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AGENCY LIST

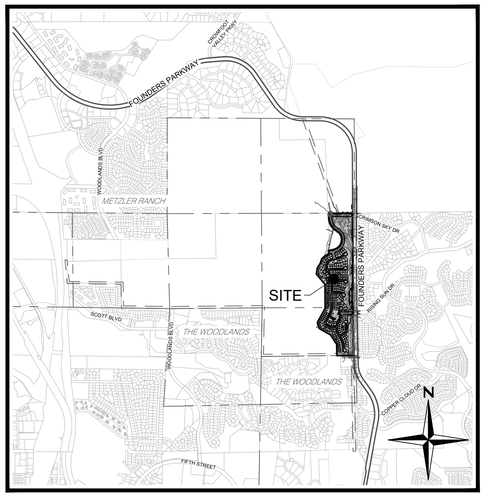
TOWN OF CASTLE ROCK
100 N. WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 720-733-3566
ATTN: BRIEANNA SIMON

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.

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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 3 FOR ZONING COMPARISON TABLE

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

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), UTILITY, ACCESS (PUBLIC)	HOA/MD	HOA/MD
G	0.52	OPEN SPACE (PRIVATE), UTILITY	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. TRACTS A AND H INCLUDE A BLANKET DRAINAGE EASEMENT DEDICATED TO THE TOWN OF CASTLE ROCK FOR INSPECTION AND ENFORCEMENT PURPOSES.

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.

IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.

CIVIL ENGINEER'S STATEMENT

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

_____ _____ _____
ENGINEER'S NAME CO PE# DATE

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, JUSTIN C. SCHEITLER, 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 (SDP) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SDP ACCURATELY REPRESENTS THAT SURVEY.

_____ _____ _____
LAND SURVEYOR NAME CO PLS# 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

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NOT FOR CONSTRUCTION

NOTES	NO.	DATE

PROJECT NO. 25t100.001

DATE	NO	NOTES
05/07/2026	1	FIRST SUBMITTAL TO TOWN
08/06/2026	2	SECOND SDP SUBMITTAL
09/25/2026	3	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
COVER SHEET

SHEET
1
OF 32

I:\Pine Canyon\25t100 - Pine Canyon Filing 1\CAD\Sheet Sets\SDP\Cover & Notes.dwg tab: 1 OF 30 COVER SHEET Sep 25, 2026 - 4:28pm mwesbecker

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.

LEGAL DESCRIPTION - PINE CANYON

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36, WHENCE THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 36 BEARS SOUTH 00°13'18" EAST, A DISTANCE OF 2634.47 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 36, SOUTH 89°51'42" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A LINE PARALLEL WITH AND 55.00 FEET WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, SOUTH 00°13'18" EAST, A DISTANCE OF 2,125.93 FEET TO THE BOUNDARY OF A COLORADO DEPARTMENT OF TRANSPORTATION PARCEL RECORDED AT RECEPTION NO. 2010076348 IN THE CLERK AND RECORDERS OFFICE OF SAID COUNTY;

THENCE ALONG SAID BOUNDARY THE FOLLOWING 4 COURSES:

1. NORTH 73°43'22" WEST, A DISTANCE OF 67.75 FEET;
2. SOUTH 24°44'18" WEST, A DISTANCE OF 84.60 FEET;
3. SOUTH 00°00'10" EAST, A DISTANCE OF 308.73 FEET;
4. NORTH 89°59'41" EAST, A DISTANCE OF 101.84 FEET TO SAID PARALLEL LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°13'18" EAST, A DISTANCE OF 142.52 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 55.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 1, SOUTH 01°12'54" EAST, A DISTANCE OF 1,340.46 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 1, SOUTH 89°17'30" WEST, A DISTANCE OF 475.02 FEET;

THENCE NORTH 01°12'54" WEST, A DISTANCE OF 312.65 FEET;

THENCE NORTH 32°50'07" WEST, A DISTANCE OF 318.52 FEET;

THENCE NORTH 60°49'51" WEST, A DISTANCE OF 361.61 FEET;

THENCE NORTH 15°43'21" WEST, A DISTANCE OF 183.91 FEET;

THENCE NORTH 29°10'09" EAST, A DISTANCE OF 441.73 FEET;

THENCE NORTH 00°13'18" WEST, A DISTANCE OF 672.00 FEET;

THENCE NORTH 40°11'58" WEST, A DISTANCE OF 375.06 FEET;

THENCE NORTH 09°15'52" EAST, A DISTANCE OF 179.18 FEET;

THENCE NORTH 33°20'51" EAST, A DISTANCE OF 141.05 FEET;

THENCE NORTH 18°35'37" EAST, A DISTANCE OF 139.21 FEET;

THENCE NORTH 46°56'46" EAST, A DISTANCE OF 139.21 FEET;

THENCE NORTH 65°40'55" EAST, A DISTANCE OF 114.24 FEET;

THENCE NORTH 14°07'08" WEST, A DISTANCE OF 87.00 FEET;

THENCE NORTH 75°52'52" EAST, A DISTANCE OF 160.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 279.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133°36'32" AND AN ARC LENGTH OF 650.60 FEET;

THENCE NORTH 57°43'40" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 401.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°46'26" AND AN ARC LENGTH OF 404.35 FEET;

THENCE NORTH 00°02'46" EAST, A DISTANCE OF 136.89 FEET TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36;

THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, NORTH 89°51'42" EAST, A DISTANCE OF 667.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.945 ACRES, OR 2,785,423 SQUARE FEET, MORE OR LESS.

BENCHMARK

DOUGLAS COUNTY BENCHMARK, TT17A.
NAVD88 ELEV=6483.68'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OD SECTION 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°13'18" EAST, A DISTANCE OF 2,634.47 FEET.

SITE DEVELOPMENT PLAN GENERAL NOTES

1. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED PINE CANYON PLAN DEVELOPMENT PLAN APPROVED OCTOBER 17TH, 2025, RECEPTION NUMBER 2025049515.
3. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO.080050 DATED MARCH 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. RETAINING WALLS, SECTIONS OF RETAINS 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 RETAINS A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
6. THIS DEVELOPMENT IS NOT IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS DUE TO THE VIEW PLANE PROTECTION OVERALL COMMITMENT WITHIN THE PD, AS DETAILED IN SECTION 4.A.I OF THE PINE CANYON PRE-ANNEXATION AGREEMENT.
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 LANDSCAPING 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 CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
14. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
15. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE 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, SUB-SURFACE COLLECTION SYSTEMS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE. WHERE SLOPE EASEMENTS ARE COMBINED WITH UTILITY EASEMENTS, GRADE RESTRICTIONS APPLY IN ACCORDANCE WITH THE OVERLOT GRADING PLANS FOR THE SUBDIVISION.
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.
21. 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, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.
22. NATURAL SURFACE TRAIL'S FINAL ALIGNMENT SHALL BE COORDINATED WITH THE TOWN'S TRAILS PLANNER. NATURAL SURFACE SHALL MEET THE TOWN'S SUSTAINABLE TRAILS GUIDELINES. NATURAL SURFACE TRAILS SHALL BE FLAGGED AND INSTALLED BY A PROFESSIONAL TRAIL BUILDERS ASSOCIATION (PTBA) MEMBER OR EQUIVALENT. FINAL ALIGNMENT SHALL BE REVIEWED AND APPROVED BY THE TOWN'S TRAILS PLANNER PRIOR TO CONSTRUCTION. ONCE THE TRAIL IS FLAGGED, A 25' WIDE PUBLIC ACCESS EASEMENT SHALL BE ESTABLISHED OFF THE TRAIL'S CENTERLINE WHERE IT CROSSES PRIVATE TRACTS.
23. IF VEGETATION IS TO BE REMOVED DURING THE MIGRATORY BIRD SEASON (MID-AUGUST THROUGH FEBRUARY) A MIGRATORY BIRD SURVEY SHALL BE CONDUCTED.
24. PUBLIC ACCESS SHALL BE PROVIDED ON ALL TRAILS.
25. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08035C0189G, WITH EFFECTIVE DATE MARCH 16TH, 2016. ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
26. THE PROVISION OF MUNICIPAL WATER TO THIS SUBMISSION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PINE CANYON ANNEXATION & DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025049571.

SITE DEVELOPMENT PLAN GENERAL NOTES (CONTINUED)

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 ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO32 FEET WIDE.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING -FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE **TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)** THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.
12. ALL WATER AND ACCESS MUST BE INSTALLED AND ACTIVE PRIOR TO VERTICAL CONSTRUCTION. ACCESS ROADS DURING CONSTRUCTION SHALL BE A MINIMUM OF 20 FEET WIDE CLEAR OF OBSTRUCTION AND CONSTRUCTED OF ALL WEATHER MATERIAL (ASPHALT OR CONCRETE) CAPABLE SUPPORTING 80,000 LBS. FIRE LANE NO PARKING SIGNAGE MUST BE PRESENT ON SITE.

UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN AND RED WATER PRESSURE ZONES.
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.

CORE ELECTRIC NOTES

1. 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 OR COMPONENTS, AND ANY OTHER OBJECT THAT MAY INTERFERE WITH UTILITY FACILITIES OR ACCESS.

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DATE	NO.	NOTES

PROJECT NO. 25010.001

DATE	NO	NOTES
05/07/2026	1	FIRST SUBMITTAL TO TOWN
08/06/2026	2	SECOND SDP SUBMITTAL
09/25/2026	3	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GENERAL NOTES

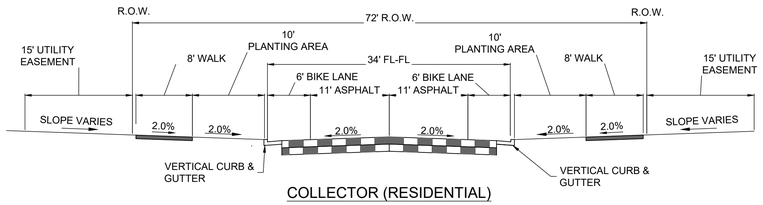
SHEET 2 OF 32

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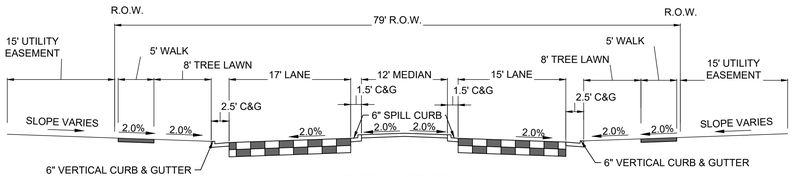
SITE DEVELOPMENT PLAN

PINE CANYON

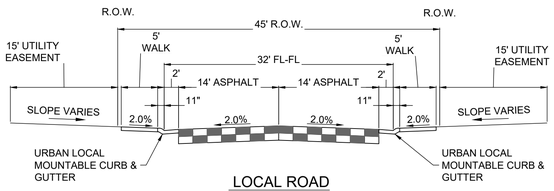
LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF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



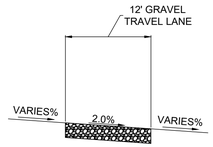
COLLECTOR (RESIDENTIAL)
ATTACHED SIDEWALK
DESIGN SPEED: 35 MPH
(72' RIGHT OF WAY WIDTH)



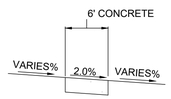
ENTRANCE ROAD
DETACHED SIDEWALK
DESIGN SPEED: 30 MPH
(79' R.O.W. WIDTH)



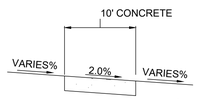
LOCAL ROAD
ATTACHED SIDEWALK
DESIGN SPEED: 30 MPH
(45' RIGHT OF WAY WIDTH)



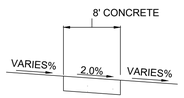
12' GRAVEL MAINTENANCE ROAD



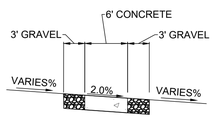
6' TRAIL (CONCRETE)



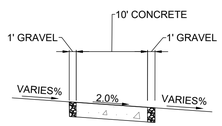
10' TRAIL (CONCRETE)



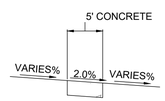
8' TRAIL (CONCRETE)



12' TRAIL (6' CONCRETE, 3' GRAVEL SHOULDERS)



12' TRAIL (10' CONCRETE, 1' GRAVEL SHOULDERS)



5' TRAIL (CONCRETE)

0 5 10 20

SCALE: 1" = 10'

ZONING COMPARISON TABLE

	PA-2		PA-3		OSP-4	
	PD REQUIREMENT	SDP	PD REQUIREMENT	SDP	PD REQUIREMENT	SDP
	ALLOWABLE DWELLING UNITS AND DENSITIES					
LAND AREA (ACRES)	14.3	14.2	21.9	21.8	51.1	52.2
RESIDENTIAL UNITS (DUs)	50	48	95	85	N/A	N/A
DENSITY (D.U./AC)	3.5	3.4	4.3	3.9	N/A	N/A
	ALLOWABLE USES, LOTTING SIZES, AND SETBACKS					
ZONING	SFe	SFe	SFe	SFe	OPEN SPACE	OPEN SPACE
ALLOWABLE USES	SEE APPROVED PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS REV. DATE 05/12/2025	SINGLE-FAMILY DETACHED WITH ATTACHED GARAGE	SEE APPROVED PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS REV. DATE 05/12/2025	SINGLE-FAMILY DETACHED WITH ATTACHED GARAGE	SEE APPROVED PINE CANYON PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS REV. DATE 05/12/2025	OPEN SPACE PUBLIC ACCESS FOR TRAILS PEDESTRIAN OR BICYCLE
MINIMUM LOT SIZE (S.F.)	3500	7200	3500	6000	N/A	N/A
MAXIMUM BUILDING HEIGHT	35 FEET, ACCESSORY - 20 FEET	35 FEET, ACCESSORY - 20 FEET	35 FEET, ACCESSORY - 20 FEET	35 FEET, ACCESSORY - 20 FEET	N/A	N/A
SETBACKS						
MINIMUM FRONT	TO PORCH OR EXTERIOR WALL - 15 FEET, TO GARAGE FACE - 20 FEET	TO PORCH OR EXTERIOR WALL - 15 FEET, TO GARAGE FACE - 20 FEET	TO PORCH OR EXTERIOR WALL - 15 FEET, TO GARAGE FACE - 20 FEET	TO PORCH OR EXTERIOR WALL - 15 FEET, TO GARAGE FACE - 20 FEET	N/A	N/A
MINIMUM REAR	20 FEET	20 FEET	20 FEET	20 FEET	N/A	N/A
MINIMUM SIDE	5 FEET	5 FEET	5 FEET	5 FEET	N/A	N/A
MINIMUM SIDE TO ROW ON CORNER LOT	15 FEET	15 FEET	15 FEET	15 FEET	N/A	N/A

ABBREVIATIONS

ABC	AGGREGATE BASE COARSE
ARV	AIR RELEASE VALVE
BB MH	BOX BASE MANHOLE
BC	BUILDING CORNER
BFE	BASEMENT FLOOR ELEVATION
BFV	BUTTERFLY VALVE
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
FH ASSY	FIRE HYDRANT ASSEMBLY
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
MIN	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.S.E.	SANITARY SEWER 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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NO.	DATE	NOTES

PROJECT NO: 250100.001

NO	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GENERAL NOTES

SHEET 3 OF 32

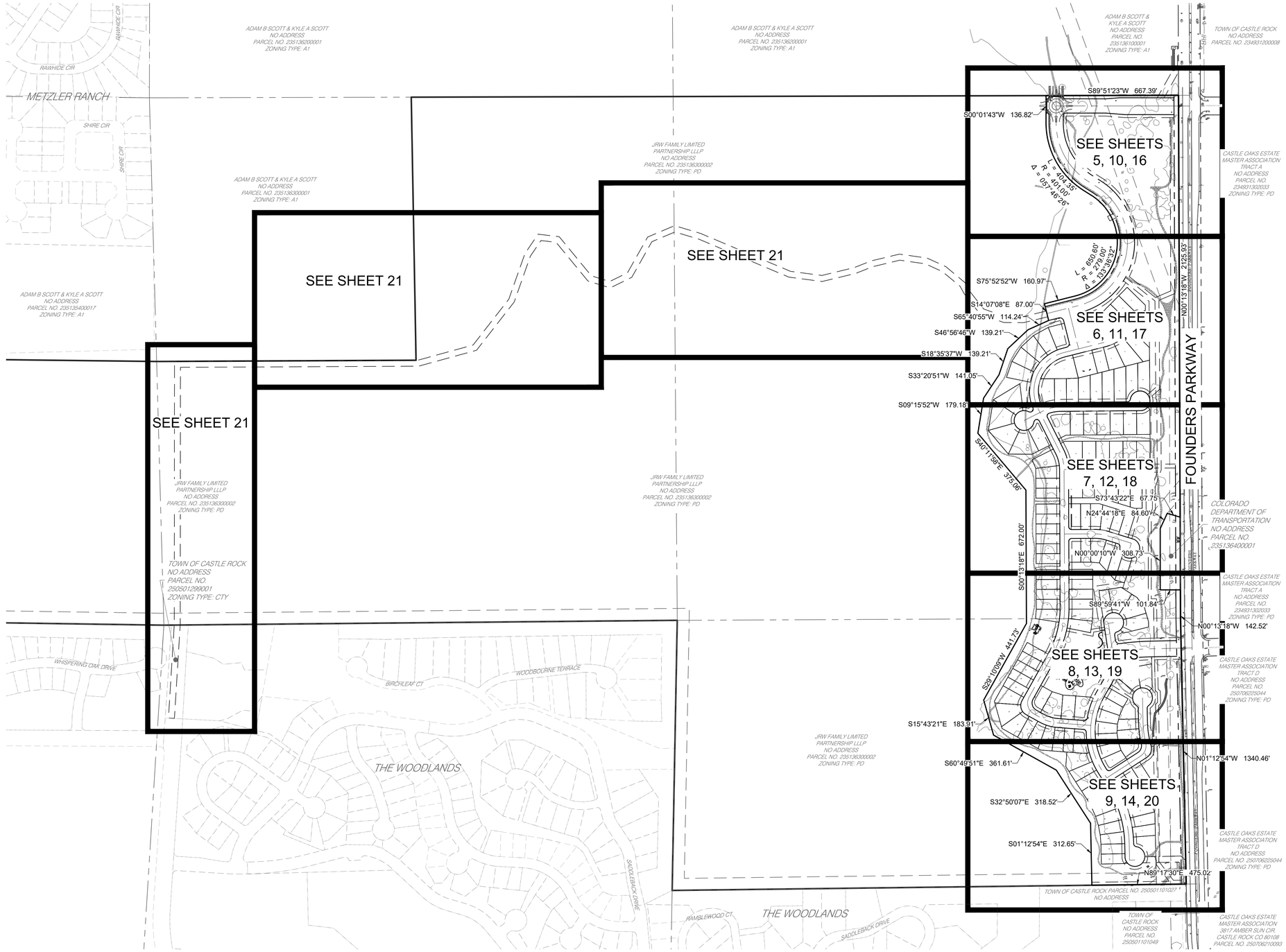
SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

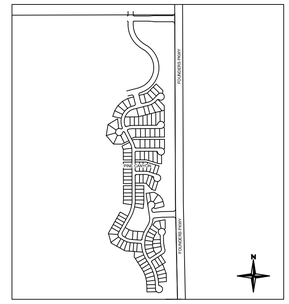
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SITE DEVELOPMENT PLAN

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.





KEY MAP
1"=1000'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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DATE | NO. | NOTES

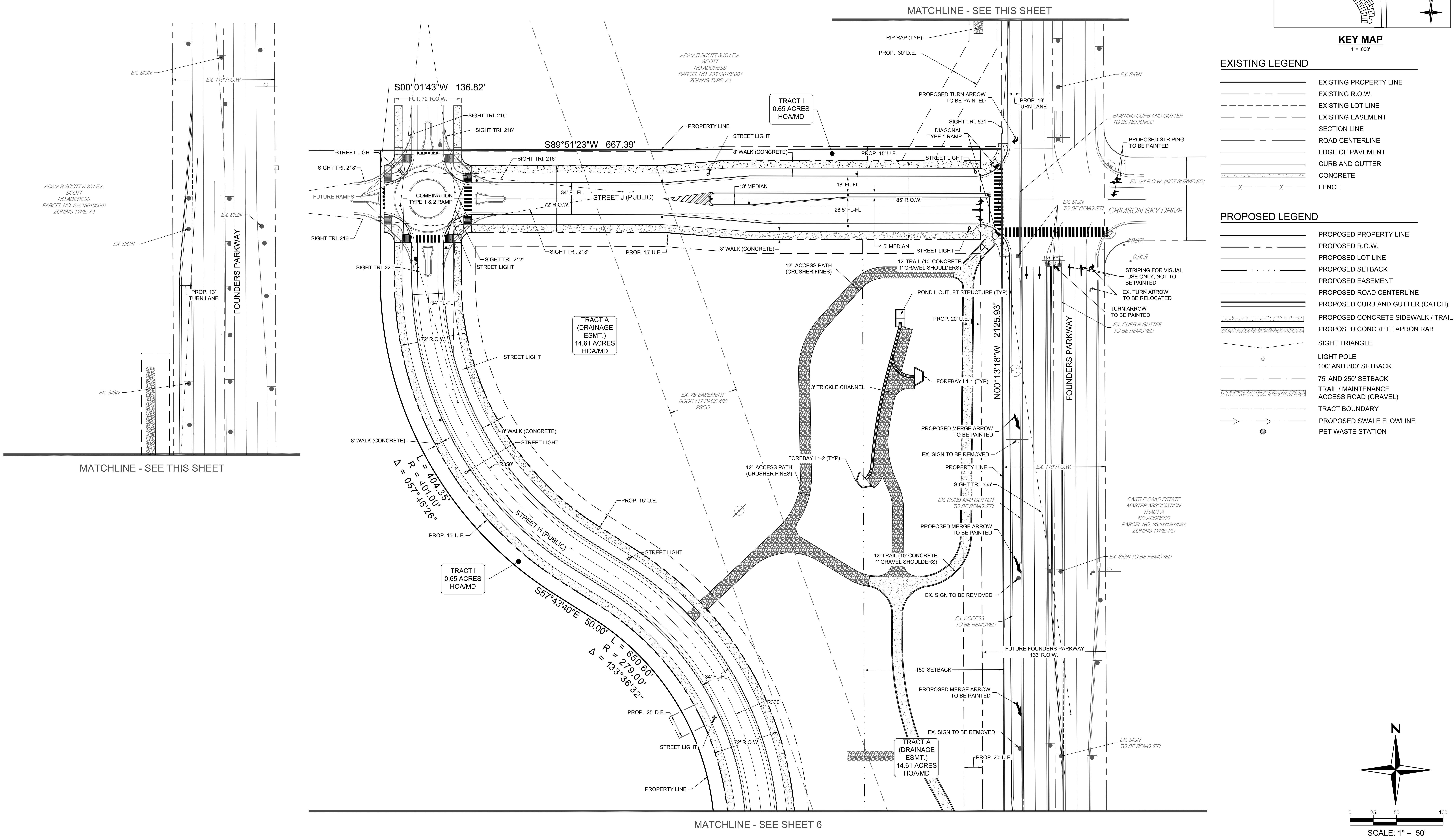
PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
OVERALL PLAN

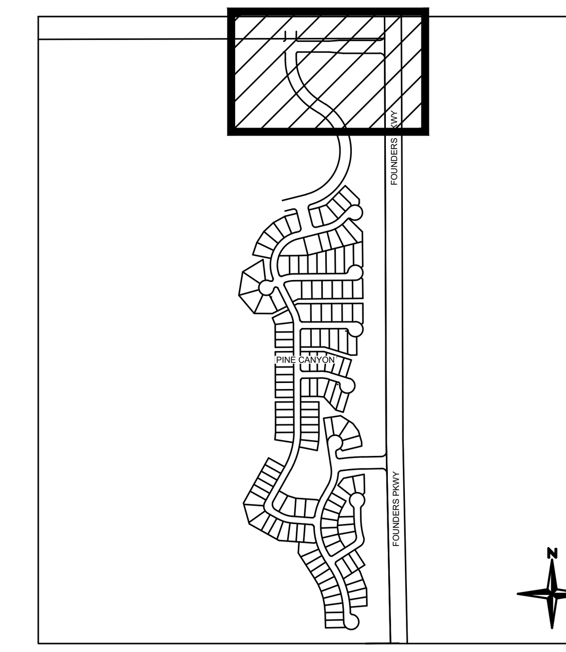
SHEET
4
OF 32

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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.





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)
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- PET WASTE STATION

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DATE	NO.	NOTES

PROJECT NO: 250100.001

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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
SITE PLAN

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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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.

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 21
UTILITY PLAN FOR OFFSITE EASEMENT

JRW FAMILY LIMITED PARTNERSHIP LLLP
NO ADDRESS
PARCEL NO. 2313636000002
ZONING TYPE: PD

L = 650.60'
R = 279.00'
Δ = 133°36'32"

STREET H (PUBLIC)

STREET LIGHT

PROP. 15' U.E.

EX. CURB AND GUTTER TO BE REMOVED

EX. 75' EASEMENT BOOK 112 PAGE 480 RSCO

PROP. 20' U.E.

8' WALK (CONCRETE)

R330'

12' TRAIL (10' CONCRETE, 1' GRAVEL SHOULDERS)

150' SETBACK

PROPERTY LINE

TRACT I
0.65 ACRES
HOA/MD

N75°52'52"E 160.97'

N00°13'18"W 2125.93'

TRACT A
(DRAINAGE ESMT.)
14.61 ACRES
HOA/MD

72' R.O.W.

34' FL-FL

5' SETBACK

PROP. 20' S.S.E.

S14°07'08"E 87.00'

PERPENDICULAR TYPE 2 RAMP

SIGHT TRI. 223'

20' SETBACK

5
8469.62 S.F.
0.19 ACRE

4
7168.39 S.F.
0.16 ACRE

3
7573.48 S.F.
0.17 ACRE

5' WALK (CONCRETE)

R50' R.O.W.

PROP. 30' S.S.E.

PROP. 15' U.E.

SIGHT TRI. 216'

STREET G (PUBLIC)

15' SETBACK

S65°40'55"W 114.24'

SIGHT TRI. 174'

1
8454.16 S.F.
0.19 ACRE

2
9612.43 S.F.
0.22 ACRE

PET WASTE STATION

1
9015.25 S.F.
0.21 ACRE

79' R.O.W.

PROP. 12' SLOPE ESMT.

32' FL-FL

R200'

45' R.O.W.

S46°56'46"W 139.21'

2
8462.12 S.F.
0.19 ACRE

SIGHT TRI. 151'

STREET C (PUBLIC)

5
10267.17 S.F.
0.24 ACRE

PROPERTY LINE

3
8462.12 S.F.
0.19 ACRE

SIGHT TRI. 166'

TYPE 2 RAMP (DIRECTIONAL)

SIGHT TRI. 137'

PROP. 15' U.E.

EX. 110' R.O.W.

S18°35'37"W 139.21'

4
8462.12 S.F.
0.19 ACRE

PARALLEL TYPE 2 RAMP

2
7200.00 S.F.
0.17 ACRE

3
8332.64 S.F.
0.19 ACRE

4
10153.49 S.F.
0.23 ACRE

TRACT C
0.28 ACRES
HOA/MD
TURF PLAY AREA

1
15073.65 S.F.
0.35 ACRE

FOUNDERS PARKWAY

12' TRAIL (10' CONCRETE, 1' GRAVEL SHOULDERS)

5
8462.12 S.F.
0.19 ACRE

14
9195.62 S.F.
0.21 ACRE

FUTURE FOUNDERS PARKWAY
133' R.O.W.

TRACT B
5.90 ACRES
HOA/MD

SIGHT TRI. 168'

6
9943.29 S.F.
0.23 ACRE

7
7216.57 S.F.
0.17 ACRE

8
7256.49 S.F.
0.17 ACRE

9
7748.43 S.F.
0.18 ACRE

10
8619.33 S.F.
0.20 ACRE

11
9490.24 S.F.
0.22 ACRE

12
10361.14 S.F.
0.24 ACRE

13
9573.60 S.F.
0.22 ACRE

TRACT A
(DRAINAGE ESMT.)
14.61 ACRES
HOA/MD

EX. 75' EASEMENT BOOK 112 PAGE 480 RSCO

SIGHT TRI. 153'

SIGHT DISTANCE ESMT.

FOREBAY M1-1

12' MAINTAINANCE ACCESS PATH (CRUSHER FINES)

6
12233.58 S.F.
0.28 ACRE

S33°20'51"W 141.05'

STREET F (PUBLIC)

6' WALK (CONCRETE)

7
12233.58 S.F.
0.28 ACRE

3' TRICKLE CHANNEL

R50' R.O.W.

SIGHT TRI. 169'

1
11965.92 S.F.
0.27 ACRE

2
8025.99 S.F.
0.18 ACRE

3
8025.99 S.F.
0.18 ACRE

4
8025.99 S.F.
0.18 ACRE

5
8025.99 S.F.
0.18 ACRE

6
8025.99 S.F.
0.18 ACRE

7
8337.33 S.F.
0.19 ACRE

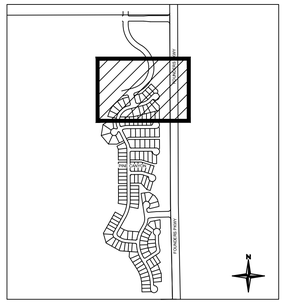
12' MAINTAINANCE ACCESS PATH (CRUSHER FINES)

POND M1 OUTLET STRUCTURE

S09°15'52"W 179.18'

CASTLE OAKS ESTATE MASTER ASSOCIATION TRACT A
NO ADDRESS
PARCEL NO. 2348313020033
ZONING TYPE: PD

MATCHLINE - SEE SHEET 7



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)
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- PET WASTE STATION

N

0 25 50 100

SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NO.	DATE	NOTES

PROJECT NO	29100.001	
NO	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
SITE PLAN

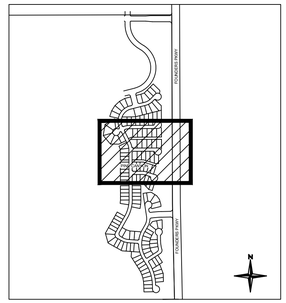
SHEET
6
OF 32

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SITE DEVELOPMENT PLAN

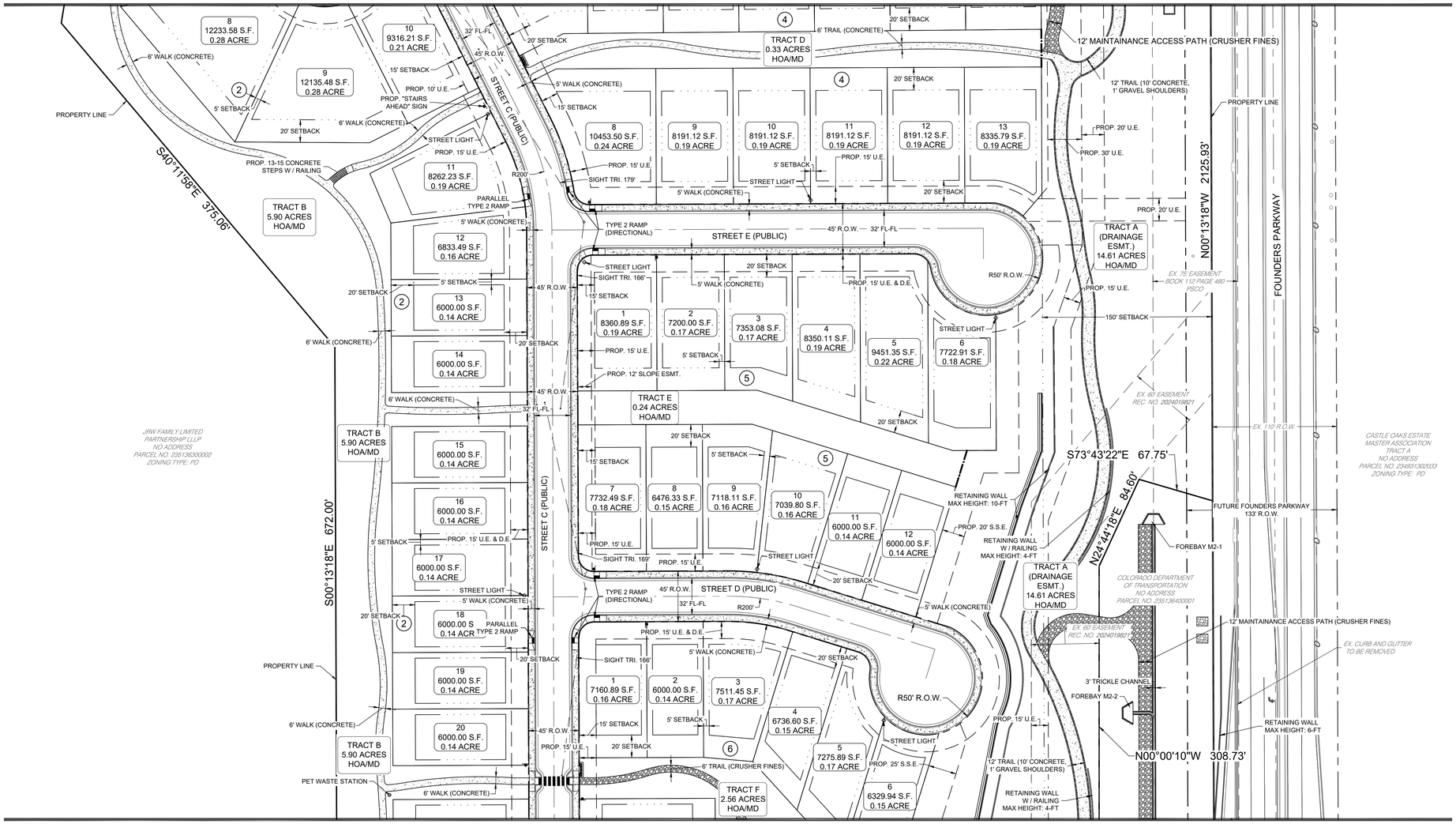
PINE CANYON

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.



KEY MAP
1"=1000'

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 8

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
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- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED CONCRETE SIDEWALK / TRAIL
- PROPOSED CONCRETE APRON RAB
- SIGHT TRIANGLE
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- 100' AND 300' SETBACK
- 75' AND 250' SETBACK
- TRAIL / MAINTENANCE ACCESS ROAD (GRAVEL)
- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- PET WASTE STATION

N

0 25 50 100

SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NO.	DATE	NOTES

PROJECT NO: 25t100.001

NO	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
SITE PLAN

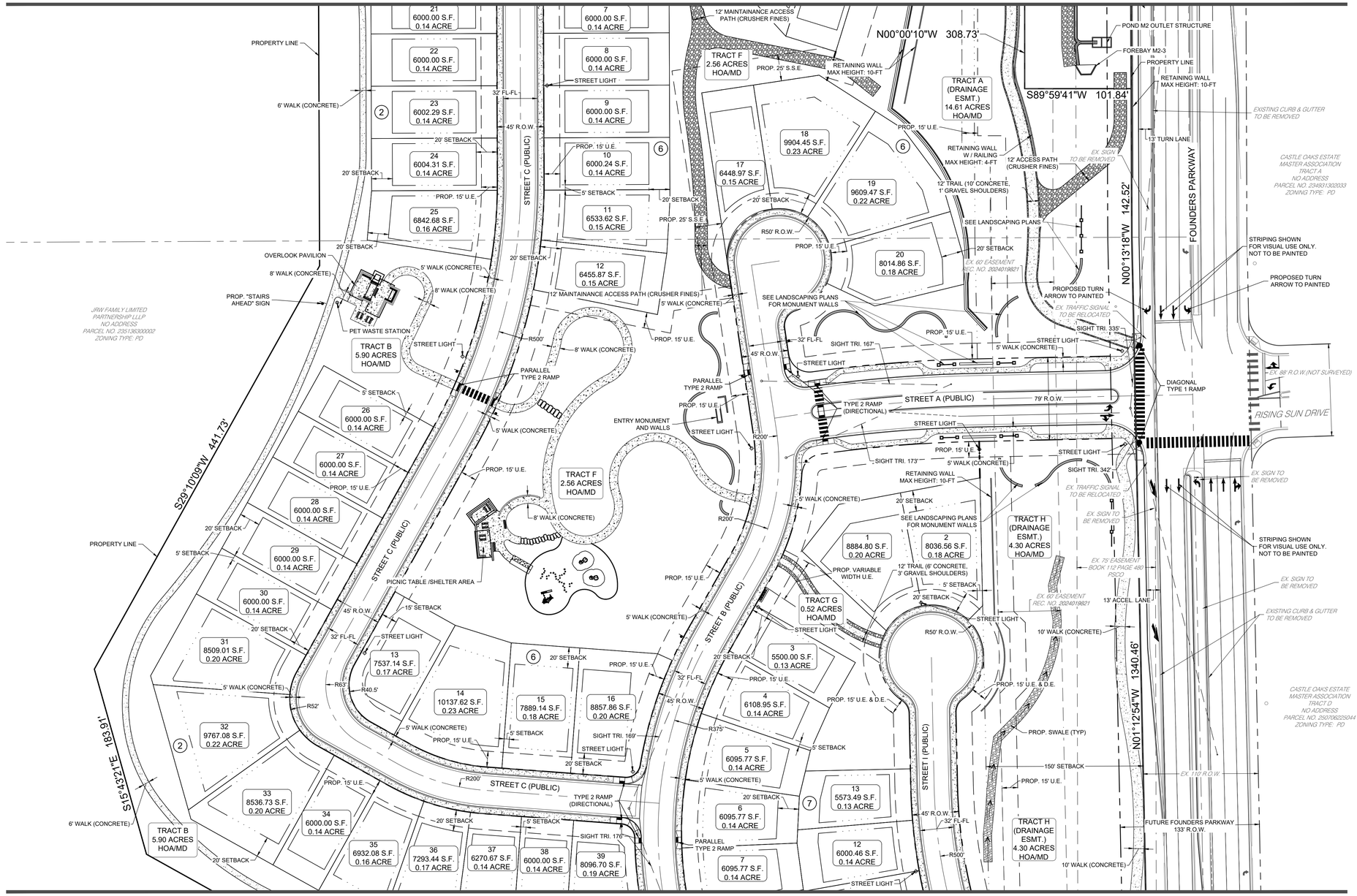
SHEET
7
OF 32

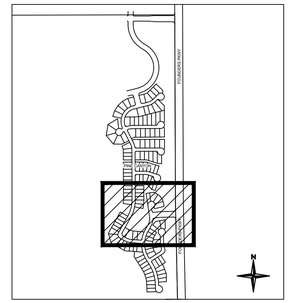
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SITE DEVELOPMENT PLAN

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.





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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- CONCRETE
- FENCE

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- TRACT BOUNDARY
- PROPOSED SWALE FLOWLINE
- PET WASTE STATION

0 25 50 100

SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NO.	DATE	NOTES

PROJECT NO. 250100.001

NO.	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
SITE PLAN

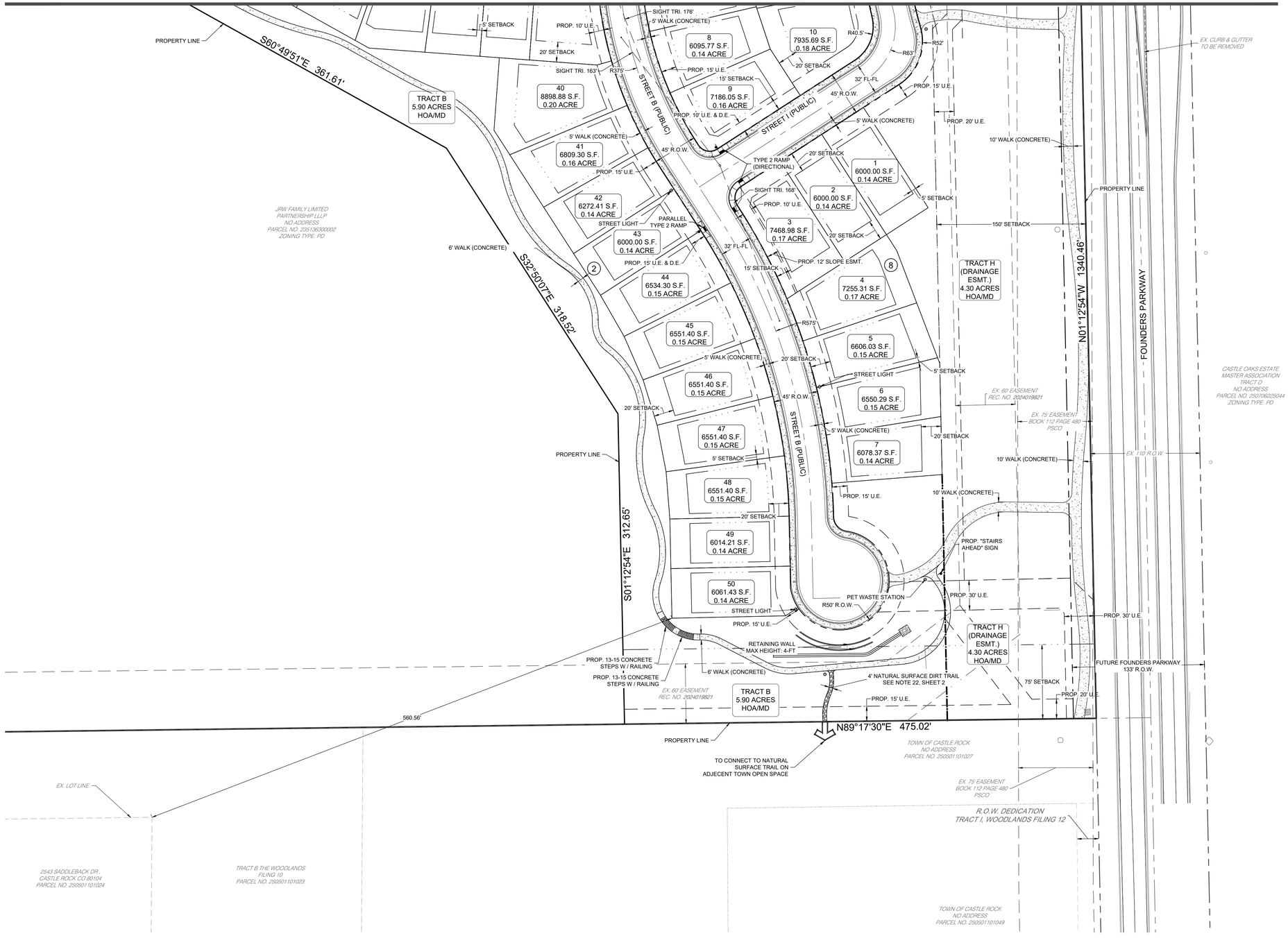
SHEET 8 OF 32

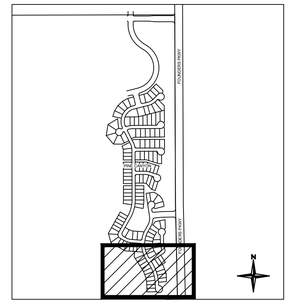
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SITE DEVELOPMENT PLAN

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.



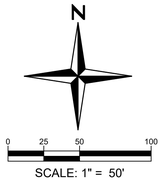


EXISTING LEGEND

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- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
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- PROPOSED SWALE FLOWLINE
- PET WASTE STATION



SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NO.	DATE	NOTES

PROJECT NO. 25t100.001

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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
SITE PLAN

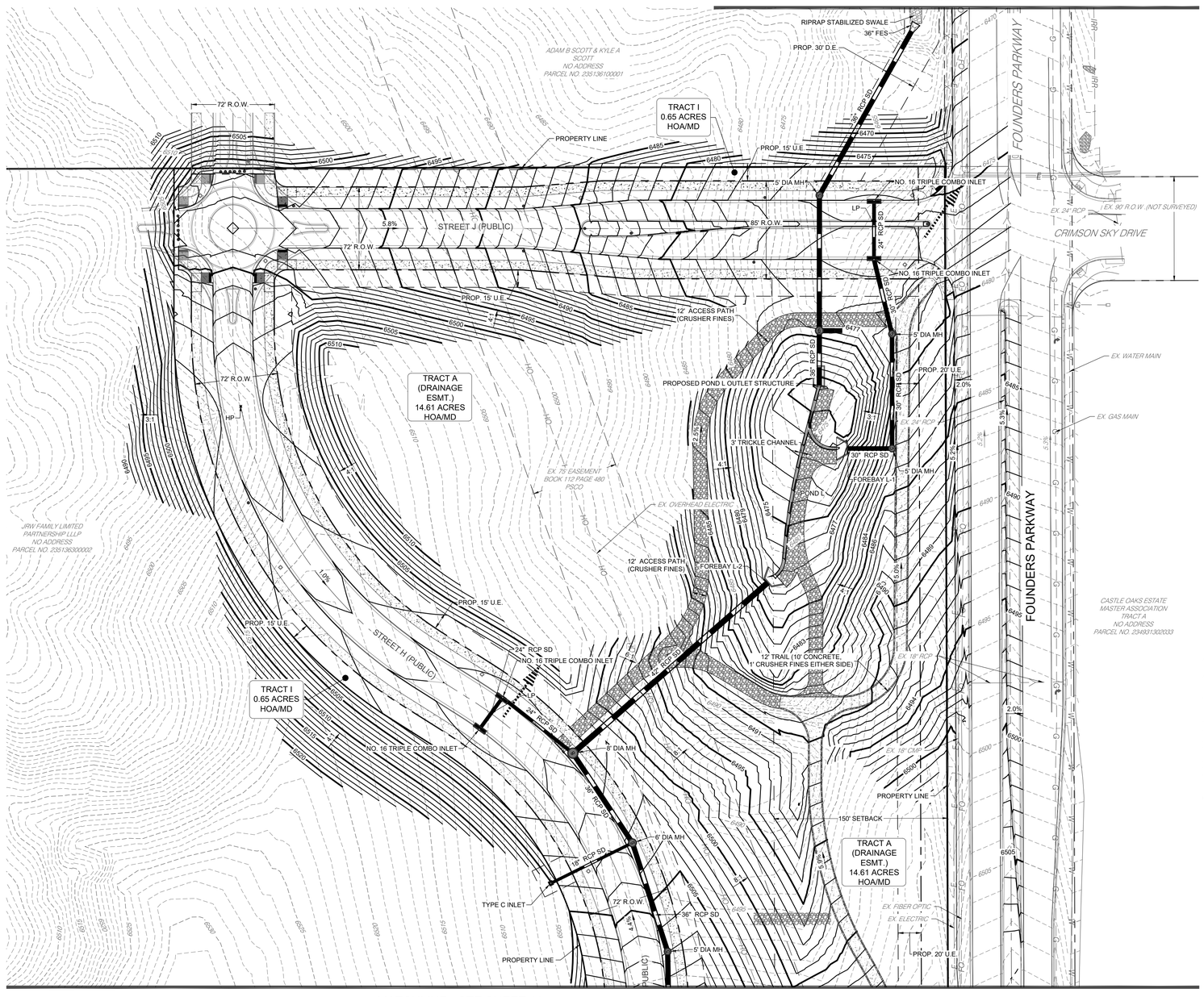
SHEET
9
OF 32

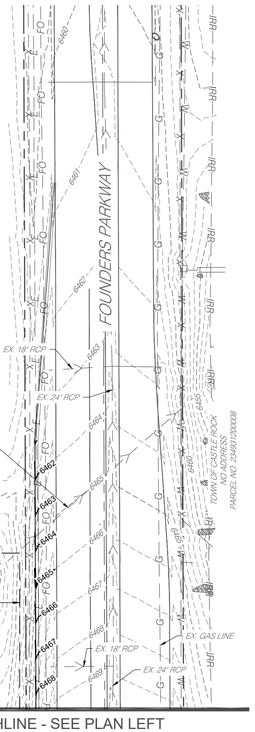
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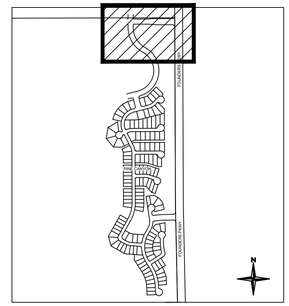
SITE DEVELOPMENT PLAN

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.







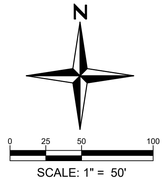
KEY MAP
1"=1000'

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
- EMERGENCY OVERFLOW PATH
- UNDERDRAIN
- LIGHT POLE



SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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DATE	NO.	NOTES
PROJECT NO. 25#100.001		
05/07/2026	1	FIRST SUBMITTAL TO TOWN
08/06/2026	2	SECOND SDP SUBMITTAL
09/25/2026	3	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GRADING PLAN

SHEET
10
OF 32

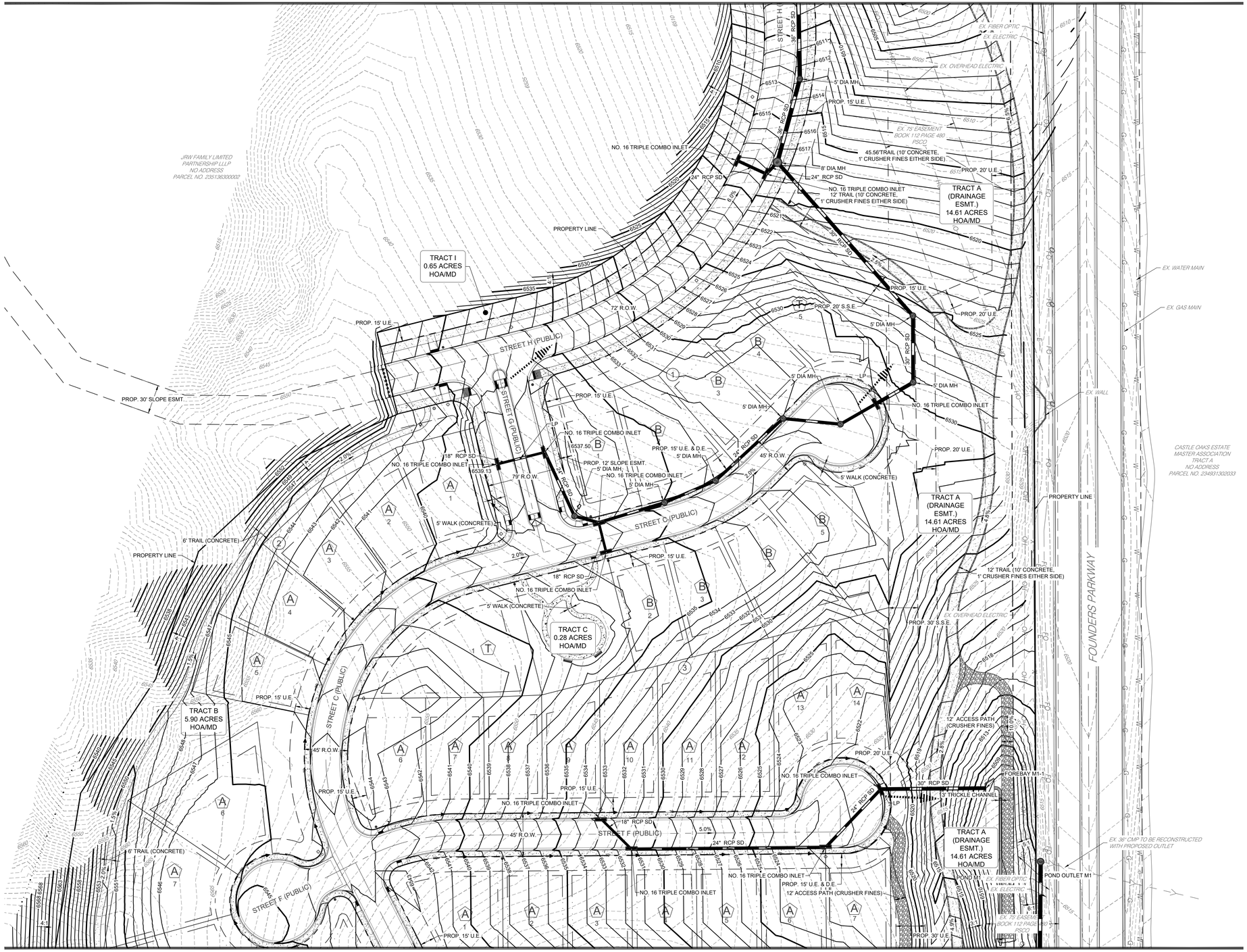
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SITE DEVELOPMENT PLAN

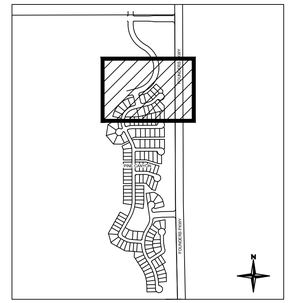
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MATCHLINE - SEE SHEET 10



MATCHLINE - SEE SHEET 12



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
- 5280 CONTOUR MAJOR
- 5281 CONTOUR MINOR
- 81.73 SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- A B WQ T LOT TYPE
- EMERGENCY OVERFLOW PATH
- TO UNDERDRAIN
- LIGHT POLE



SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NOTES	NO.	DATE

PROJECT NO.	250100.001	
NO	NOTES	DATE
1	FIRST SUBMITTAL TO TOWN	05/07/2026
2	SECOND SDP SUBMITTAL	08/06/2026
3	THIRD SDP SUBMITTAL	09/25/2026

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GRADING PLAN

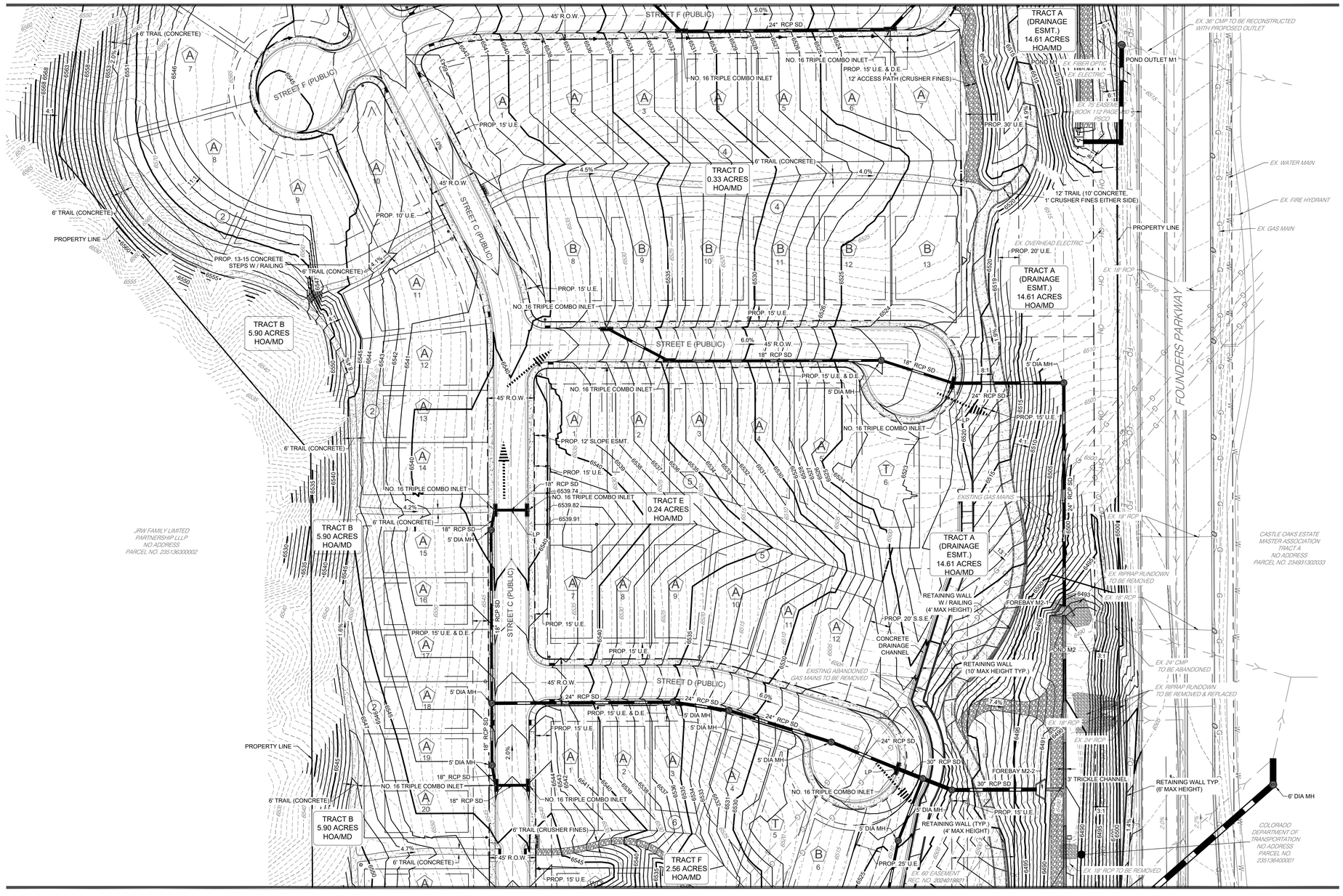
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11
OF 32

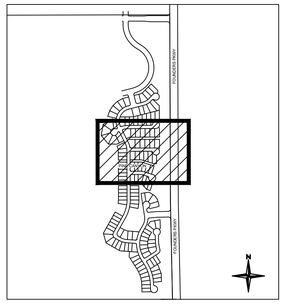
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SITE DEVELOPMENT PLAN

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.





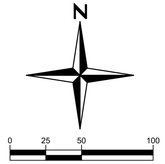
KEY MAP
1"=1000'

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
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- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- LOT TYPE
- EMERGENCY OVERFLOW PATH
- UNDERDRAIN
- LIGHT POLE



SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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PROJECT NO 25t100.001

NO	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GRADING PLAN

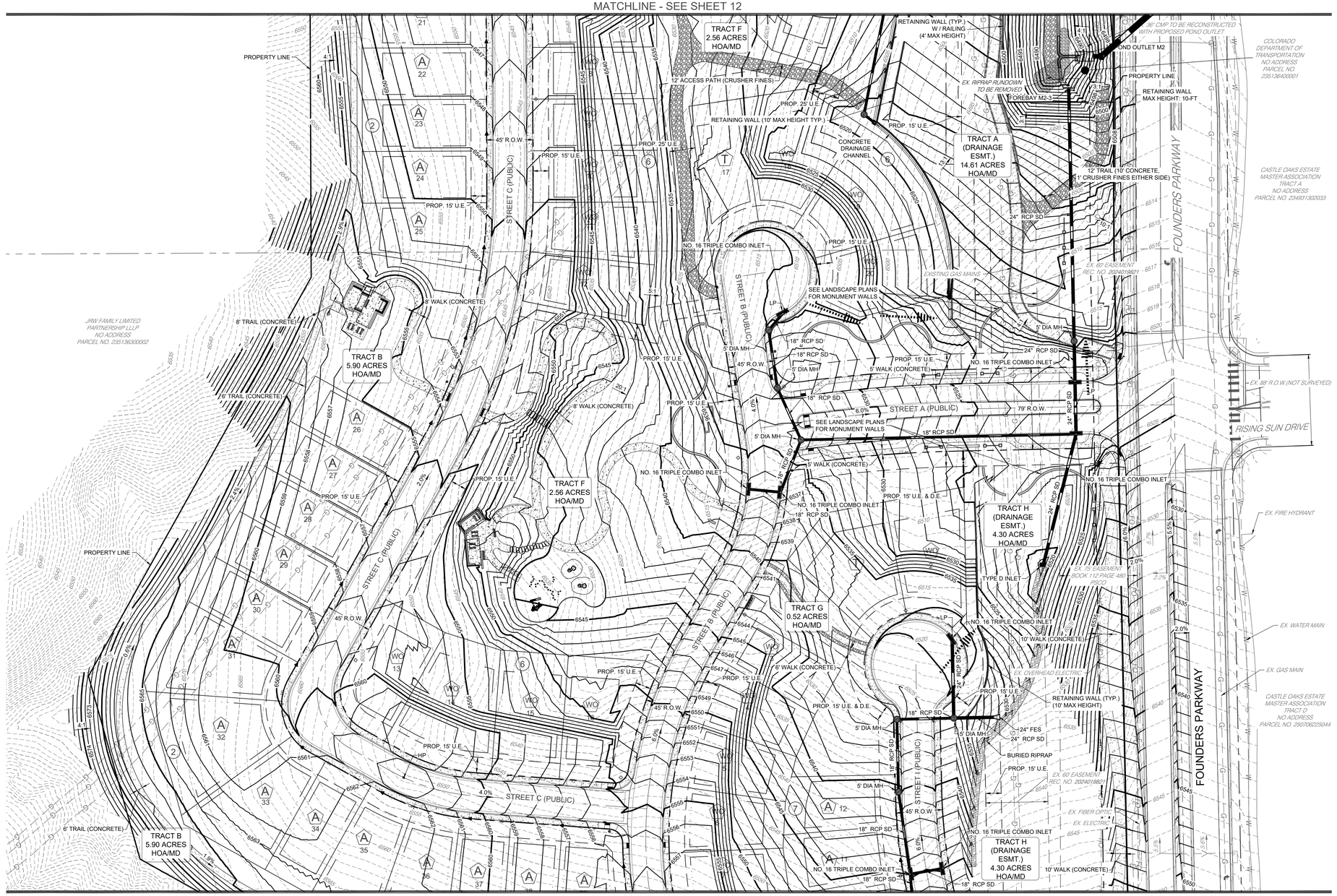
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OF 32

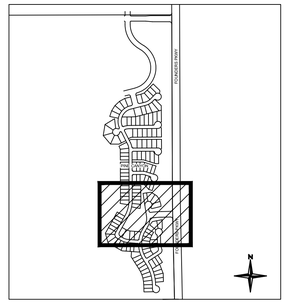
I:\Pine Canyon\25t100 - Pine Canyon Filing 1\CAD\Sheet Sets\SDP\GRADING PLAN.dwg tab: 12 OF 51 GRADING PLAN Sep 25, 2026 - 4:39pm mwesebecker

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.





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
- 5280 CONTOUR MAJOR
- 5281 CONTOUR MINOR
- 81.73 SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- A B WQ T LOT TYPE
- EMERGENCY OVERFLOW PATH
- TO UNDERDRAIN
- LIGHT POLE

N

0 25 50 100

SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PROJECT NO. 250100.001

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GRADING PLAN

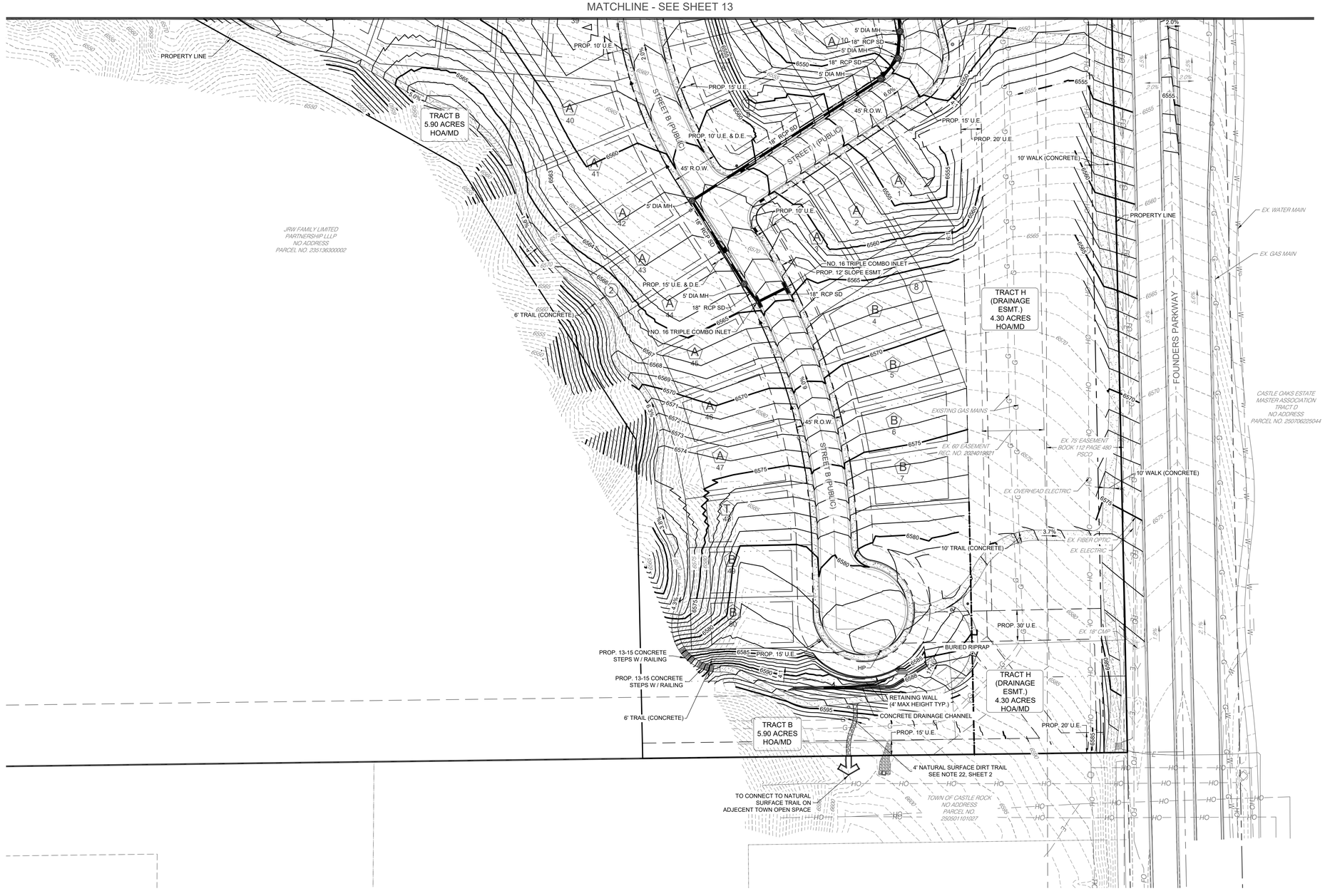
SHEET
13
OF 32

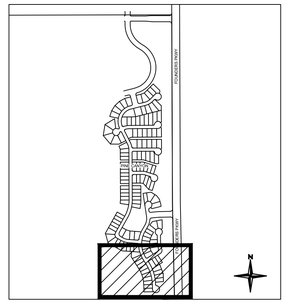
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SITE DEVELOPMENT PLAN

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.





KEY MAP
1"=1000'

EXISTING LEGEND

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- R.O.W.
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- SECTION LINE
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- EDGE OF PAVEMENT
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- OVERHEAD ELECTRIC LINE
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- CONTOUR MINOR

PROPOSED LEGEND

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- LOT LINE
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- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
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- EMERGENCY OVERFLOW PATH
- TO UNDERDRAIN
- LIGHT POLE

N

0 25 50 100

SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NOT FOR CONSTRUCTION

NOTES	NO.	DATE
FIRST SUBMITTAL TO TOWN	1	05/07/2026
SECOND SDP SUBMITTAL	2	08/06/2026
THIRD SDP SUBMITTAL	3	09/25/2026

PROJECT NO. 250100.001

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
GRADING PLAN

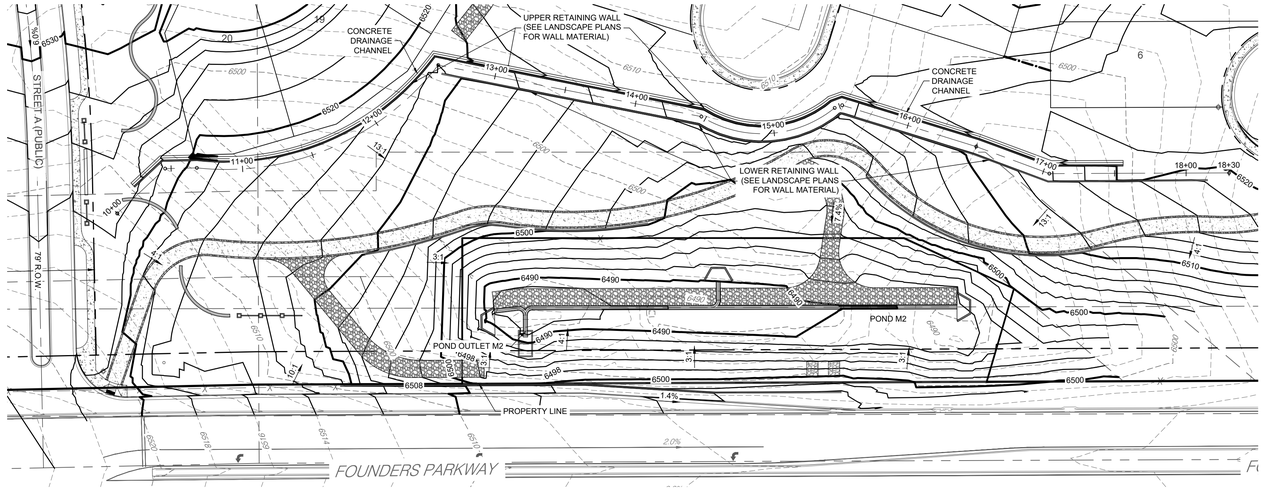
SHEET
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OF 32

I:\Pine Canyon\250100 - Pine Canyon Filing 1\CAD\Sheet Sets\SDP\GRADING PLAN.dwg tab: 14 OF 51 GRADING PLAN Sep 25, 2026 - 4:30pm mwestbecker

SITE DEVELOPMENT PLAN

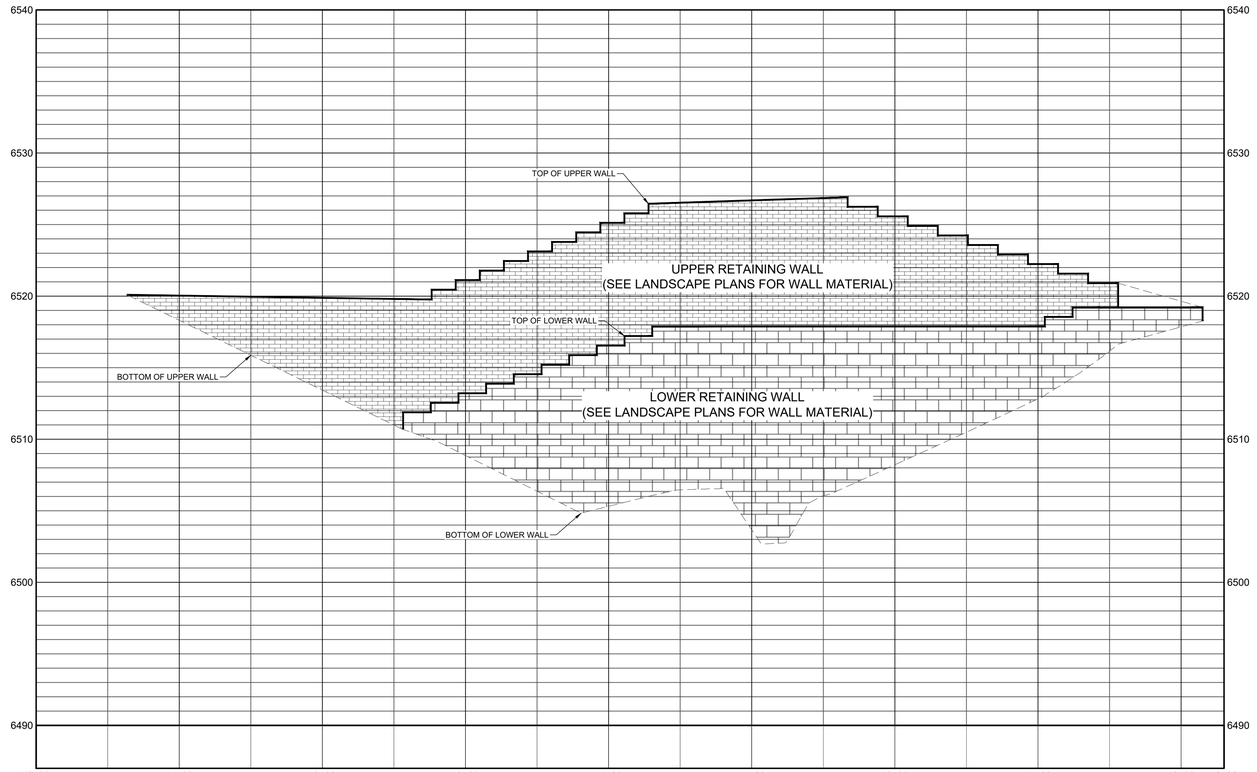
PINE CANYON

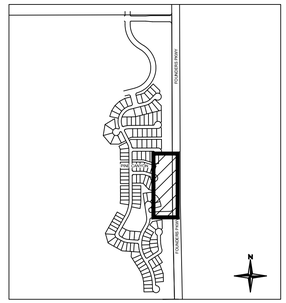
LOCATED IN THE PORTIONS OF THE SOUTHWEST QUARTER SECTION 4, THE SOUTHEAST QUARTER OF SECTION 5, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE EAST HALF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



RETAINING WALL PLAN
SCALE 1" = 50'

RETAINING WALL ALIGNMENT PROFILE
H: 1" = 50'
V: 1" = 5'





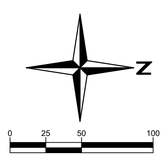
KEY MAP
1"=1000'

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



SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NOTES

NO.	DATE

PROJECT NO.	26100.001	
NO.	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
RETAINING WALL PROFILES

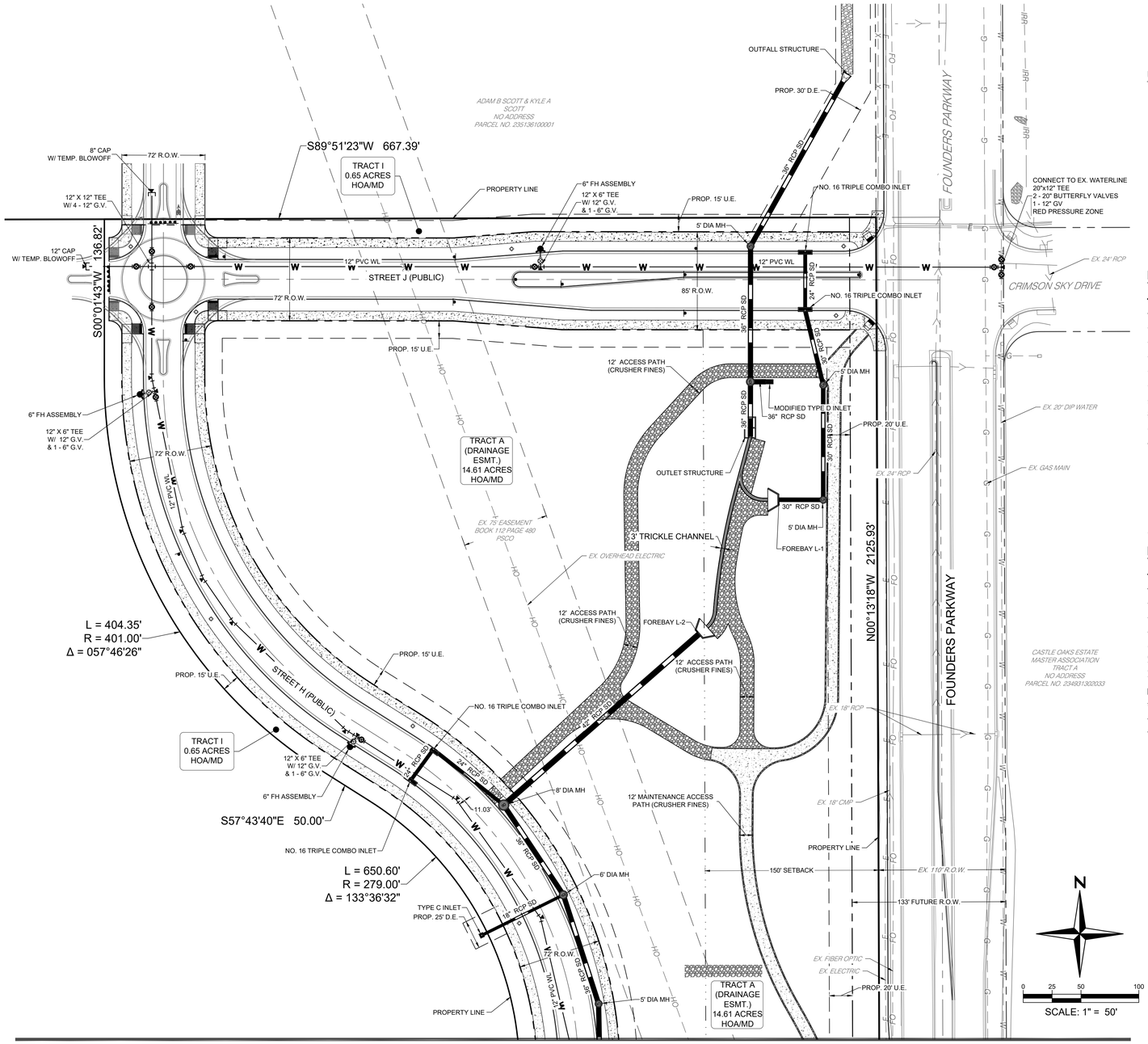
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OF 32

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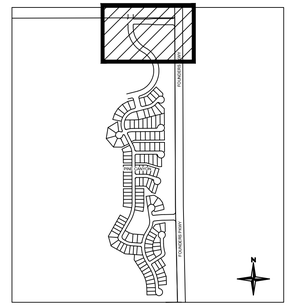
SITE DEVELOPMENT PLAN

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.



MATCHLINE - SEE SHEET 17



KEY MAP
1"=1000'

UTILITY NOTES:

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
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.

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
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- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
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PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
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- PROPOSED SETBACK
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- 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
- LIGHT POLE

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NO.	DATE	NOTES

PROJECT NO: 25#100.001		
NO.	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

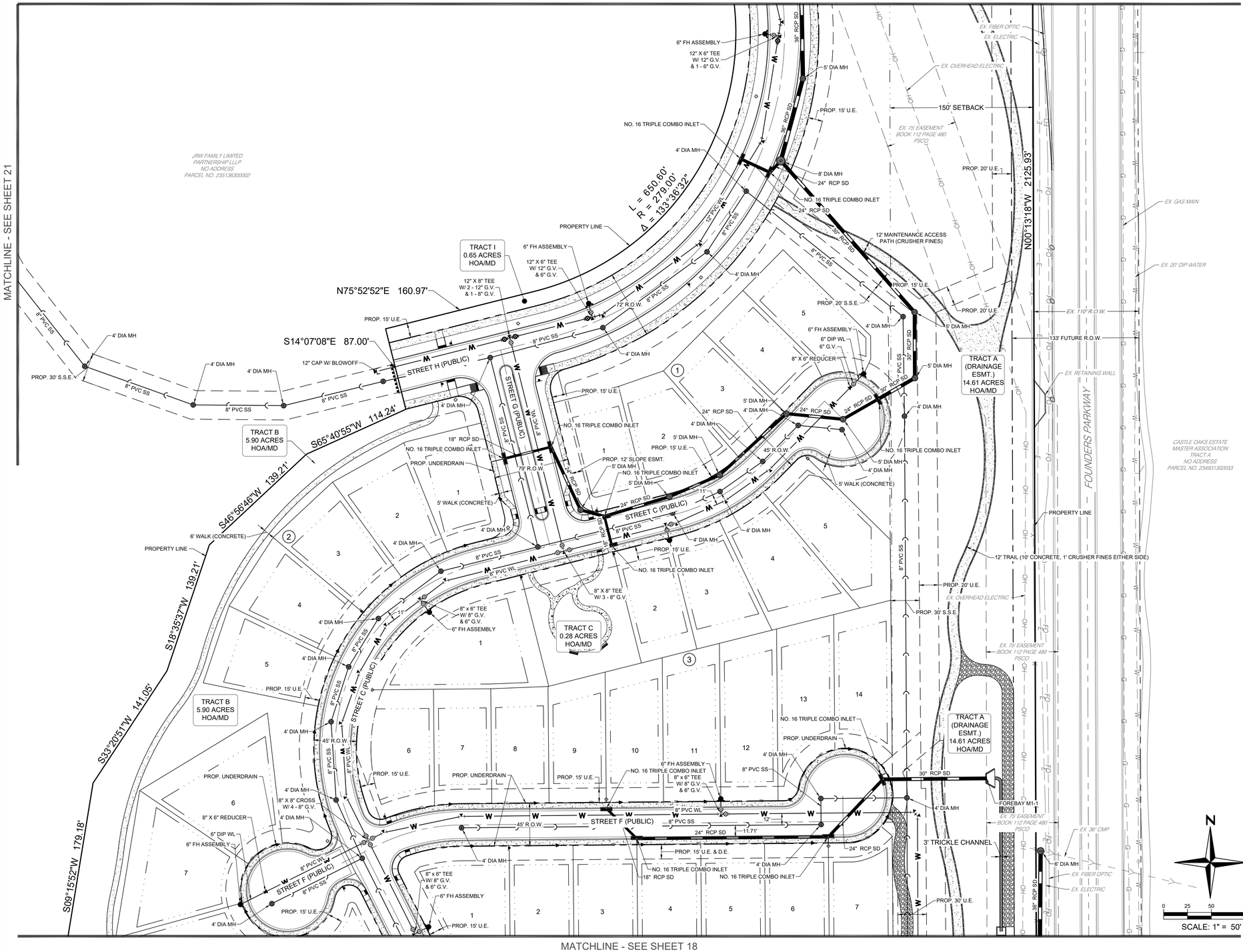
SHEET
16
OF 32

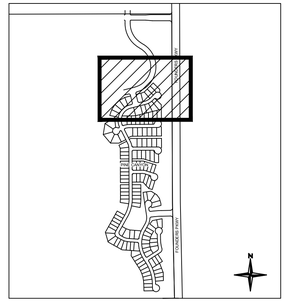
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SITE DEVELOPMENT PLAN

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.





UTILITY NOTES:

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
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.

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
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PROPOSED LEGEND

- PROPOSED PROPERTY LINE
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- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
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- TRACT BOUNDARY
- PROPOSED SWALE LINE
- UNDERDRAIN
- LIGHT POLE

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES
PROJECT NO	25010.001	
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

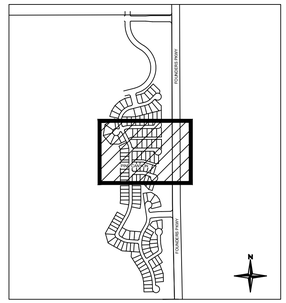
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SITE DEVELOPMENT PLAN

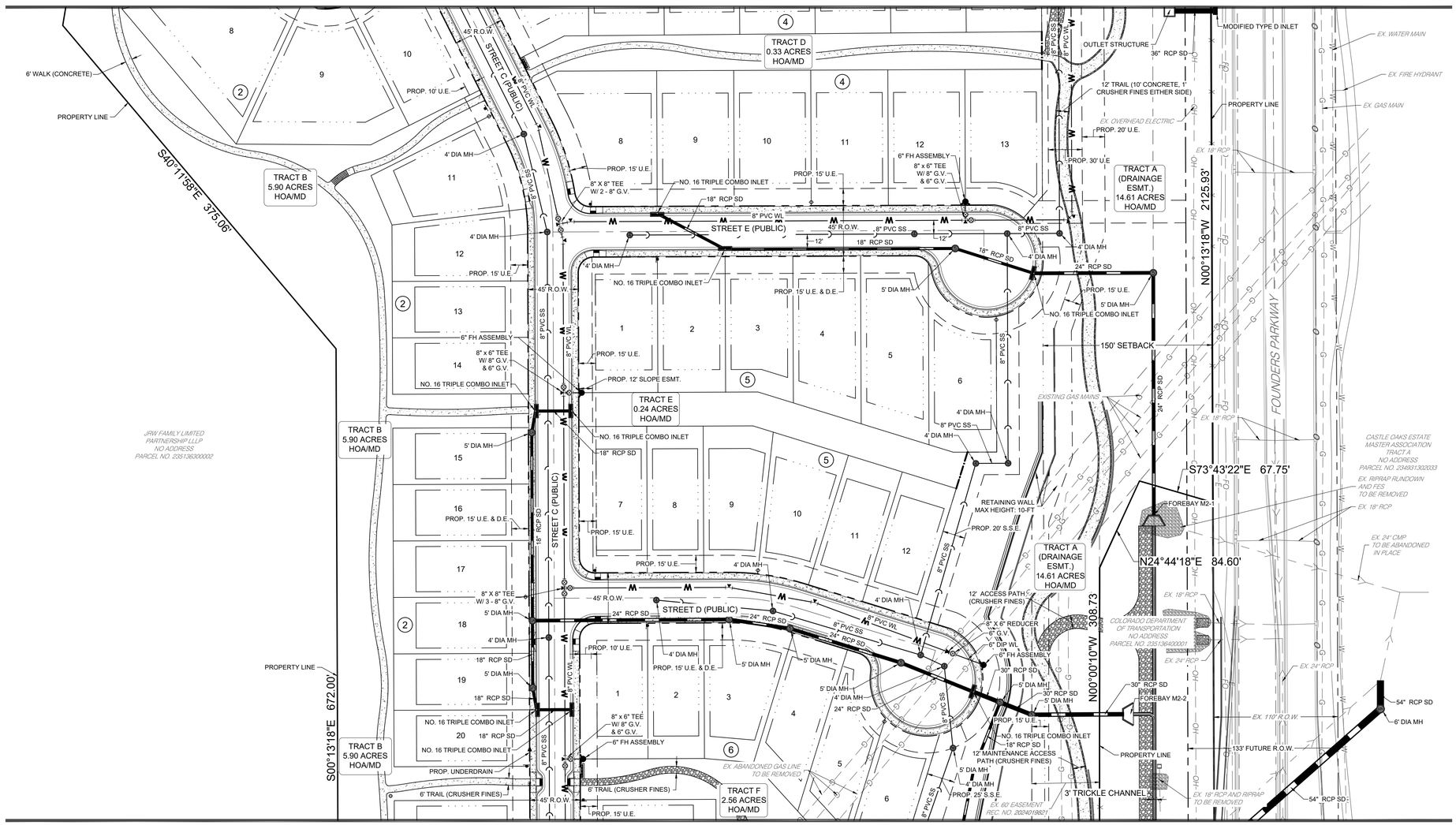
PINE CANYON

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KEY MAP
1"=1000'

MATCHLINE - SEE SHEET 17



MATCHLINE - SEE SHEET 19

UTILITY NOTES:

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
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N

0 25 50 100

SCALE: 1" = 50'

SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NO.	DATE	NOTES

PROJECT NO.	250100.001	
NO.	DATE	NOTES
1	05/07/2026	FIRST SUBMITTAL TO TOWN
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3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

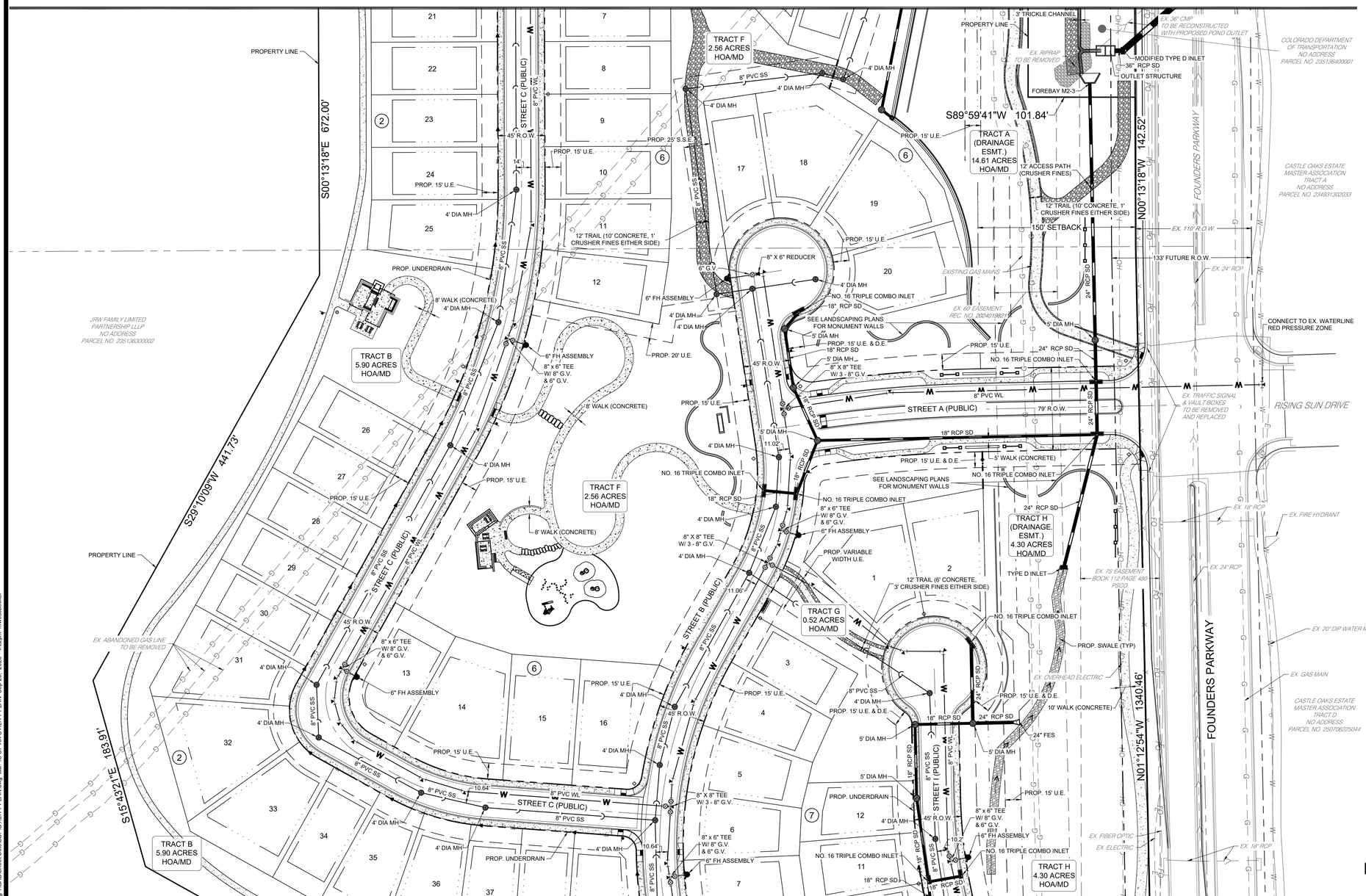
SHEET
18
OF 32

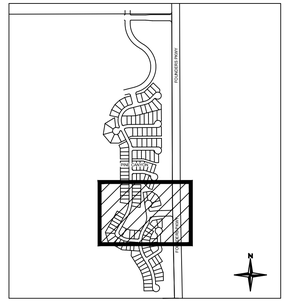
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SITE DEVELOPMENT PLAN

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.





KEY MAP
1"=1000'

UTILITY NOTES:

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED AND GREEN WATER PRESSURE ZONES.
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.

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)
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- PROPOSED SIDEWALK
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- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED RETAINING WALL
- TRACT BOUNDARY
- PROPOSED SWALE LINE
- UNDERDRAIN
- LIGHT POLE

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NO.	DATE	NOTES
PROJECT NO.	250100.001	
1	05/07/2026	FIRST SUBMITTAL TO TOWN
2	08/06/2026	SECOND SDP SUBMITTAL
3	09/25/2026	THIRD SDP SUBMITTAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

SHEET 19 OF 32

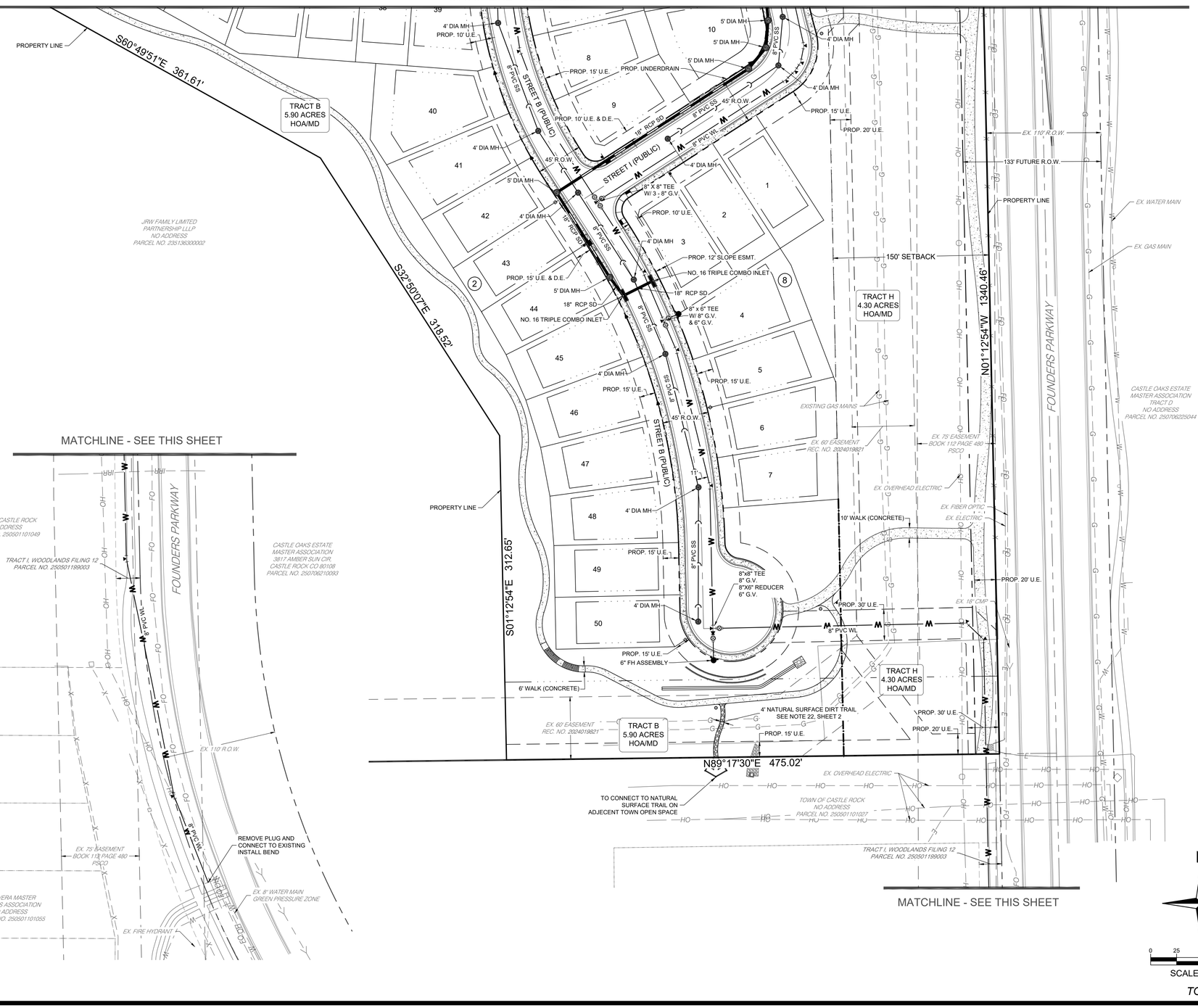
SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

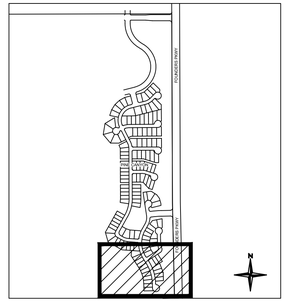
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SITE DEVELOPMENT PLAN

PINE CANYON

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SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

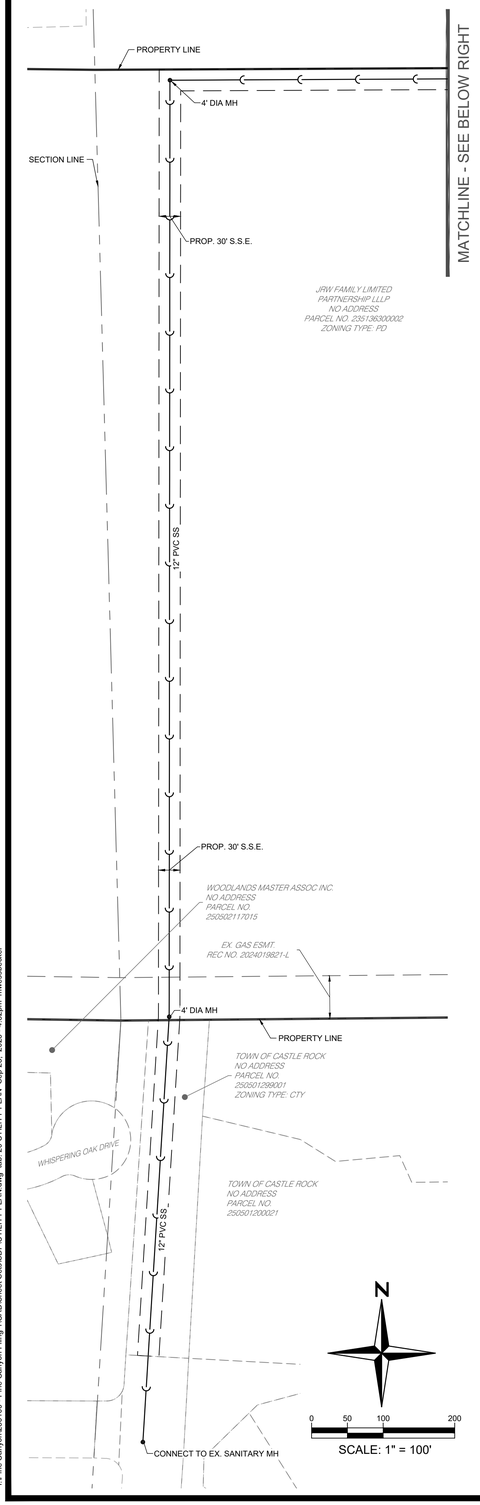
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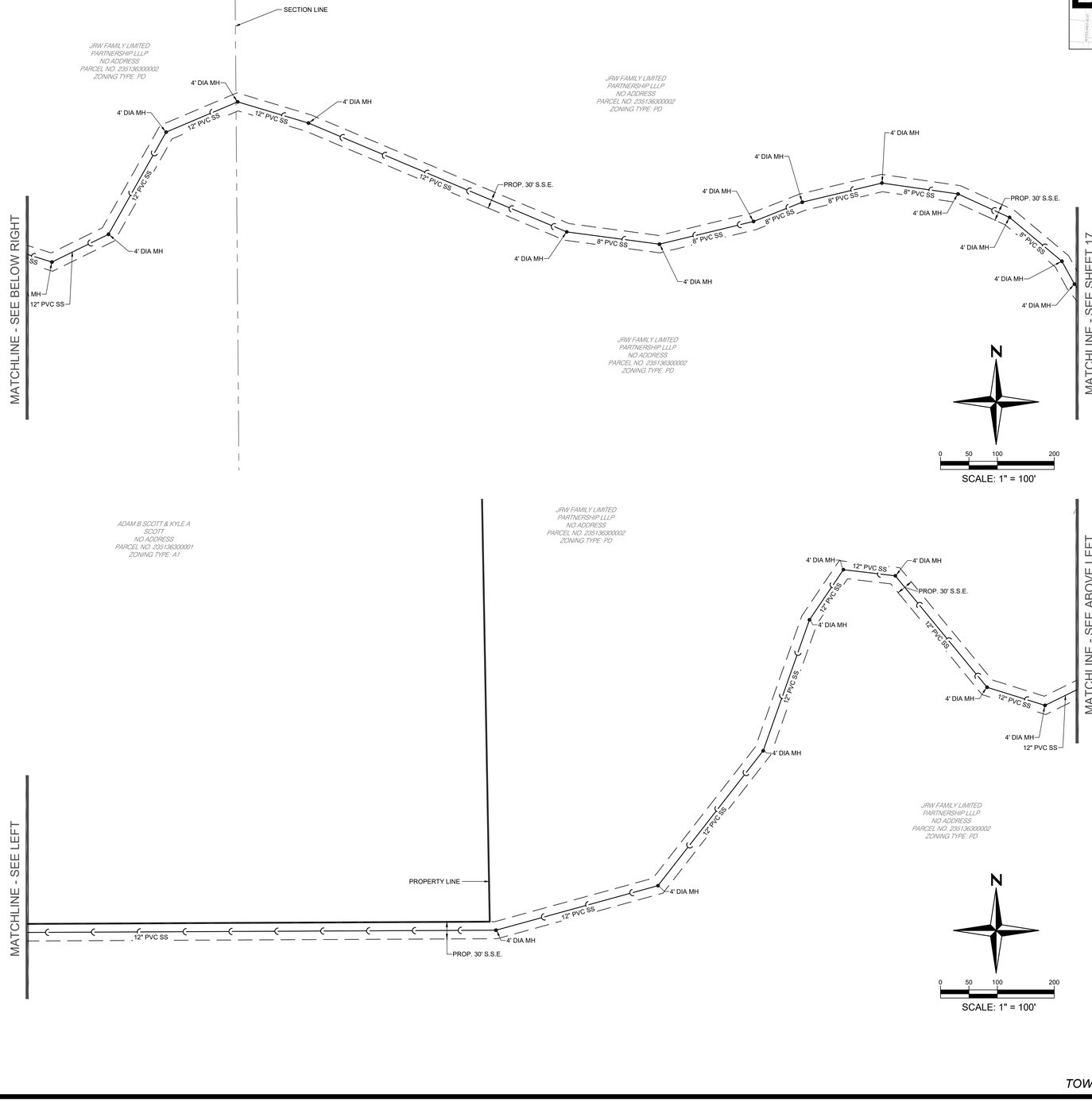
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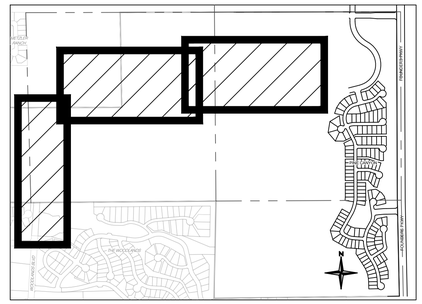
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PINE CANYON

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SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

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NO.	DATE	NOTES

PROJECT NO.	250100.001	
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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO
UTILITY PLAN

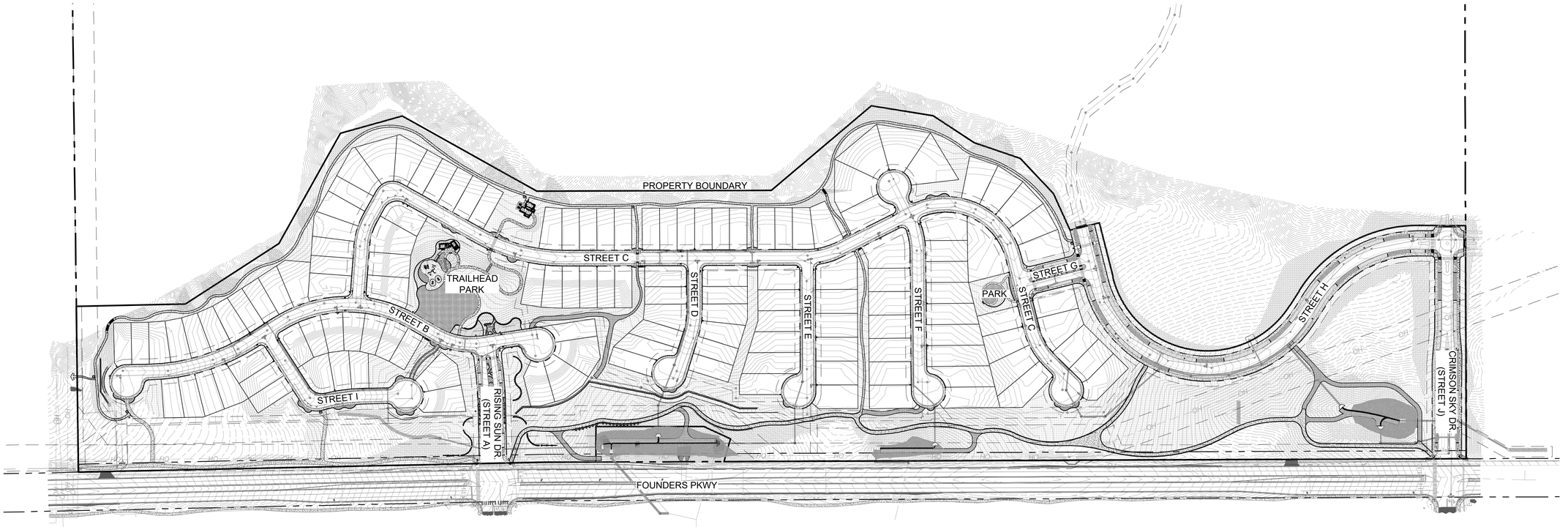
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OF 32

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021



SITE DEVELOPMENT PLAN
PINE CANYON
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0021

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■ Land Planning ■
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www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908
contact: john prestwich
john@pcsgroupco.com

■ Prepared For■

JRW Family Limited Partnership, LLP
5975 E Jamison Place
Centennial, CO 80112
CONTACT:
Kurt Walker
kuwalker@gmail.com
303-587-0102

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05/07/2026	1	1ST SUBMITTAL TO TOWN
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09/25/2026	3	3RD SUBMITTAL TO TOWN

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

OVERALL LANDSCAPE PLAN

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SITE DEVELOPMENT PLAN

PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

PLANT SCHEDULE / HYDROZONE CHART

DECIDUOUS SHADE TREES — HYDROZONE LOW — QUANTITY 153
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 34
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 181
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 491
NOTES:
MINIMUM 5 GALLON
WITHIN PLANTING BEDS SHALL BE DRIP IRRIGATION

EVERGREEN SHRUBS — HYDROZONE LOW — QUANTITY 152
NOTES:
MINIMUM 5 GALLON
WITHIN PLANTING BEDS SHALL BE DRIP IRRIGATION

ORNAMENTAL GRASSES — HYDROZONE LOW — QUANTITY 522
NOTES:
MINIMUM 5 GALLON
WITHIN PLANTING BEDS SHALL BE DRIP IRRIGATION

PERRENNIALS — HYDROZONE LOW — QUANTITY 105
NOTES:
MINIMUM 1 GALLON
WITHIN PLANTING BEDS SHALL BE DRIP IRRIGATION

NATIVE SEED — HYDROZONE VERY LOW - LOW — QUANTITY 988,476 SF
NOTES:
1. 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.
2. TEMPORARY IRRIGATION SHALL BE SUPPLIED VIA HYDRANT METER OR TEMPORARY ABOVE-GRADE WATER SYSTEM CONNECTED TO THE PERMANENT TAP DURING THE SEED ESTABLISHMENT PERIOD.

DETENTION SEED MIX (NO IRRIGATION)
DOUGLAS COUNTY SEED MIX (TEMPORARY IRRIGATION)
LOW GROW MIX (TEMPORARY IRRIGATION)

TURF — HYDROZONE MEDIUM — QUANTITY 18,165 SF
SOD - TAHOMA 31 - BERMUDA GRASS BLEND
(PERMANENT SPRAY IRRIGATION)

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	526	13		14	53	87	0	87
STREET B	874	22		22	87	85	30	95
STREET C	1038	26		26	104	198	0	198
STREET D	136	3		4	14	14	0	14
STREET E	96	2		3	10	10	0	10
STREET F	61	2		2	6	7	0	7
STREET G	235	6		6	24	27	0	27
STREET H	2611	65		66	261	291	0	291
STREET I	606	15		16	61	62	0	62
STREET J	1083	27		28	108	134	0	134
TOTAL	**7266**	**182**		**187**	**727**	**915**	**30**	**925**

*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.
*In areas with 20' easement behind walk, street trees are placed just outside of easement.

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.

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p.o. box 18287
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JRW Family Limited Partnership, LLP
5975 E Jamison Place
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CONTACT:
Kurt Walker
kuwalker@gmail.com
303-587-0102

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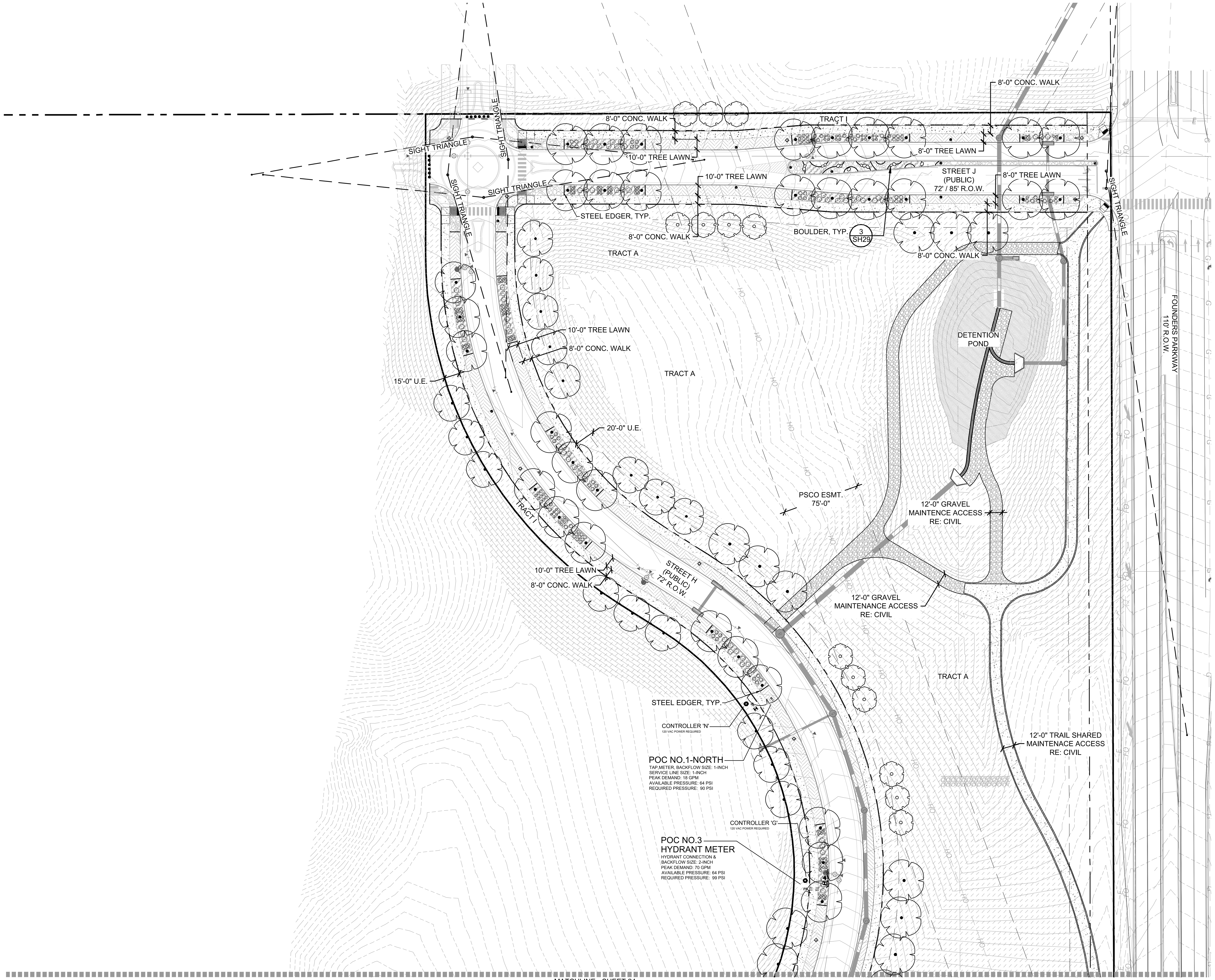
PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

PLANT MATERIAL REQUIREMENTS

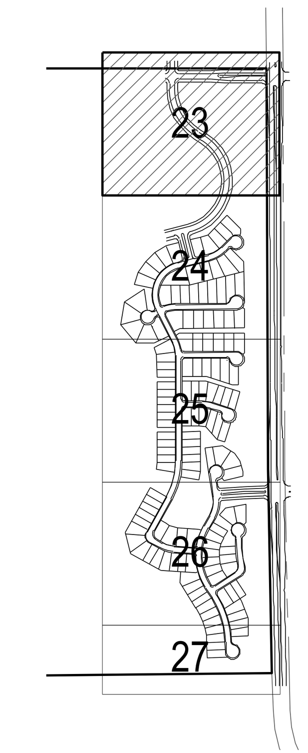
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SITE DEVELOPMENT PLAN
PINE CANYON

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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 (TEMPORARY IRRIGATION)
- LOW GROW SEED MIX (TEMPORARY IRRIGATION)
- SOD
- RIVER ROCK, 1.5" DIA.
- ROCK MULCH, GRANITE 3/4"-1.5" DIA.
- ROCK MULCH, COBBLE 4"-8" DIA.
- WOOD MULCH
- FIBAR

NORTH
0 25' 50' 100'
SCALE: 1"=50'-0"

CIVIL ENGINEER
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kuwalker@gmail.com
303-587-0102

NOT FOR CONSTRUCTION

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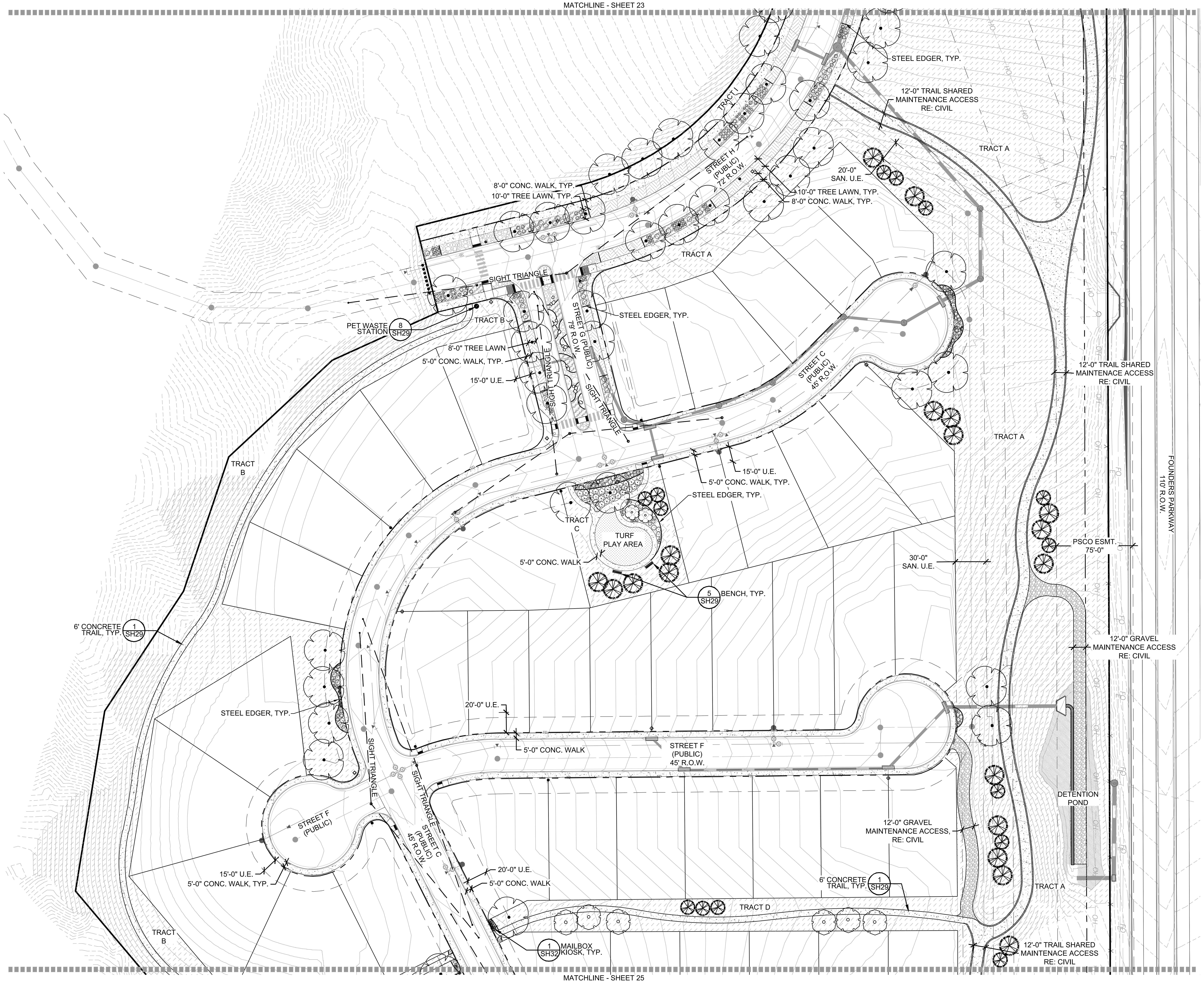
PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

LANDSCAPE PLAN

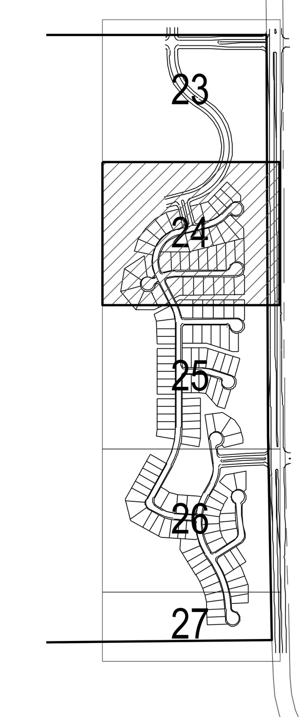
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SITE DEVELOPMENT PLAN
PINE CANYON

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 SDP26-0021



KEYMAP



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EASEMENT
- SIGHT TRIANGLE — SIGHT DISTANCE TRIANGLE
- STEEL EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

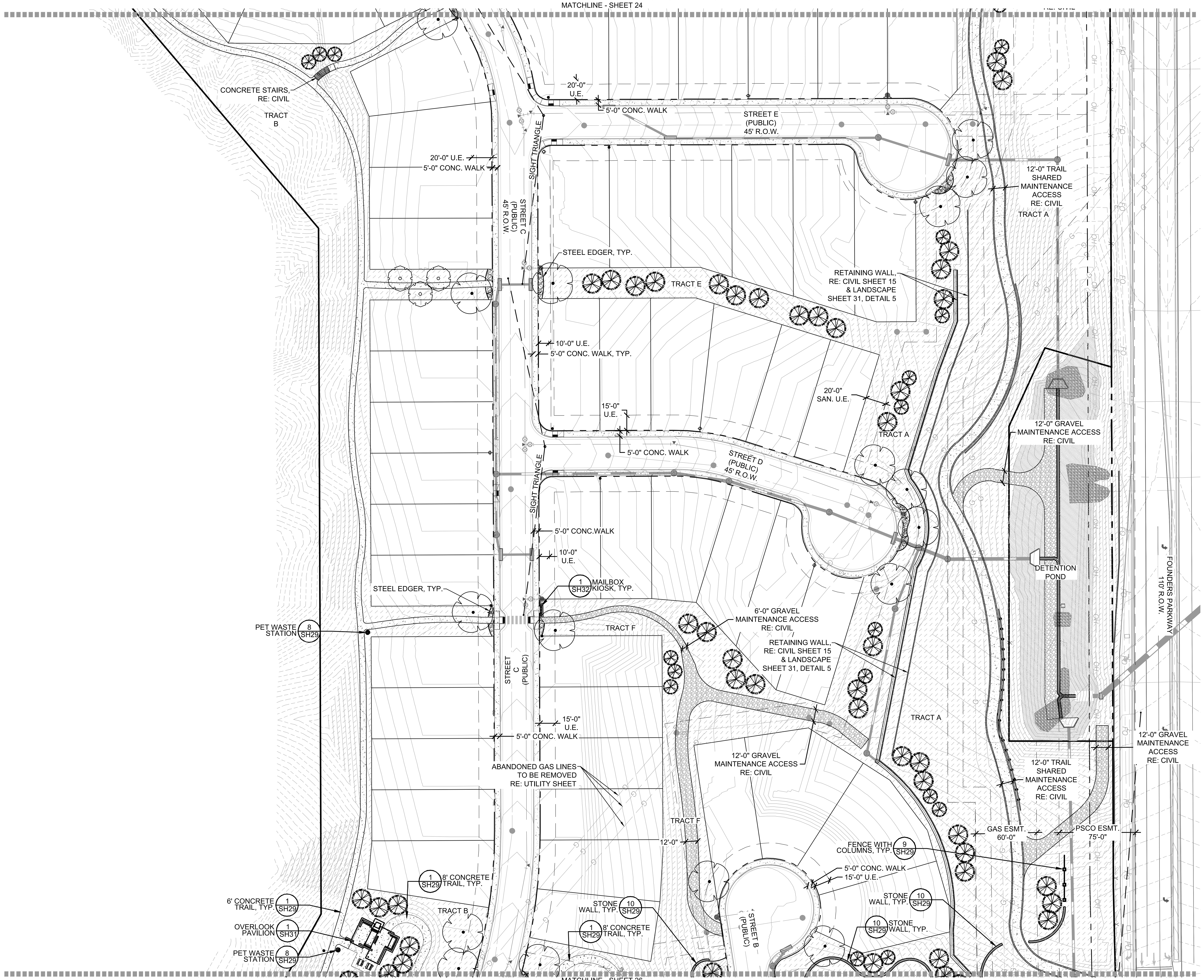
LANDSCAPE PLAN

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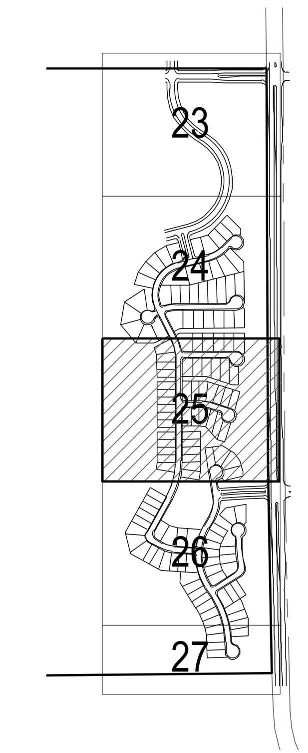
SITE DEVELOPMENT PLAN

PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021



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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

LANDSCAPE PLAN

Y:\Pine Canyon\Landscape Architecture\Current Dwgs\SDP PA-2 & PA-3\Pine Canyon-SPD-Fil 1_LS.dwg tab: LS-26 Sep 25, 2026 - 5:03pm Carli

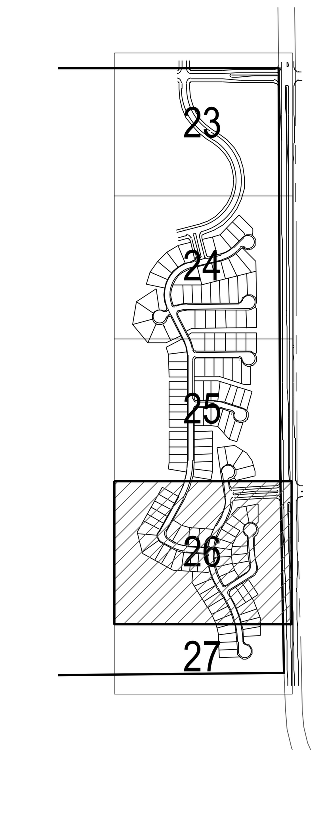
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PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021



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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

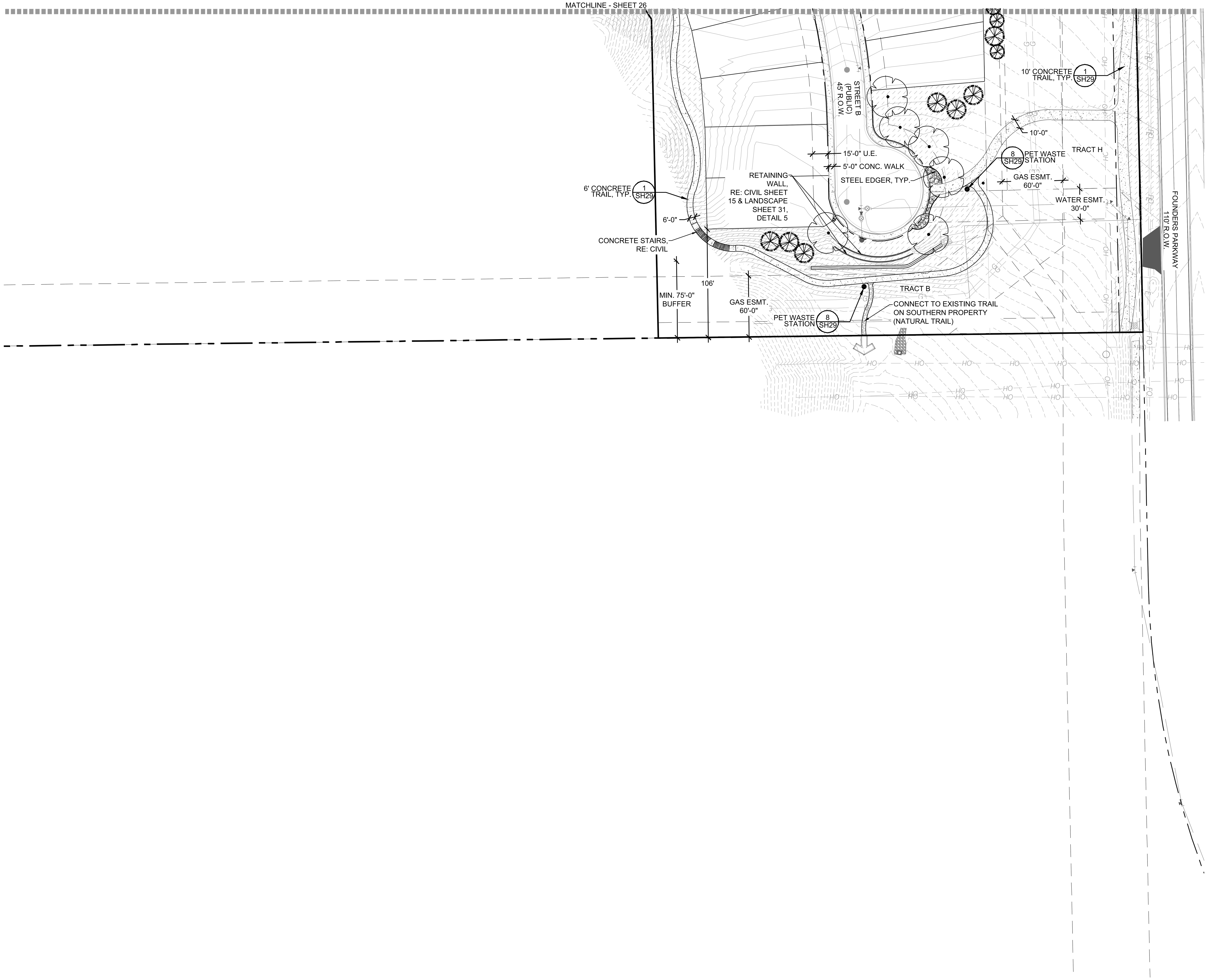
LANDSCAPE PLAN

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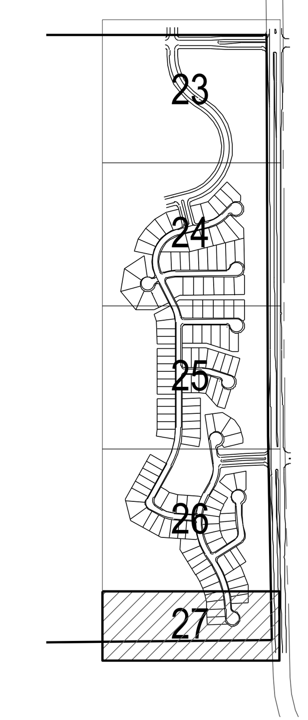
SITE DEVELOPMENT PLAN

PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021



KEYMAP



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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

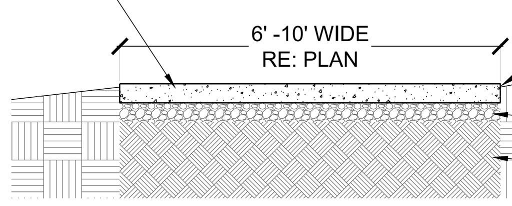
LANDSCAPE PLAN

Y:\Pine Canyon\Landscape Architecture\Current Dwgs\SDP PA-2 & PA-3\Pine Canyon-SPD-Fil 1_LS.dwg tab: LS-28 Sep 25, 2026 - 5:03pm Carli

SITE DEVELOPMENT PLAN

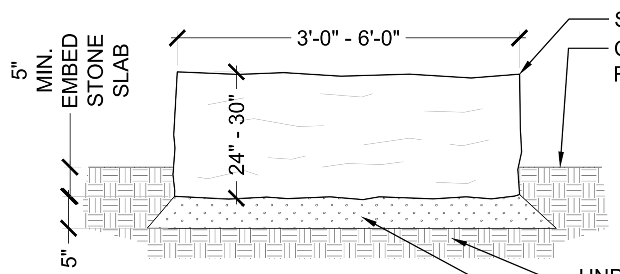
PINE CANYON

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021



NOTE:
1) ALL JOINTS SHALL BE SAW-CUT. JOINT SPACING PER WIDTH OF TRAIL.
2) AGGREGATE BASE MAY BE REQUIRED IN SOME SECTIONS WHICH DO NOT MEET COMPACTION REQUIREMENT OR CONDITIONS THAT ARE CONSISTENTLY WET. AGGREGATE TYPE AND DEPTH SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER. WHERE SOILS ARE COMPACTABLE AND WELL-DRAINED, STONE BASE MAY BE ELIMINATED. SUBGRADES SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AT OPTIMUM MOISTURE.
3) OR PER CASTLE ROCK STANDARDS FOR CONCRETE WALKS WITHIN CASTLE ROCK RIGHT-OF-WAY

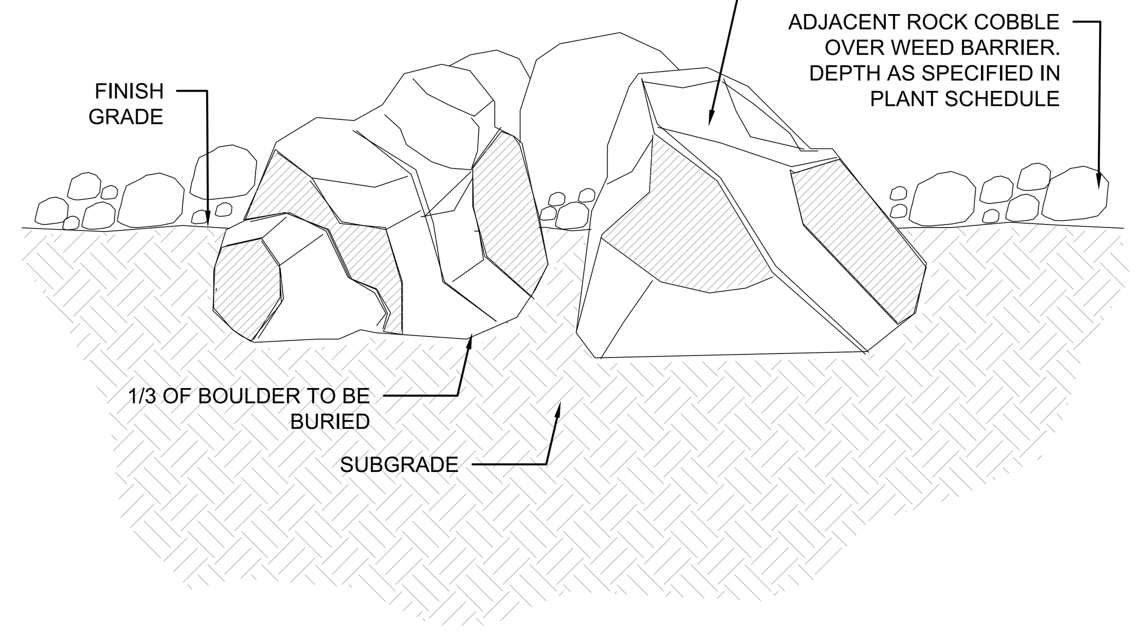
1 CONCRETE TRAILS
1/2"=1'-0"



NOTES:
1. STONE SLAB TO BE A MINIMUM 18" IN WIDTH
2. CONTRACTOR TO SUBMIT PHOTOS OF BOULDERS FOR APPROVAL PRIOR TO INSTALLATION TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

2 STONE SLAB
NOT TO SCALE

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.



3 BOULDER
NOT TO SCALE

MANUFACTURER: MAGLIN
CONTACT: 1-800-716-5506
MODEL: 650 TRASH CONTAINER
COLOR: POWDERCOAT - GUNMETAL BIRCH PATTERN
OR APPROVED EQUAL



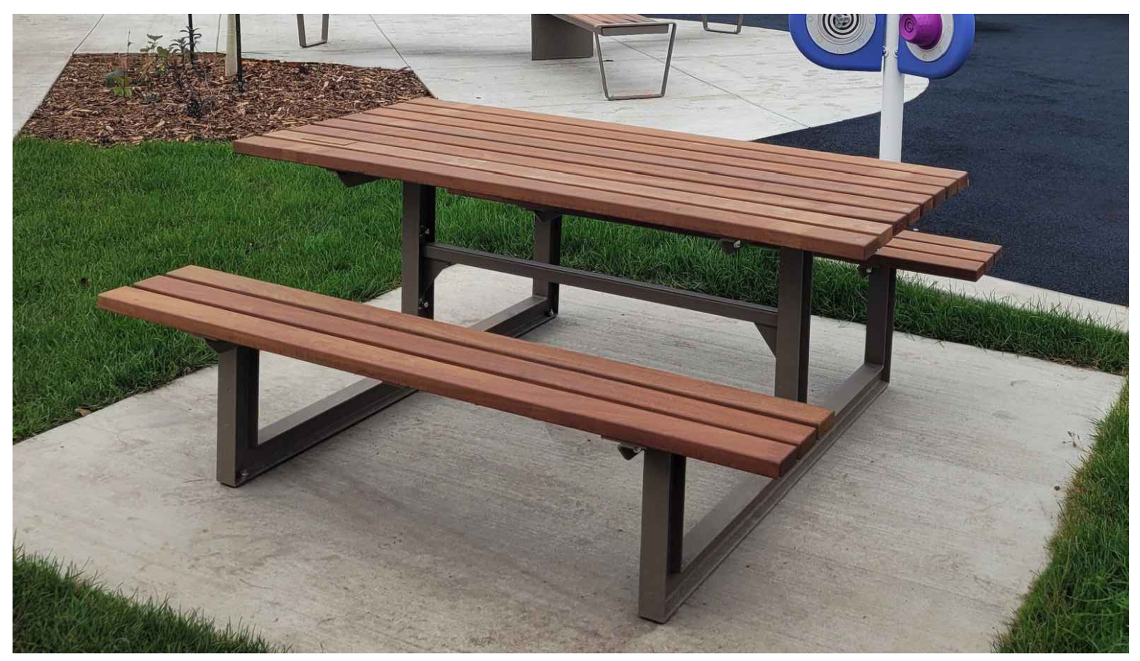
4 TRASH CONTAINER
NOT TO SCALE





MANUFACTURER: MAGLIN
CONTACT: 1-800-716-5506
MODEL: 720 BACKED BENCH
COLOR: POWDERCOAT - GUNMETAL; WOOD SLATS - THERMALLY MODIFIED ASH
SPECIFICATIONS: SURFACE MOUNT
OR APPROVED EQUAL

5 BENCH
NOT TO SCALE



MANUFACTURER: MAGLIN
CONTACT: 1-800-716-5506
MODEL: 210 CLUSTER SEATING
COLOR: POWDERCOAT - GUNMETAL; WOOD SLATS - THERMALLY MODIFIED ASH
SPECIFICATIONS: SURFACE MOUNT, ADA
OR APPROVED EQUAL

6 PICNIC TABLE
NOT TO SCALE



MANUFACTURER: STREETLIFE
CONTACT: usa@streetlife.com
MODEL: HEAVY-HEAVY (H-H-) BENCH
COLOR: HARDWOOD - FSC-100% BASRALOCUS / GALVANIZED STEEL
SIZE: LENGTH ~7.5'; SEATING DEPTH ~6.5'
OR APPROVED EQUAL

7 H-H BENCH
NOT TO SCALE

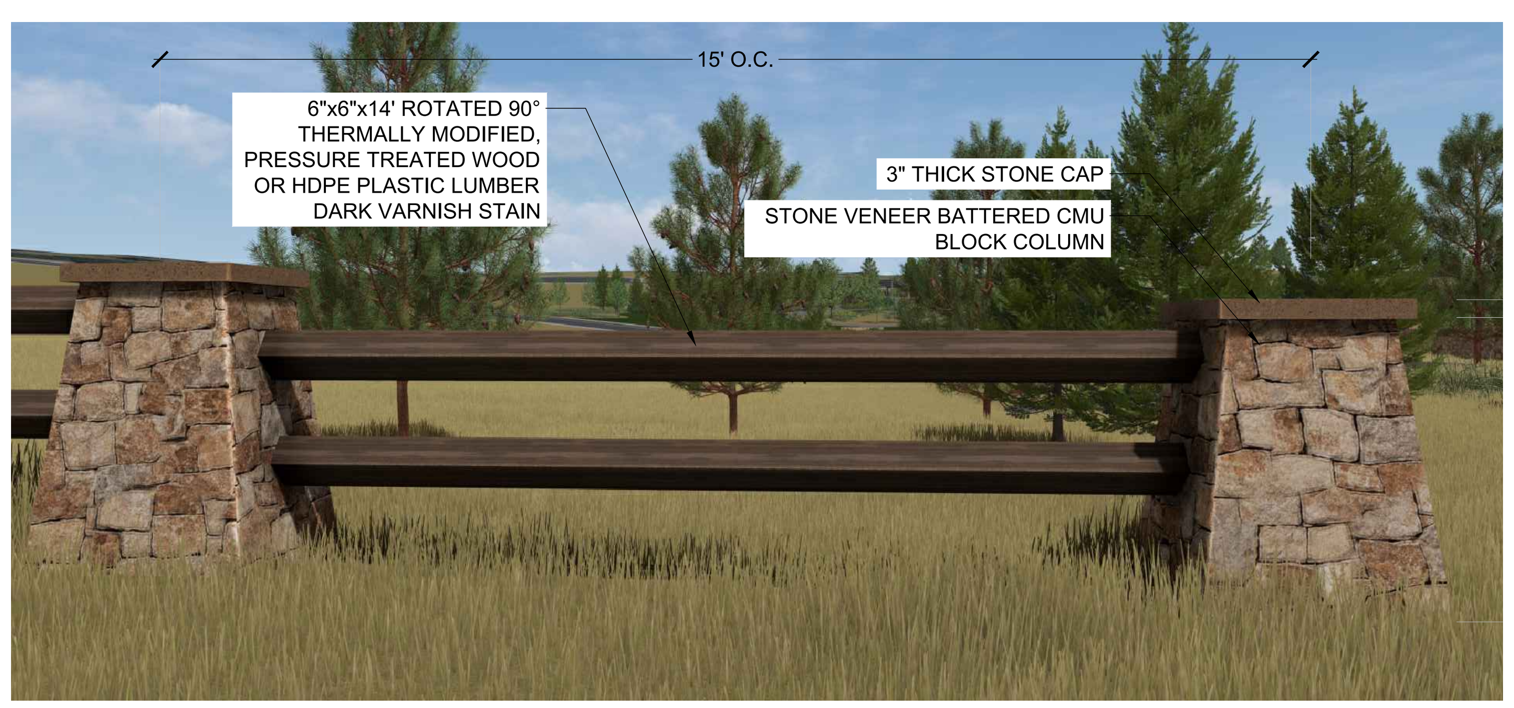
ALL ALUMINUM DOGIPOT® PET STATION (#1003A-L)

- Available in forest green (#1003A-L), black (#1003A-BLK-L)
- Aluminum DOGIPOT® Pet Sign (Choice of On or Off-Leash)
- Aluminum DOGIPOT® Junior Bag Dispenser with two (2) rolls of 200 count DOGIPOT® SMART Litter Pick Up Bags™
- 10-Gallon Aluminum Trash Receptacle with Lid
- Box of 50 count DOGIPOT® SMART Liner Trash Bags™
- 2″ x 2″ x 4′-8′ square galvanized steel telescopic mounting post with installation hardware
- Installation instructions and mounting hardware included

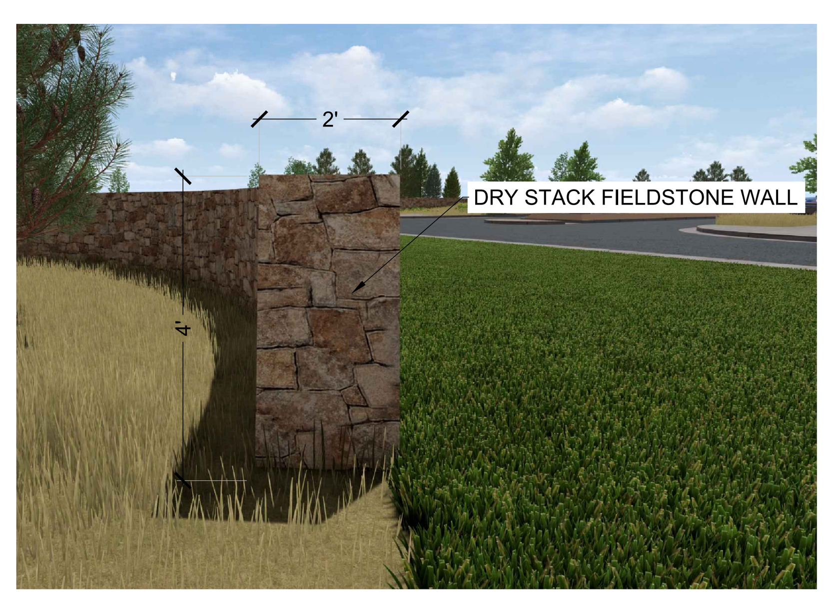


OR APPROVED EQUAL

8 PET WASTE STATION
NOT TO SCALE



9 FENCE WITH STONE COLUMNS
NOT TO SCALE



10 STONE WALL
NOT TO SCALE

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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

LANDSCAPE DETAILS

Y:\Pine Canyon\Landscape Architecture\Current Dwgs\SDP PA-2 & PA-3\Pine Canyon-SPD-Fil 1_LS.dwg tab: DET-29 Sep 25, 2026 - 5:08pm Carli

SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK PROJECT NUMBER SDP26-0021

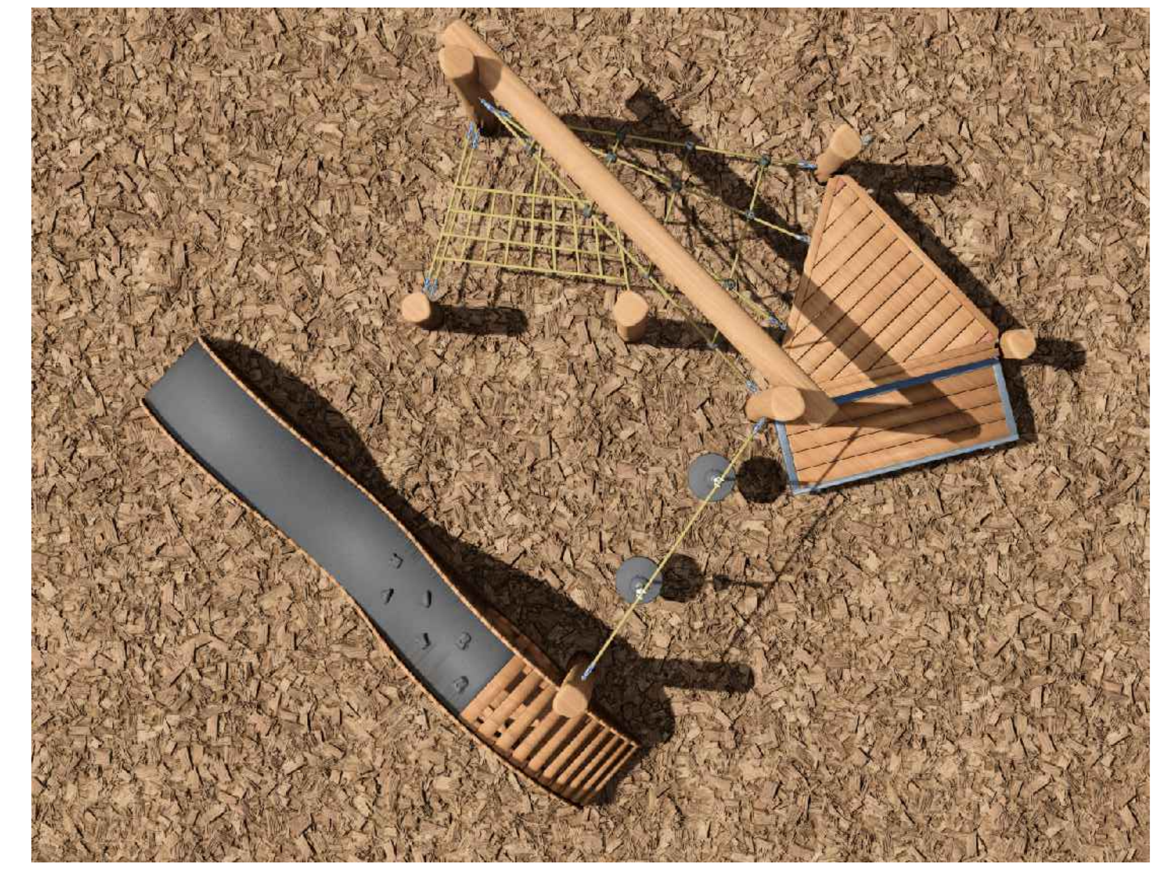


1 PLAY AREA

NOT TO SCALE



MANUFACTURER: EARTHSCAPES PLAY
CONTACT: 877-269-2972
MODEL: SEMI-CUSTOM
COLOR: WOOD STAIN - BEECH, PLASTIC SLIDE - GREY, ROPE - NATURAL
OR APPROVED EQUAL

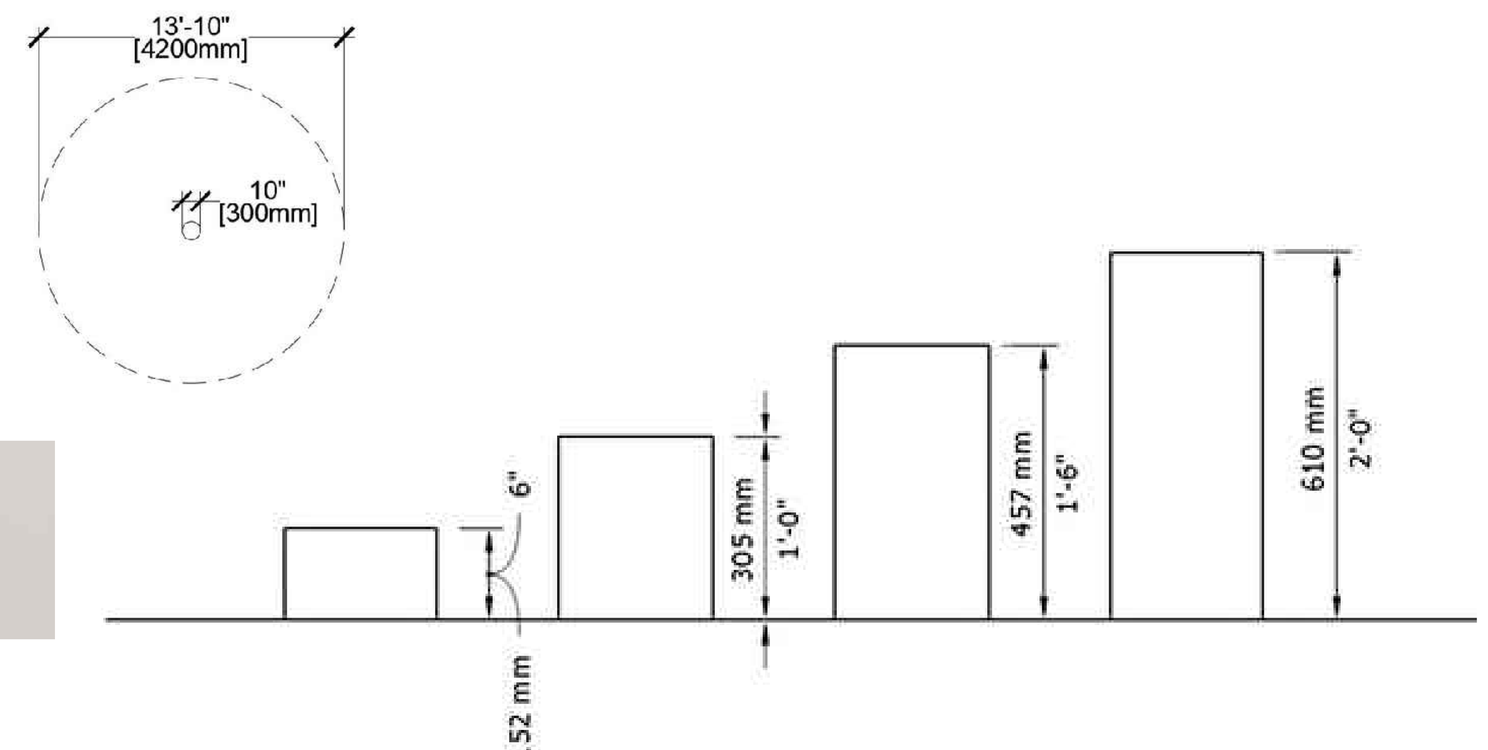


PLAN VIEW

2 LOG TANGLE

NOT TO SCALE





MANUFACTURER: EARTHSCAPES PLAY
CONTACT: 877-269-2972
MODEL: SEMI-CUSTOM
COLOR: WOOD STAIN - BEECH
OR APPROVED EQUAL

3 LOG STEPPERS

NOT TO SCALE

NOTE: THE PLAY EQUIPMENT SHOWN IS TO DEMONSTRATE THE LOOK AND FEEL OF THE PLAYGROUND. HOWEVER, THE FINAL EQUIPMENT AND/OR CONFIGURATION MAY CHANGE AND DOES NOT WARRANT AN SDP AMENDMENT.



4 WOODEN CLIMBING WALL

NOT TO SCALE



MANUFACTURER: ID SCULPTURE
CONTACT: 970-641-1747
MODEL: FAUX ROCKS
COLOR: GREY GRANITE
OR APPROVED EQUAL

5 PLAY ROCKS

NOT TO SCALE

Y:\Pine Canyon\Landscape Architecture\Current Dwgs\SDP PA-2 & PA-3\Pine Canyon-SPD-Fil 1_LS.dwg tab: DET-30 Sep 25, 2026 - 5:02pm Carli

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PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

LANDSCAPE DETAILS

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 SDP26-0021





MANUFACTURER: ROMTEC
CONTACT: MCUGLEY@ROMTEC.COM
MODEL: CUSTOM
SIZE: APPROXIMATELY 27'X15'
ROOF COLOR - POWDERCOAT: GALLERY BLUE
POSTS & CONNECTIONS - POWDERCOAT: PEWTER GRAY
OR APPROVED EQUAL

1 OVERLOOK PAVILION

NOT TO SCALE



NOTE: THE SHADE SHELTERS AND OVERLOOK SHOWN ARE TO DEMONSTRATE THE LOOK AND FEEL AND EXPECTATIONS OF MATERIAL TYPES. THE FINAL DESIGN WILL BE APPROVED AT THE CONSTRUCTION DOCUMENTS/BUILDING PERMITS.

MANUFACTURER: ROMTEC
CONTACT: MCUGLEY@ROMTEC.COM
MODEL: CUSTOM
SIZE: APPROXIMATELY 27'X15'
ROOF COLOR - POWDERCOAT: GALLERY BLUE
POSTS & CONNECTIONS - POWDERCOAT: PEWTER GRAY
OR APPROVED EQUAL

2 SHADE SHELTERS

NOT TO SCALE

NOTE: THE ENTRY SIGNAGE SHOWN IS TO DEMONSTRATE THE LOOK AND FEEL AND EXPECTATIONS OF MATERIAL TYPES. THE FINAL DESIGN WILL BE APPROVED AT THE CONSTRUCTION DOCUMENTS/SIGNAGE PERMITS.

REFER TO DETAIL 4 FOR SIGNAGE LIGHTING CONCEPT.



3 ENTRY SIGNAGE

NOT TO SCALE

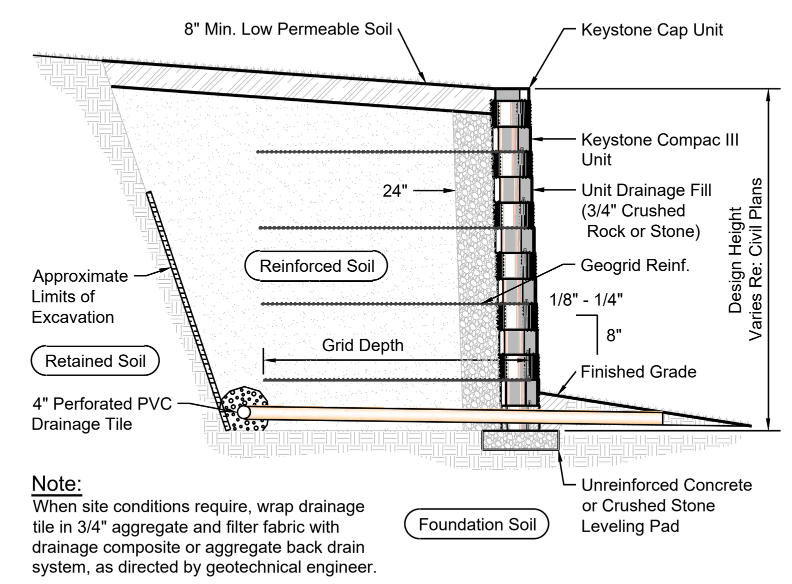
NOTE: THE ENTRY SIGNAGE LIGHTING CONCEPT SHOWN IS TO DEMONSTRATE THE LOOK AND FEEL AND EXPECTATIONS OF MATERIAL TYPES. THE FINAL DESIGN WILL BE APPROVED AT THE CONSTRUCTION DOCUMENTS/SIGNAGE PERMITS.

REFER TO DETAIL 3 FOR THE ENTRY SIGNAGE DETAIL.



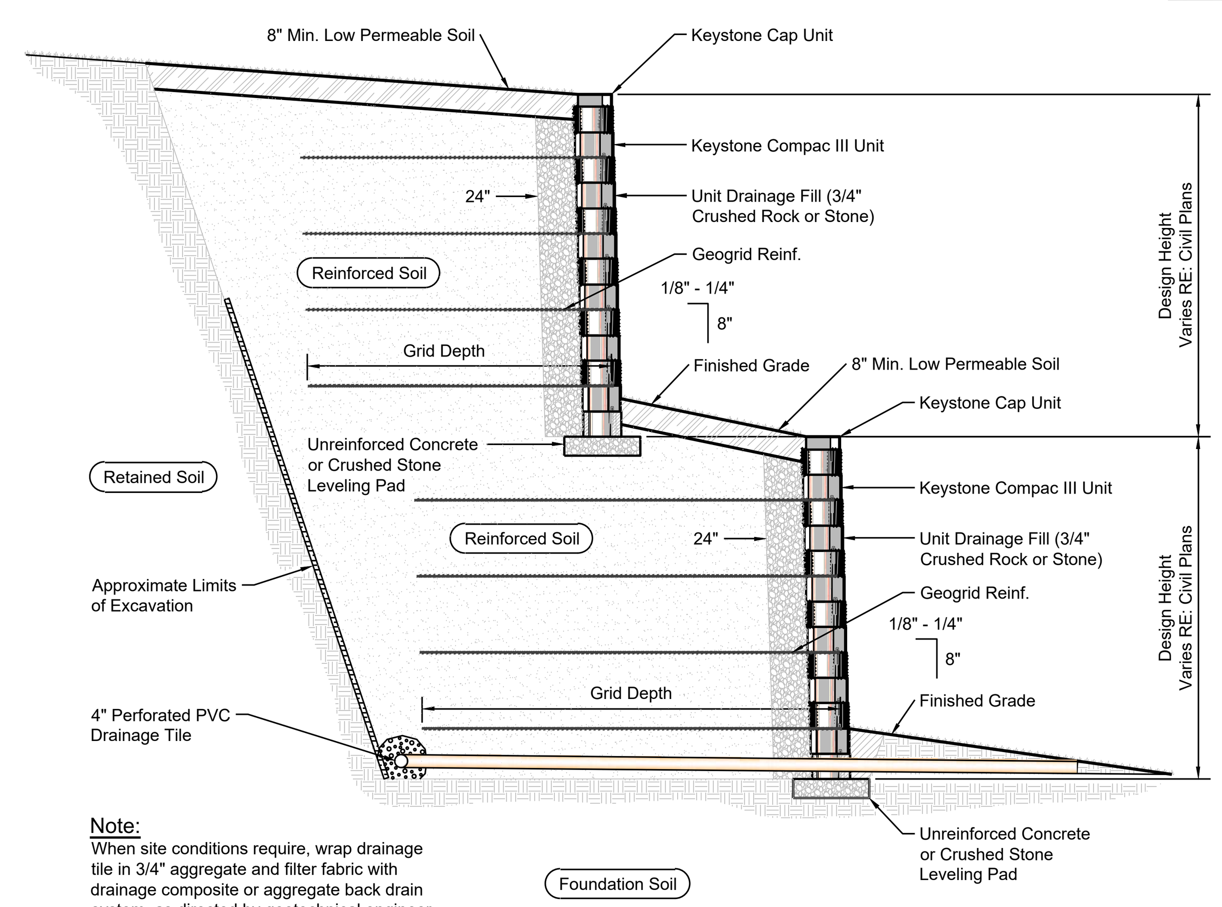
4 ENTRY SIGNAGE - LIGHTING CONCEPT

NOT TO SCALE



Typical Reinforced Wall Section
Compac III Unit - Near Vertical Setback





Typical Reinforced Tiered Wall Section
Compac III Unit - Near Vertical Setback

NOTE: ILLUSTRATIVE DETAIL ONLY FOR COLOR, STYLE, AND MANUFACTURER. RETAINING WALL TO BE COORDINATED WITH CIVIL PLANS AND SPECIFICATIONS.

REFER TO SHEET 15 FOR RETAINING WALL PROFILES



Sierra Blend

MANUFACTURER: KEYSTONE HARDSCAPES
CONTACT: COLORADOBESTBLOCK.COM - 303-791-3334
STYLE: COMPAC III VICTORIAN
COLOR: SIERRA BLEND
OR APPROVED EQUAL

5 ALLAN BLOCK RETAINING WALLS

NOT TO SCALE

CIVIL ENGINEER
Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM
CONTACT:
EVAN RUMNEY
ERUMNEY@REDLAND.COM

Land Planning
pcs group
www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 . f 303.531.4908
contact: john prestwich
john@pcsgroupco.com

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5975 E Jamison Place
Centennial, CO 80112
CONTACT:
Kurt Walker
kuwalker@gmail.com
303-587-0102

NOT FOR CONSTRUCTION

DATE	NO.	NOTES

PROJECT NO:

DATE	NO.	NOTES
05/07/2026	1	1ST SUBMITTAL TO TOWN
08/07/2026	2	2ND SUBMITTAL TO TOWN
09/25/2026	3	3RD SUBMITTAL TO TOWN

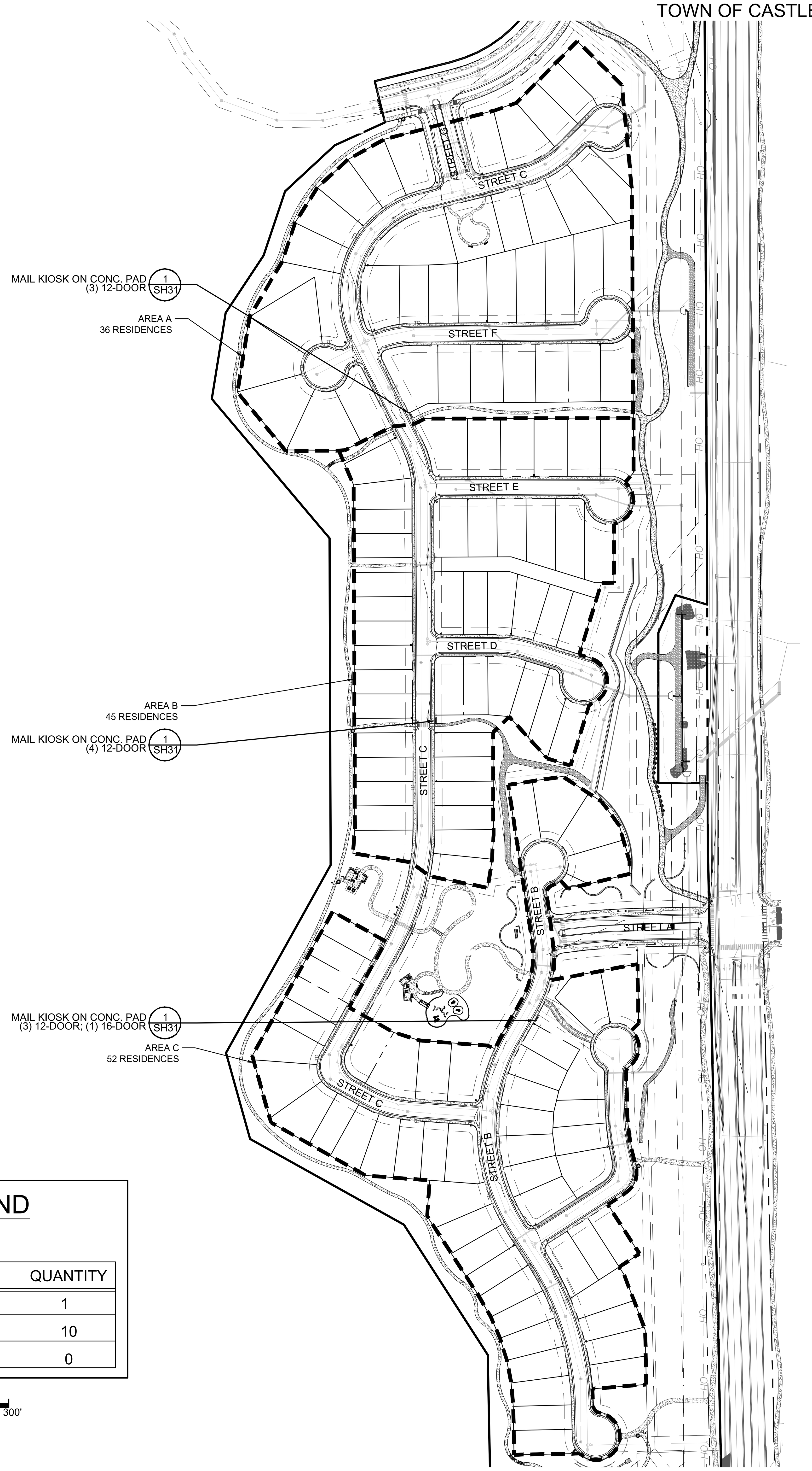
PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

LANDSCAPE DETAILS

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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 SDP26-0021

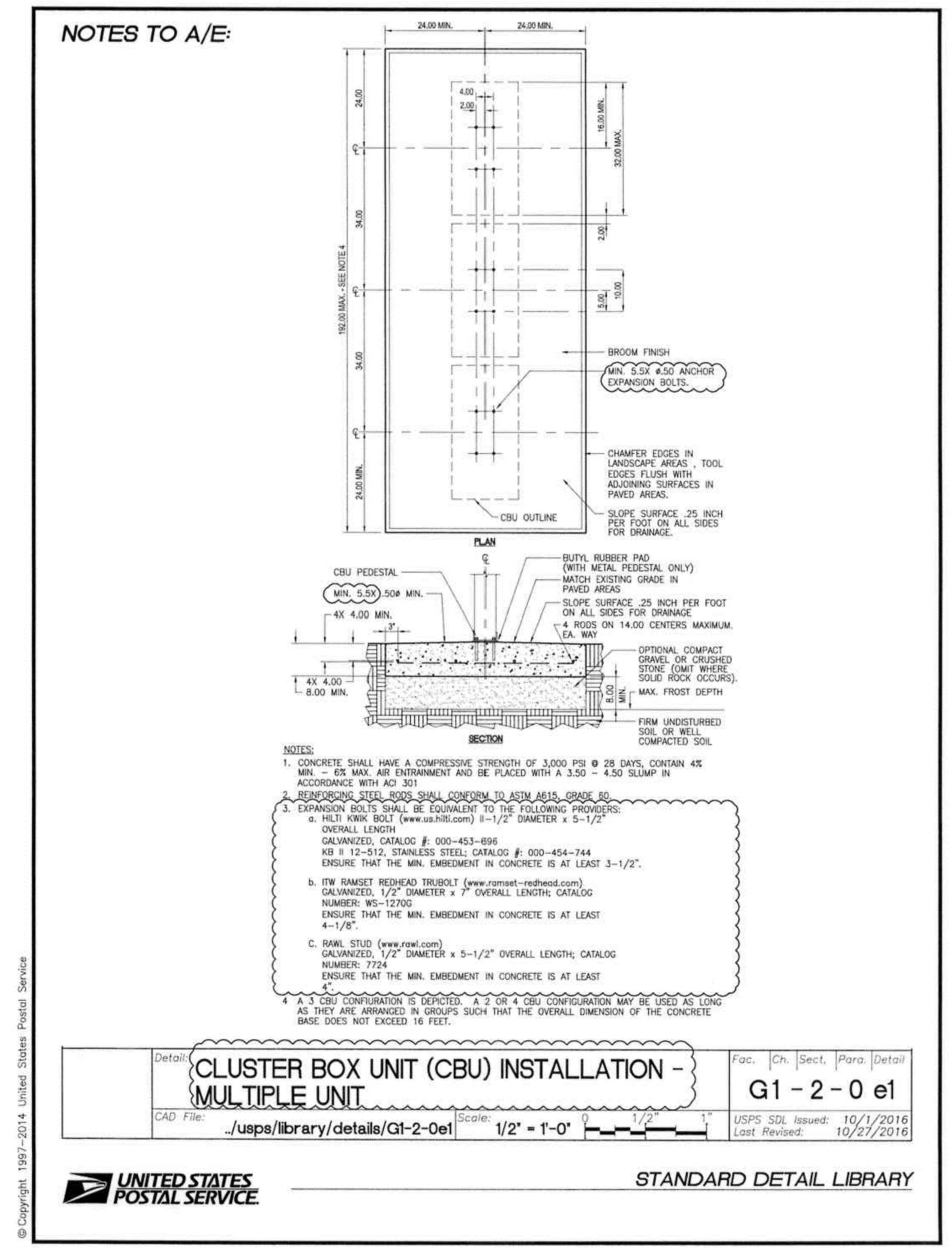


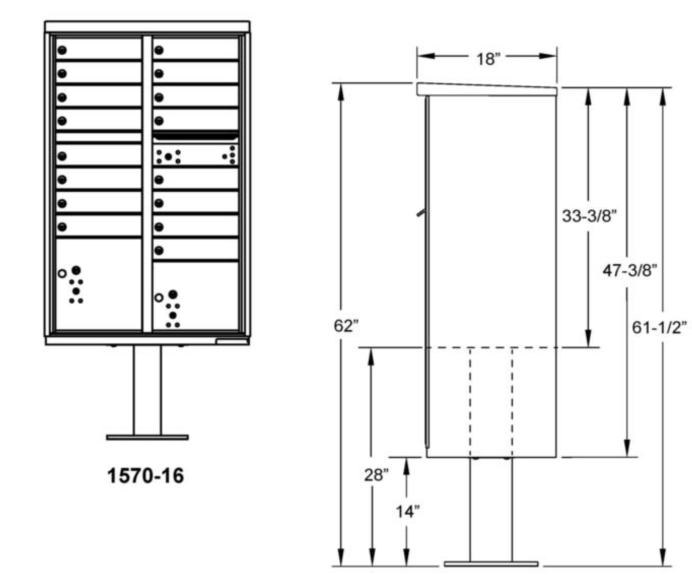
MAILBOX LEGEND

▫ MAILBOX KIOSK

MAILBOX KIOSK TYPE	QUANTITY
16 DOOR	1
12 DOOR	10
8 DOOR	0

NORTH
0 75' 150' 300'
SCALE: 1"=150'-0"





NOTES:
1. CLUSTER BOX UNITS - PEDESTAL MOUNT, SANDSTONE FINISH, DECAL DOOR ID, MODEL: 1570-16
2. PICTURE SHOWN MAY NOT DISPLAY ACTUAL MODEL. CLUSTER BOX UNITS BY FLORENCE CORPORATION (800-275-1747) OR APPROVED EQUAL.
3. CONTRACTOR TO INSTALL MAILBOXES PER MANUFACTURER'S SPECIFICATIONS.
4. FINAL LOCATIONS OF MAILBOXES TO BE APPROVED BY USPS.

1 MAILBOX KIOSKS

NOT TO SCALE

CIVIL ENGINEER
Redland
WHERE GREAT PLACES BEGIN
CONTACT:
EVAN RUMNEY
ERUMNEY@REDLAND.COM

Land Planning
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t 303.531.4905 . f 303.531.4908
contact: john prestwich
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CONTACT:
Kurt Walker
kuwalker@gmail.com
303-587-0102

NOT FOR CONSTRUCTION

DATE	NO.	NOTES

PROJECT NO:

DATE	NO.	NOTES
05/07/2026	1	1ST SUBMITTAL TO TOWN
08/07/2026	2	2ND SUBMITTAL TO TOWN
9/23/2026	3	DRAFT USPS APPROVAL

PINE CANYON SITE DEVELOPMENT PLAN
CASTLE ROCK, COLORADO

MAILBOX KIOSK PLAN

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