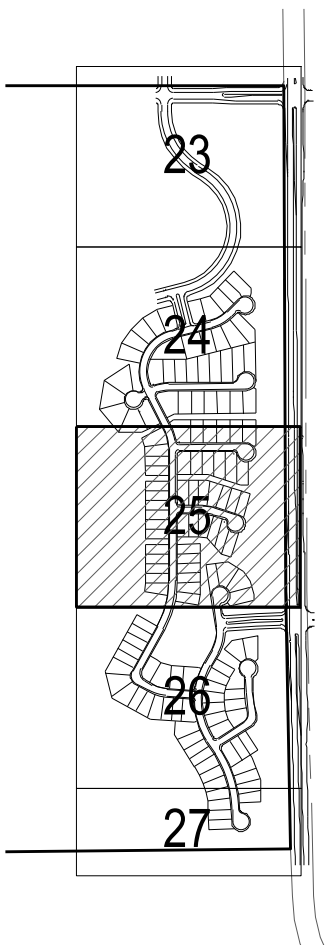
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24 of 30

SITE DEVELOPMENT PLAN
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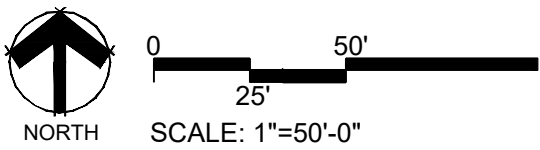
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KEYMAP



LEGEND

- PROPERTY BOUNDARY
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- EVERGREEN TREE
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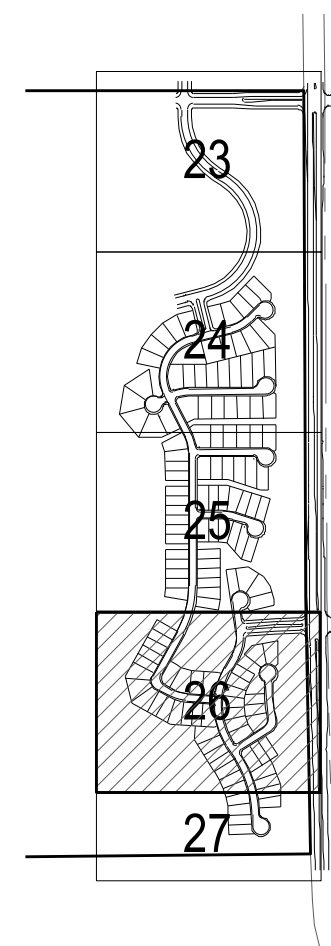
PINE CANYON FILING 1
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

SHEET
25 of 30

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KEYMAP



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PINE CANYON FILING 1

LANDSCAPE PLAN

SHEET

26 of 30

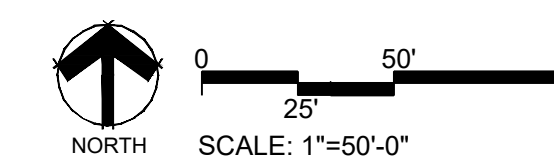


LEGEND

 PROPERTY BOUNDARY
 RIGHT OF WAY
 EASEMENT
 SIGHT TRIANGLE
 SIGHT DISTANCE TRIANGLE
 STEEL EDGER

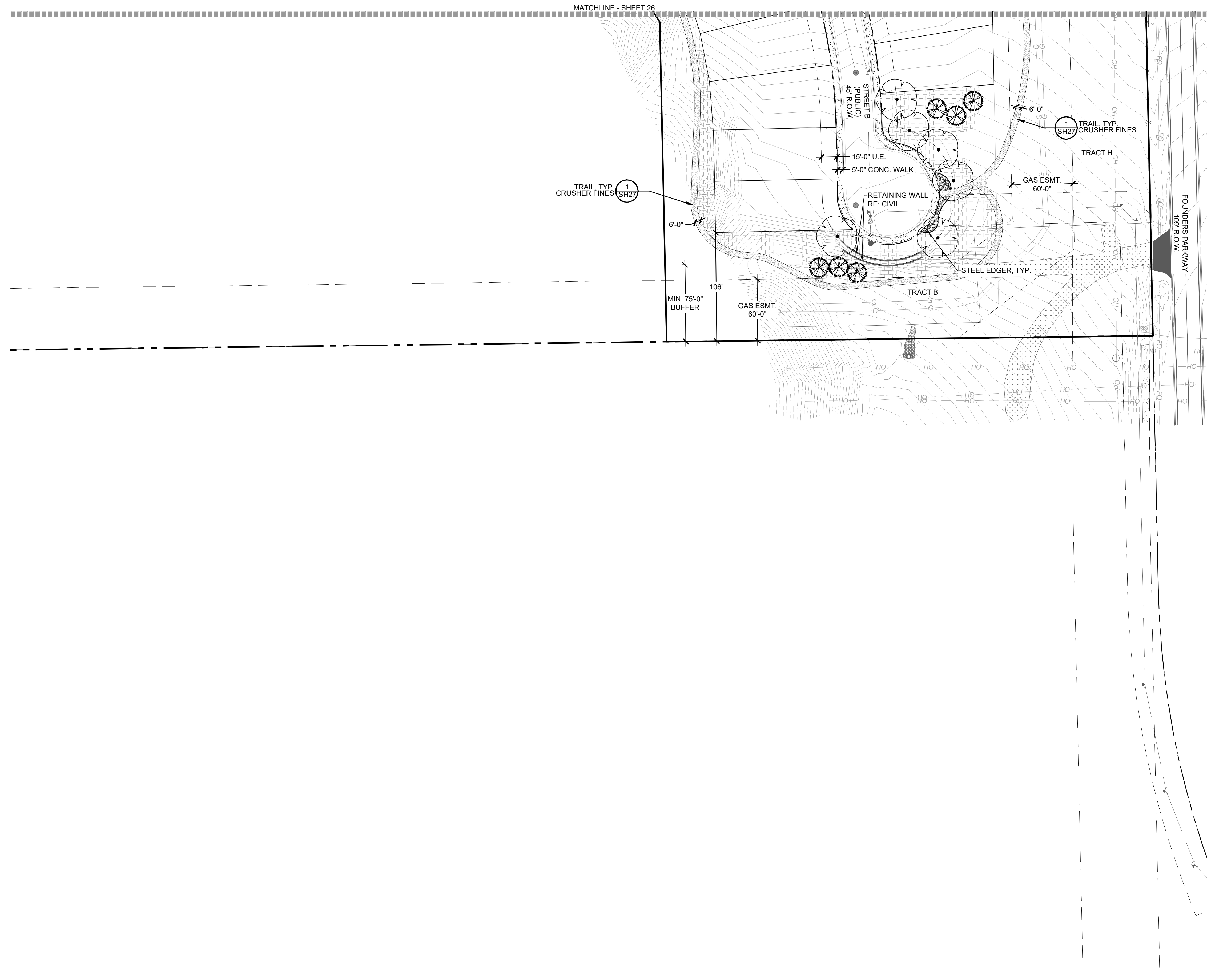
	DECIDUOUS TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	PERENNIAL

	DETENTION SEED MIX
	DOUGLAS COUNTY SEED MIX (PERMANENT IRRIGATION)
	DOUGLAS COUNTY SEED MIX (TEMPORARY IRRIGATION)
	LOW GROW SEED MIX (PERMANENT IRRIGATION)
	ARTIFICIAL TURF
	SOD
	RIVER ROCK, 1.5" DIA.
	ROCK MULCH, GRANITE 3/4"-1.5" DIA.
	ROCK MULCH, COBBLE 4"-8" DIA.
	WOOD MULCH
	FIBER

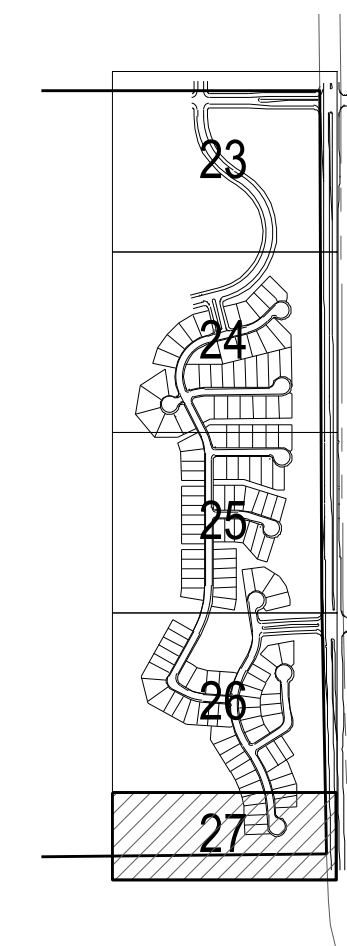


PINE CANYON FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEYMAP



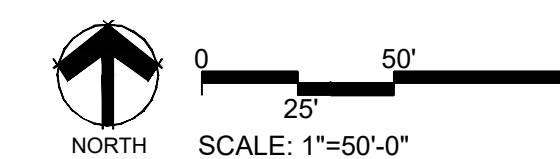
LEGEND

-
- Diagram illustrating various survey line styles and their corresponding labels:
- PROPERTY BOUNDARY**: Represented by a thick solid line.
 - RIGHT OF WAY**: Represented by a thick solid line with short dashes.
 - EASEMENT**: Represented by a thin solid line with long dashes.
 - SIGHT TRIANGLE**: Represented by a thin solid line with long dashes.
 - SIGHT DISTANCE TRIANGLE**: Represented by a thin solid line with long dashes.
 - STEEL EDGER**: Represented by a thin solid line.

- The diagram consists of four rows, each with a plant icon on the left and a label on the right:

 - DECIDUOUS TREE:** Represented by a large, rounded tree with a central trunk and a canopy of many small circles.
 - EVERGREEN TREE:** Represented by a smaller, more compact tree with a central trunk and a canopy of many small triangles.
 - ORNAMENTAL TREE:** Represented by a small, rounded tree with a central trunk and a canopy of many small circles.
 - DECIDUOUS SHRUB:** Represented by a small, rounded shrub with a central trunk and a canopy of many small circles.

- | | |
|--|--|
| | DETENTION SEED MIX |
| | DOUGLAS COUNTY SEED MIX (PERMANENT IRRIGATION) |
| | DOUGLAS COUNTY SEED MIX (TEMPORARY IRRIGATION) |
| | LOW GROW SEED MIX (PERMANENT IRRIGATION) |
| | ARTIFICIAL TURF |
| | SOD |
| | RIVER ROCK, 1.5" DIA. |
| | ROCK MULCH, GRANITE 3/4"-1.5" DIA. |
| | ROCK MULCH, COBBLE 4"-8" DIA. |
| | WOOD MULCH |
| | FIBER |



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■ Land Planning ■

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303-587-0102

**NOT FOR
CONSTRUCTION**

NOTES

NO.	
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DATE _____

NOTES

CT NO:	
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PROJECT	DATE
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PINE CANYON FILING 1

SITE DEVELOPMENT PLAN

LANDSCAPE PLAN

SHEET

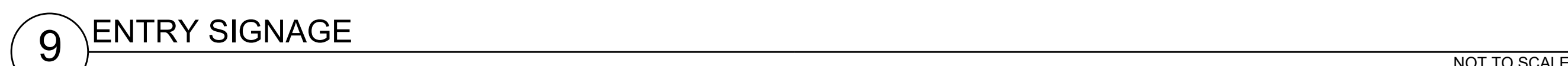
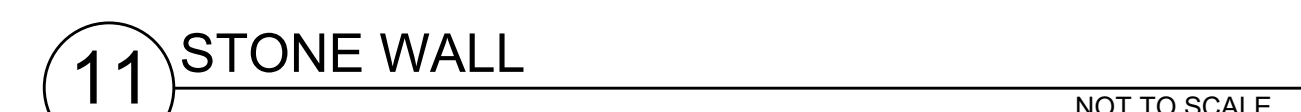
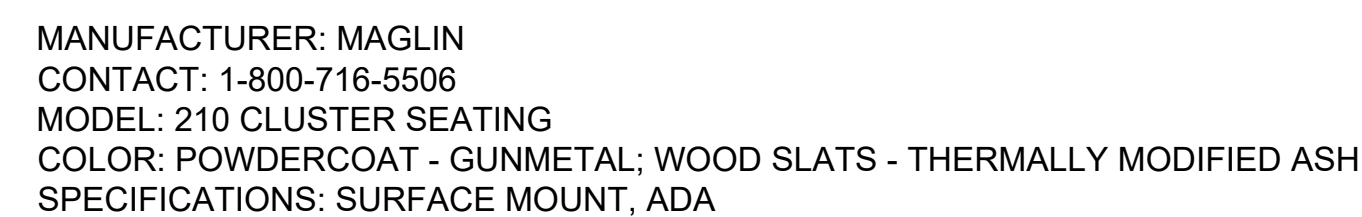
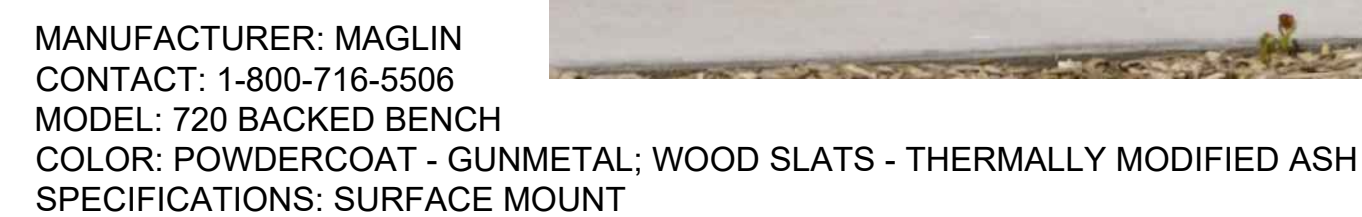
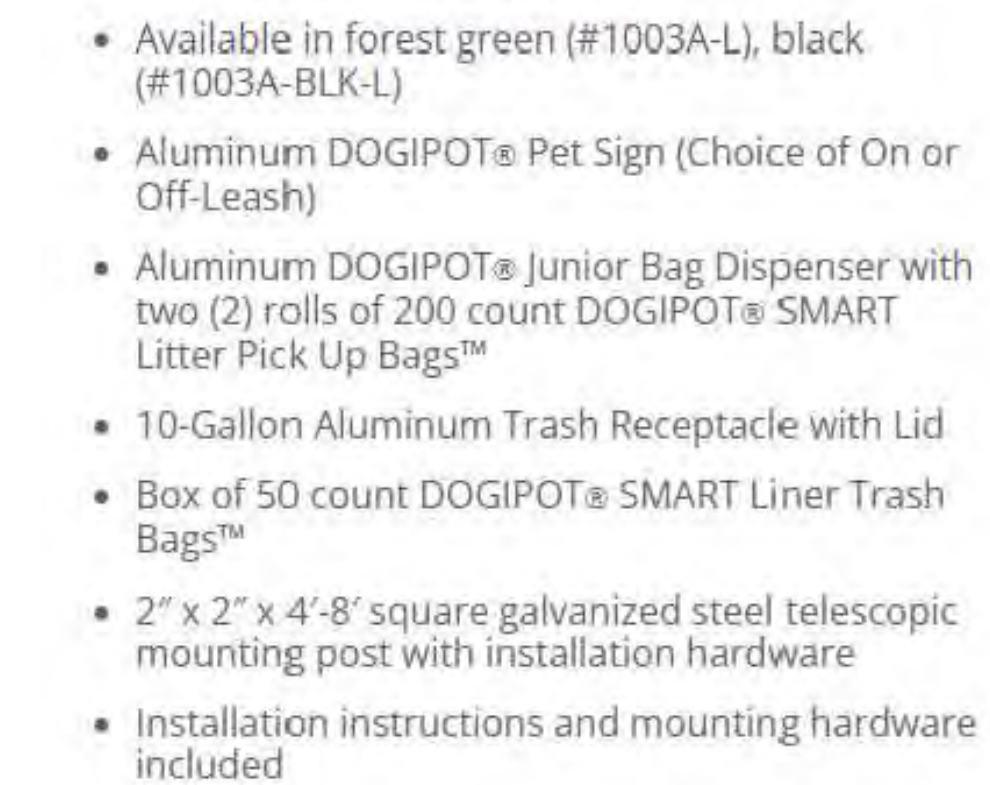
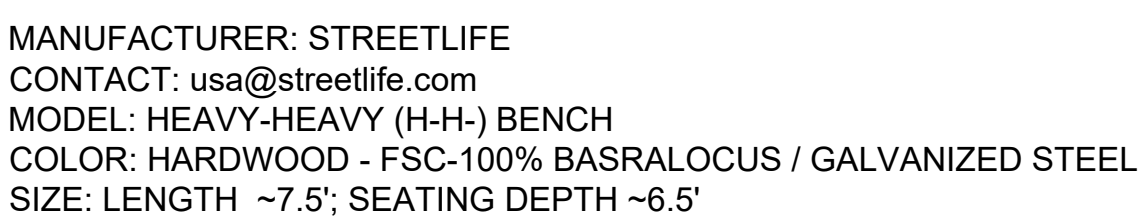
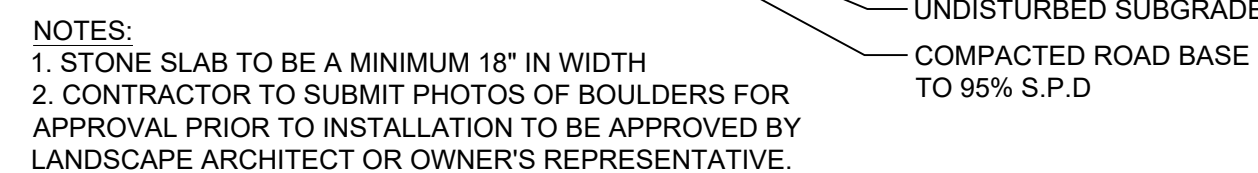
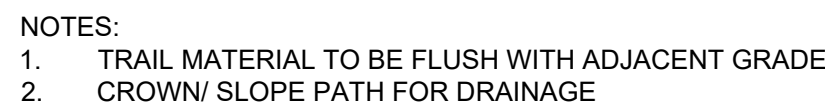
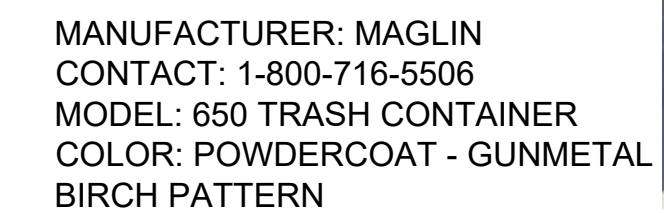
27 of 30

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PINE CANYON FILING NO. 1

NOTES:

1. RIVER BOULDERS TO CONSIST OF GRAY/TAN GRANITE, WITH ROUNDED/WEATHERED FINISH, 30"-48" MIN. DIA. CLUSTER MIN. 3 TOGETHER AT ANY LOCATION.



A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

