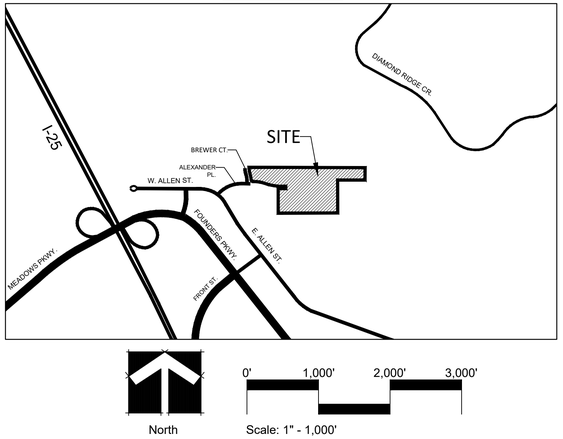
SITE DEVELOPMENT PLAN

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

VICINITY MAP



PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO ESTABLISH AN ENCLAVE NEIGHBORHOOD THAT IS PART OF A COHESIVE MASTER PLAN IN COMBINATION WITH SOLEANA TO THE NORTH. THE SITE ENCOMPASSES 15.518 ACRES AND IS PLANNED FOR 50 LOTS. A TOTAL OF 3.29 ACRES OF OPEN SPACE IS PLANNED, INCLUDING NATURAL AND PAVED TRAILS, THAT PROVIDE CONNECTIONS TO THE METZLER RANCH OPEN SPACE TRAIL SYSTEM AND THE TRAILS WITHIN SOLEANA. ROAD NETWORKS, UTILITIES, STORM DRAINAGE, OPEN SPACE, AND TRAILS ARE DESIGNED AS INTERCONNECTED SYSTEMS WITHIN THE MASTER PLAN AREA.

BENCHMARK

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

BASIS OF BEARINGS

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

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT_____, RECORDED ON THE _____, AT RECEPTION NUMBER_____. 77 SFEs WILL BE DEDUCTED FOR RESIDENTIAL USE AND 1.67 SFEs WILL BE DEDUCTED FOR IRRIGATION.

LEGAL DESCRIPTION

LOT 4, COOPER-HOOK/MAIN PLACE FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AND

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

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 26;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 26, A DISTANCE OF 2110.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 339.96 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 105.62 FEET, THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26, A DISTANCE OF 726.00 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 29.22 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 341.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 26;

THENCE WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 802.40 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THOSE EASEMENT RIGHTS AS DESCRIBED IN DEED RECORDED AUGUST 8,2001 IN BOOK 2104 AT PAGE 2283 OF THE DOUGLAS COUNTY RECORDS.

BOTH OF WHICH ARE LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING COLLECTIVELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, AND CONSIDERING THE NORTH LINE OF SAID LOT 4 TO BEAR NORTH 89°52'28"EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG SAID NORTH LINE, NORTH 89°52'28"EAST, 1621.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EAST LINE OF SAID LOT 4, SOUTH 00°16'38"EAST, 173.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SOUTH 89°43'22"WEST, 381.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE ALONG THE EASTERLY LIMITS OF SAID PARCEL A THE FOLLOWING 3 COURSES: 1) SOUTH 00°09'58"EAST, 120.00 FEET; 2) SOUTH 89°43'22"WEST, 29.22 FEET; 3) SOUTH 00°09'58"EAST, 347.72 FEET (341.58 FEET PER DEED) TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 26 AND THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH LINE OF SAID NORTH HALF OF SECTION 26, AND OF SAID PARCEL A, NORTH 89°57'19"WEST, 803.90 FEET (802.40 FEET PER DEED) TO THE SOUTHWEST CORNER OF SAID PARCEL A AND THE SOUTHEAST CORNER OF LOT 7 OF SAID, COOPER-HOOK / MAIN PLACE FILING NO. 1; THENCE ALONG THE WESTERLY LIMITS OF SAID PARCEL A THE FOLLOWING 3 COURSES: 1) ALONG THE COMMON LINE BETWEEN SAID PARCEL A AND LOT 7, NORTH 00°02'51"EAST, 343.21 FEET (339.96 FEET PER DEED); 2) NORTH 89°43'57"EAST, 105.82 FEET; 3) NORTH 00°09'32"WEST, 30.00 FEET TO THE SOUTHERLY LIMITS OF SAID LOT 4; THENCE ALONG THE SOUTHERLY AND WESTERLY LIMITS OF SAID LOT 4 THE FOLLOWING 9 COURSES: 1) SOUTH 89°43'57"WEST, 90.96 FEET; 2) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 17°35'18", A RADIUS OF 470.00 FEET, AN ARC OF 144.28 FEET AND A CHORD WHICH BEARS NORTH 81°28'24"WEST, 143.71 FEET; 3) NORTH 72°40'45"WEST, 86.88 FEET; 4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 17°35'18", A RADIUS OF 430.00 FEET, AN ARC OF 132.00 FEET AND A CHORD WHICH BEARS NORTH 81°28'24"WEST, 131.48 FEET; 5) SOUTH 89°43'57"WEST, 13.46 FEET; 6)) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 86°36'18", A RADIUS OF 27.00 FEET, AN ARC OF 40.81 FEET AND A CHORD WHICH BEARS NORTH 47°04'27"WEST, 37.04 FEET; 7) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 13°36'43", A RADIUS OF 355.00 FEET, AN ARC OF 84.34 FEET AND A CHORD WHICH BEARS NORTH 10°34'39"WEST, 84.14 FEET; 8) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 17°28'31", A RADIUS OF 295.00 FEET, AN ARC OF 89.98 FEET AND A CHORD WHICH BEARS NORTH 08°38'45"WEST, 89.63 FEET; 9) NORTH 00°05'30"EAST, 2.57 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION, CONTAINING 15.518 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, MICHAEL C. CREGGER, PROFESSIONAL LAND SURVEYOR, COLORADO REGISTRATION NO. 22564 FOR AND ON BEHALF OF IMEG CONSULTANTS CORP ON JANUARY 26, 2026.

OWNERSHIP CERTIFICATE (AS TO LOT 4 COOPER-HOOK/ MAIN PLACE FILING 1)

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

_____
ALEXANDER PLACE INVESTORS, LLC. A COLORADO LIMITED LIABILITY COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS

_____ DAY OF _____, 20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATE (AS TO PARCEL A)

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

_____
MARTINEZ REAL ESTATE COMPANY, LLC. A COLORADO LIMITED LIABILITY COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS

_____ DAY OF _____, 20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATE

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

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____ DAY OF _____20____.

NOTARY BLOCK

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

BY: _____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION

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

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

CIVIL ENGINEER'S STATEMENT

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

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

SURVEYORS CERTIFICATE

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

_____ _____
MICHAEL C. CREGGER, PLS DATE
CO REGISTRATION NO. 22564
FOR AND BEHALF OF
IMEG CONSULTANTS CORP.

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PROJECT TEAM

APPLICANT:
ALEXANDER PLACE INVESTORS, LLC
LENN HAFFEMAN
1630 WELTON ST, #902
DENVER, CO 80202
(303) 814-2460

PLANNER / LANDSCAPE ARCHITECT
HENRY DESIGN GROUP INC.
KAREN HENRY
1501 WAZEE ST. UNIT 1-C
DENVER, COLORADO 80202
(303) 446-2368

CIVIL ENGINEERING
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7600 E. ORCHARD RD. SUITE 250-S
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(303) 796-6067

SURVEY
IMEG CONSULTANTS CORP.
MICHAEL C. CREGGER
7600 E. ORCHARD RD. SUITE 250-S
GREENWOOD VILLAGE, CO 80111
(303) 796-6000

OWNERS

AS TO LOT 4 COOPER-HOOK/ MAIN PLACE FILING 1:
ALEXANDER PLACE INVESTORS, LLC
1630 WELTON ST, #902
DENVER, CO 80202

AS TO PARCEL A:
MARTINEZ REAL ESTATE COMPANY, LLC
599 TOPEKA WY, #310
CASTLE ROCK, CO 80104

SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
PROJECT NO. SDPXX-XXXX

Sheet: 1 of 19

henry design group
Landscape Architecture • Planning • Entitlements
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IMEG

Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

Designed By: HDG | Date: 09/29/2026 | Sheet:
Prepared By: HDG | Horiz. Scale: | Job No.:
Approved By: | Vert. Scale:

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

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SITE DEVELOPMENT PLAN

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

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. THE ZONING FOR THE PROPERTY IS PER THE ALEXANDER PLACE PLANNED DEVELOPMENT PLAN RECORDED _____, AT RECEPTION NO. _____.
3. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE LIMITS OF THE PLUM CREEK TRIBUTARY C FHAD DELINEATION.
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 RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
6. 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.
7. 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.
8. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, METRO DISTRICT, OR THE RESPONSIBLE ENTITY AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. UNLESS OTHERWISE SPECIFIED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT (15') UTILITY EASEMENT ALONG THE FRONT LOT LINE AND SIDE LOT LINE ADJACENT TO PUBLIC RIGHT OF WAY. THIS UTILITY EASEMENT IS RESERVED FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND ACCESS OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, CURB BOXES, AND RELATED APPURTENANCES. THE EASEMENT SHALL INCLUDE A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH FACILITIES. ANY DEVIATION FROM THIS UTILITY EASEMENT REQUIREMENT SHALL REQUIRE APPROVAL OF A TECHNICAL CRITERIA VARIANCE
16. 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.
17. 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.
18. 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.

REVISED NOTE
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.

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.

ZONING COMPARISON CHART						
TOTAL ACREAGE	15.52					
TOTAL PLANNING AREA ACREAGE	12.75					
TOTAL OPEN SPACE ACREAGE (OSP-1 AND OSP - 2)	2.77					
PLANNING AREA (PA)	PA-1		OSP-1		OSP-2	
REQUIREMENT	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT	PROVIDED (SDP)	PD REQUIREMENT	PROVIDED (SDP)
ACREAGE	13.02	12.75	1.75	1.98	0.75	0.79
PERMITTED USES	SINGLE-FAMILY DETACHED RESIDENCES, GARAGES AND ACCESSORY STRUCTURES	SINGLE-FAMILY DETACHED RESIDENCES, GARAGES AND ACCESSORY STRUCTURES	PRIVATE OPEN SPACE/DRAINAGE/ BUFFER	PRIVATE OPEN SPACE/DRAINAGE/ BUFFER	PRIVATE OPEN SPACE	PRIVATE OPEN SPACE
MAXIMUM DENSITY (DWELLING UNITS PER ACRE BASED ON NET ACREAGE)	3.84	3.92 (1)				
MAXIMUM UNITS	50	50				
MAXIMUM BUILDING HEIGHTS	35-FEET	35-FEET				
MINIMUM SETBACKS (FEET)						
FRONT FROM ROW OR PRIVATE ACCESS DRIVE	20-FEET	20-FEET				
FRONT TO SIDE LOADING GARAGE	5-FEET	5-FEET				
FRONT TO LIVING AREA/PORCH	15-FEET	15-FEET				
REAR TO STRUCTURE	15-FEET	15-FEET				
SIDE INTERIOR LOT TO STRUCTURE	5-FEET	5-FEET				
SIDE TO STREET	10-FEET	10-FEET				
MINIMUM PARKING	2-CAR GARAGE FOR EACH SINGLE-FAMILY DETACHED	2-CAR GARAGE FOR EACH SINGLE-FAMILY DETACHED				

REVISE SETACKS THAT DO ALLOW THE ENCROACHMENT INTO THE 15-FOOT UTILITY EASEMENTS INCLUDING SIDES

(1) NET DENSITY INCREASED DUE TO INCREASED ACREAGE ALLOCATED TO OSP-1 AND OSP-2.

TRACT SUMMARY					
TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A (1)	86,257	1.98	DRAINAGE / OSP-1	HOA/METRO DIST	HOA/METRO DIST
B	2,440	0.06	OPEN SPACE	HOA/METRO DIST	HOA/METRO DIST
C	3,876	0.09	UTILITIES / TRAIL	HOA/METRO DIST	HOA/METRO DIST
D	7,247	0.17	ACCESS / UTILITIES	HOA/METRO DIST	HOA/METRO DIST
E (1)	34,373	0.79	OSP-2	HOA/METRO DIST	HOA/METRO DIST
F	2,470	0.06	ACCESS / UTILTIES	HOA/METRO DIST	HOA/METRO DIST
G	6,266	0.14	BUFFER	HOA/METRO DIST	HOA/METRO DIST
H	1,852	0.04	DRAINAGE / UTILITIES	HOA/METRO DIST	HOA/METRO DIST
I	900	0.02	TRAILHEAD	HOA/METRO DIST	HOA/METRO DIST
J	3,888	0.09	ACCESS	HOA/METRO DIST	HOA/METRO DIST

(1) 2.77 TOTAL ACRES OF PRIVATE OPEN SPACE WILL BE PROVIDED BY COMBINING THE AREA OF OSP-1 (TRACT A) AND OSP-2 (TRACT E).

SITE UTILIZATION CHART		
USE AREA	**ACRES**	**% OF TOTAL**
PLANNING AREA 1 (PA-1)	12.75	82.15%
PRIVATE OPEN SPACE (ACCOUNTED FOR IN PA-1)	*0.58*	*3.74%*
ROW DEDICATION (ACCOUNTED FOR IN PA-1)	*2.75*	*17.72%*
RESIDENTIAL TOTAL	**12.75**	**82.15%**
OSP-1	1.98	12.76%
OSP-2	0.79	5.09%
OSP TOTAL	**2.77**	**17.85%**
TOTAL	**15.52**	**100.00%**

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2		
3		
4		
5		
6		

Designed By: HDG Date: 09/29/2026 Sheet:
Prepared By: HDG Horiz. Scale: Job No.:
Approved By: Vert. Scale:

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

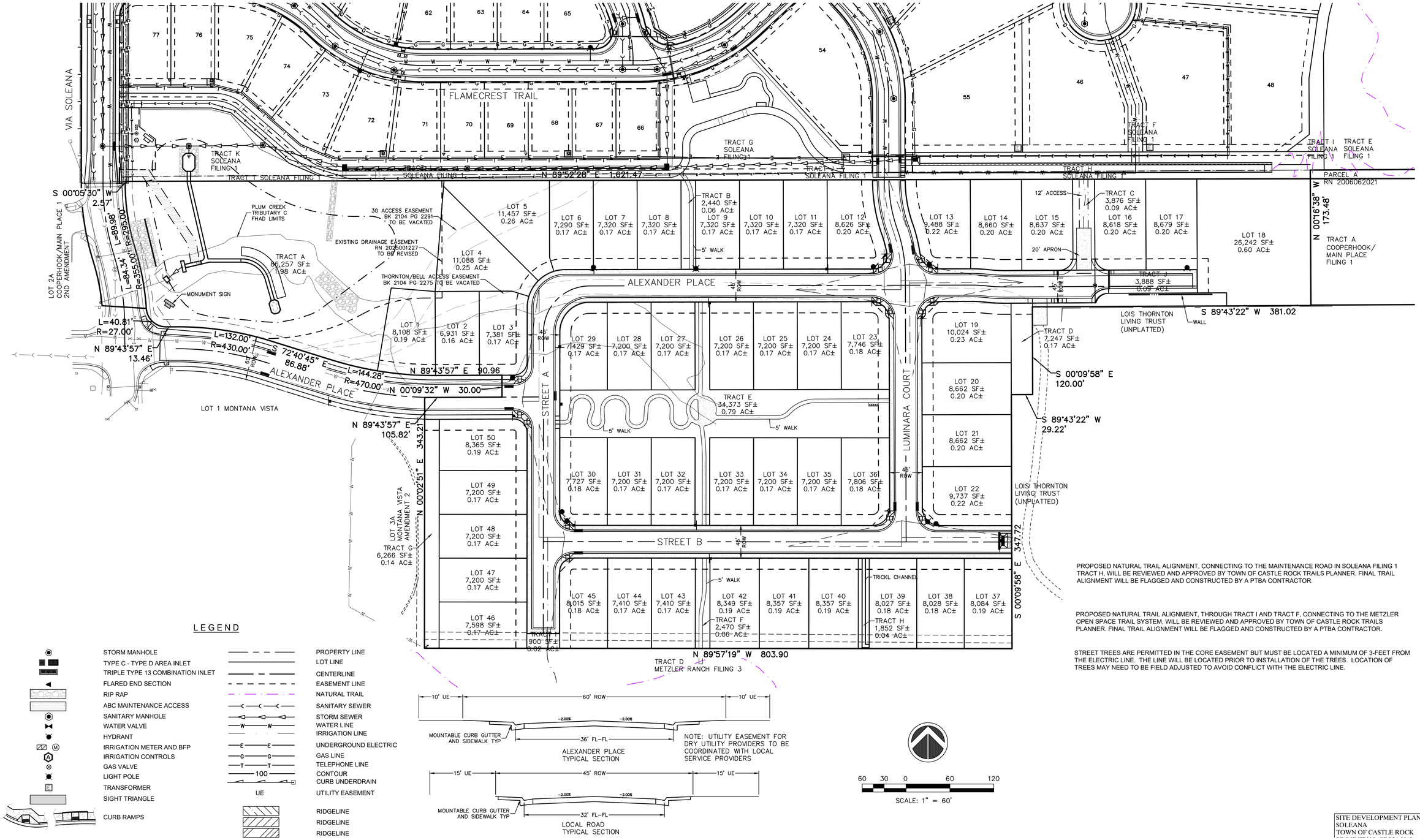
SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
PROJECT NO. SDPXX-XXXX

Sheet: 2 of 19

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SITE DEVELOPMENT PLAN

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



PROPOSED NATURAL TRAIL ALIGNMENT, CONNECTING TO THE MAINTENANCE ROAD IN SOLEANA FILING 1 TRACT H, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.

PROPOSED NATURAL TRAIL ALIGNMENT, THROUGH TRACT I AND TRACT F, CONNECTING TO THE METZLER OPEN SPACE TRAIL SYSTEM, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.

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

LEGEND

- STORM MANHOLE
- TYPE C - TYPE D AREA INLET
- TRIPLE TYPE 13 COMBINATION INLET
- FLARED END SECTION
- RIP RAP
- ABC MAINTENANCE ACCESS
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- IRRIGATION METER AND BFP
- IRRIGATION CONTROLS
- GAS VALVE
- LIGHT POLE
- TRANSFORMER
- SIGHT TRIANGLE
- CURB RAMPS

- PROPERTY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- NATURAL TRAIL
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- IRRIGATION LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- CONTOUR
- CURB UNDERDRAIN
- UTILITY EASEMENT
- RIDGELINE
- RIDGELINE
- RIDGELINE

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Job No.:

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

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SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK

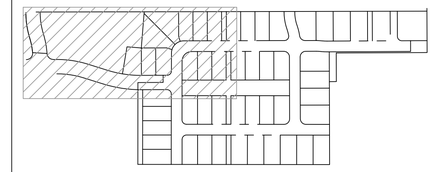
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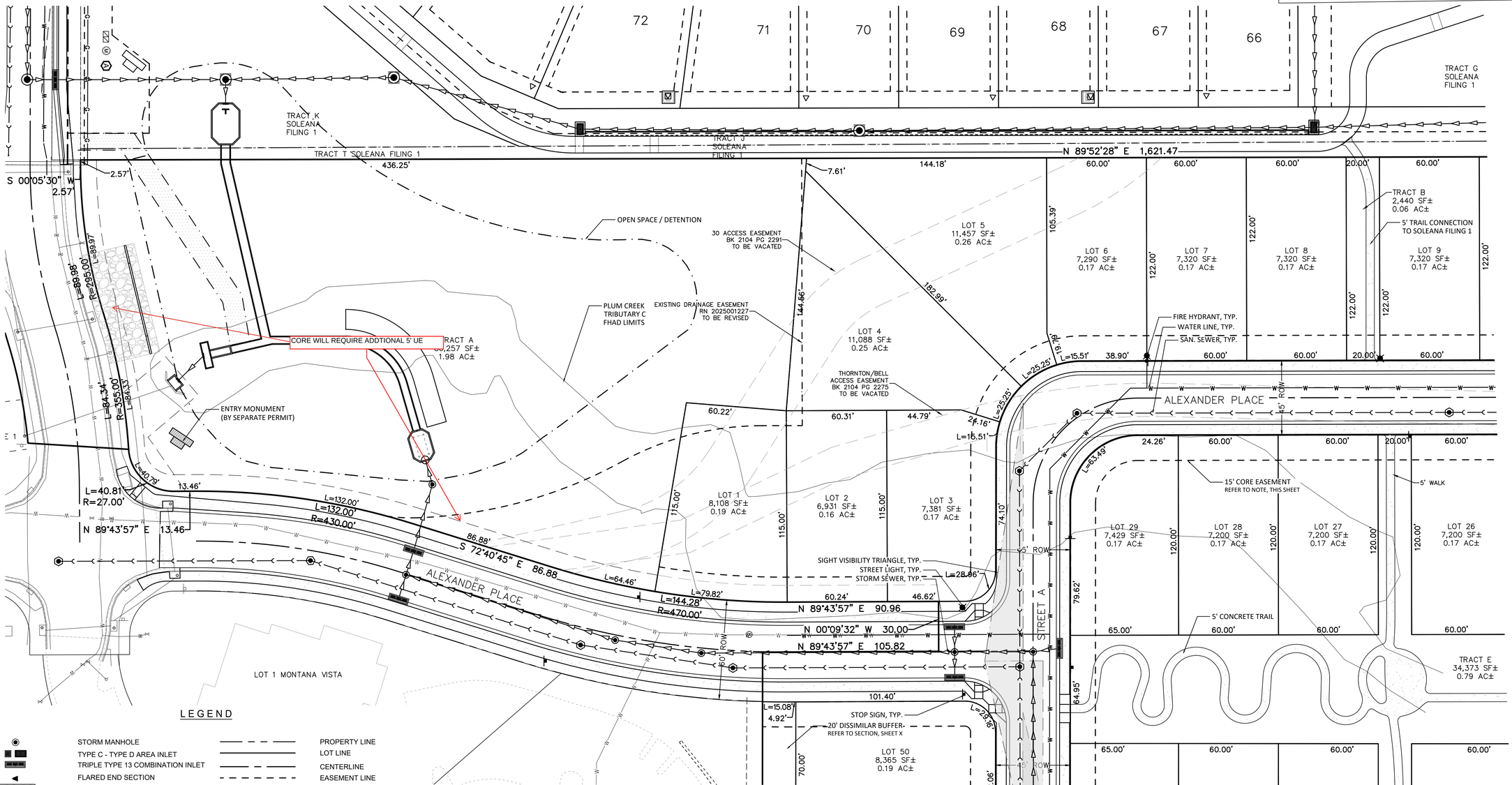
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SITE DEVELOPMENT PLAN

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

CHANGE 15' CORE EASEMENT TO 15' UE





LEGEND

- STORM MANHOLE
- TYPE C - TYPE D AREA INLET
- TRIPLE TYPE 13 COMBINATION INLET
- FLARED END SECTION
- RIP RAP
- ABC MAINTENANCE ACCESS
- SANITARY MANHOLE
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- GAS VALVE
- LIGHT POLE
- TRANSFORMER
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- CURB RAMPS

- PROPERTY LINE
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- EASEMENT LINE
- NATURAL TRAIL
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- WATER LINE
- IRRIGATION LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- CONTOUR
- CURB UNDERDRAIN
- UE — UTILITY EASEMENT
- RIDGELINE
- RIDGELINE
- RIDGELINE

30 15 0 30 60

SCALE: 1" = 30'

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Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: DETAIL SITE PLAN

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

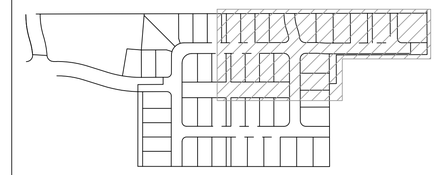
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SITE DEVELOPMENT PLAN

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

CHANGE 15' CORE EASEMENT TO 15' UE



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TRACT G SOLEANA FILING 1
TRACT J SOLEANA FILING 1
TRACT H SOLEANA FILING 1
TRACT F SOLEANA FILING 1
TRACT I SOLEANA FILING 1
PARCEL A RN 2006062

TRACT B 2,440 SF± 0.06 AC±
5' TRAIL CONNECTION TO SOLEANA FILING 1
LOT 9 7,320 SF± 0.17 AC±
LOT 10 7,320 SF± 0.17 AC±
LOT 11 7,320 SF± 0.17 AC±
LOT 12 8,626 SF± 0.20 AC±
LOT 13 9,488 SF± 0.22 AC±
LOT 14 8,660 SF± 0.20 AC±
LOT 15 8,637 SF± 0.20 AC±
LOT 16 8,618 SF± 0.20 AC±
LOT 17 8,679 SF± 0.20 AC±
LOT 18 26,242 SF± 0.60 AC±
PROPOSED NATURAL TRAIL SEE NOTE, THIS SHEET
12' SERVICE ACCESS
TRACT C 3,876 SF± 0.09 AC±
15' CORE EASEMENT REFER TO NOTE, THIS SHEET
20' FIRE TURNAROUND
TRACT A COOPERHOOK MAIN PLACE FILING 1
TRACT W 3,888 SF± 0.09 AC±
45' ROW
LUMINARA COURT
ALEXANDER PLACE
SIGHT VISIBILITY TRIANGLE, TYP.
FIRE HYDRANT, TYP.
WATER LINE, TYP.
SANITARY SEWER, TYP.
STORM SEWER, TYP.
STREET LIGHT, TYP.
N 00°16'38" W 173.48
S 89°43'22" W 381.02
PROPOSED CURB CUT FOR DRIVEWAY ACCESS
LOIS THORNTON LIVING TRUST (UNPLATTED)
RETAINING WALL MAX. HEIGHT 4' SEE DETAIL SHEET 18
5' WALK
LOT 19 10,024 SF± 0.23 AC±
LOT 20 8,662 SF± 0.20 AC±
LOT 21 8,662 SF± 0.20 AC±
LOT 23 7,746 SF± 0.18 AC±
LOT 24 7,200 SF± 0.17 AC±
LOT 25 7,200 SF± 0.17 AC±
LOT 26 7,200 SF± 0.17 AC±
LOT 27 7,200 SF± 0.17 AC±
TRACT D 7,247 SF± 0.17 AC±
EXISTING DRIVEWAY ACCESS TO LOIS THORNTON PROPERTY - TO REMAIN
S 00°09'58" E 120.00
S 89°43'22" W 29.22'
TRACT E 34,373 SF± 0.79 AC±
5' CONCRETE TRAIL
MAILBOX KIOSK (3) 13-UNIT, (1) 12-UNIT SHEET 17, DETAIL D

LEGEND

- STORM MANHOLE
- TYPE C - TYPE D AREA INLET
- TRIPLE TYPE 13 COMBINATION INLET
- FLARED END SECTION
- RIP RAP
- ABC MAINTENANCE ACCESS
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- IRRIGATION METER AND BFP
- IRRIGATION CONTROLS
- GAS VALVE
- LIGHT POLE
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- PROPERTY LINE
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- EASEMENT LINE
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- WATER LINE
- IRRIGATION LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- CONTOUR
- CURB UNDERDRAIN
- UE — UTILITY EASEMENT
- RIDGELINE
- RIDGELINE
- RIDGELINE

30 15 0 30 60
SCALE: 1" = 30'

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Approved By: ***

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Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: DETAIL SITE PLAN

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

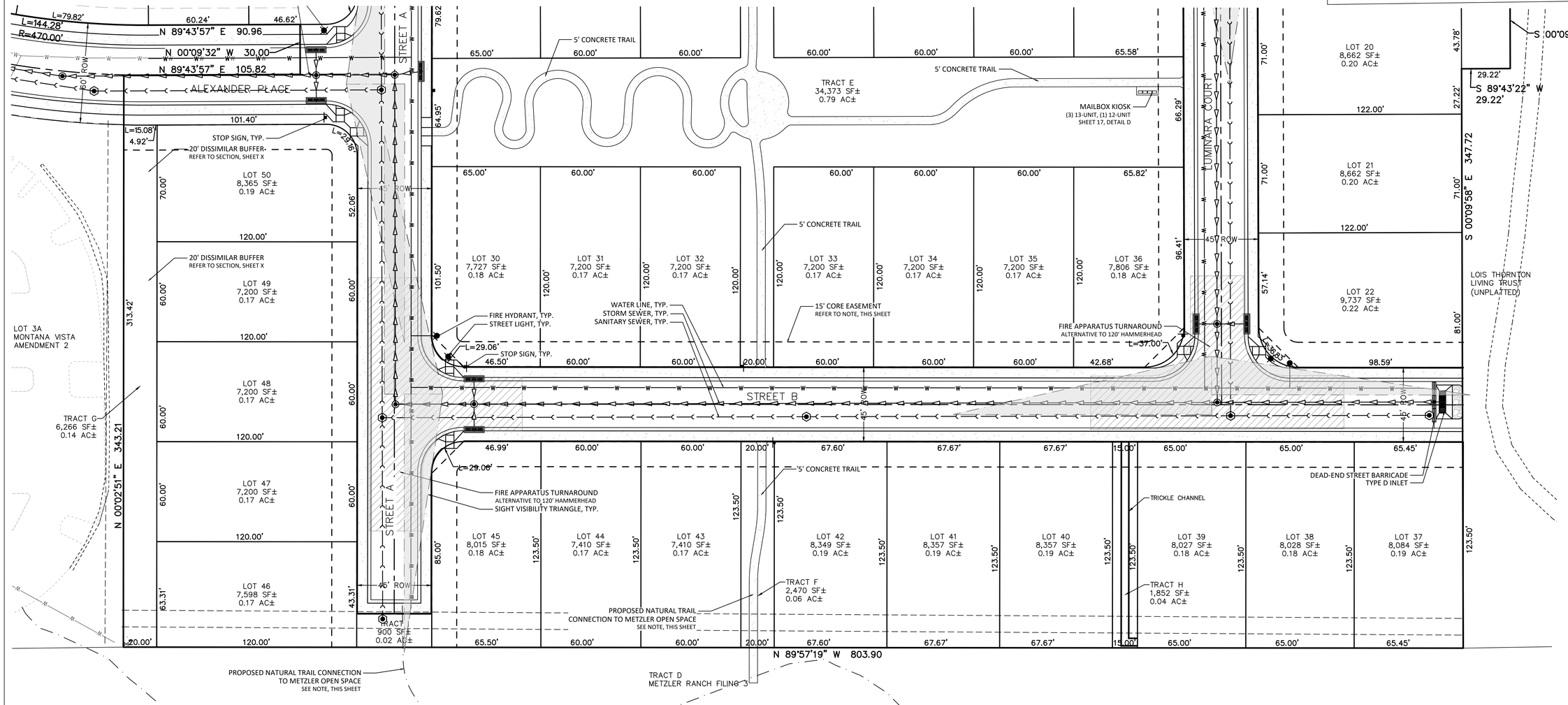
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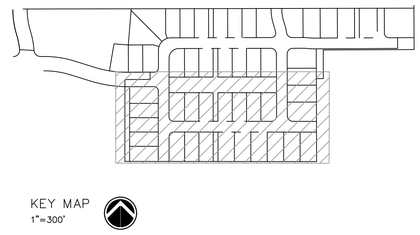
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SITE DEVELOPMENT PLAN

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

CHANGE 15' CORE EASEMENT TO 15' UE





LEGEND

STORM MANHOLE	PROPERTY LINE
TYPE C - TYPE D AREA INLET	LOT LINE
TRIPLE TYPE 13 COMBINATION INLET	CENTERLINE
FLARED END SECTION	EASEMENT LINE
RIP RAP	NATURAL TRAIL
ABC MAINTENANCE ACCESS	SANITARY SEWER
SANITARY MANHOLE	STORM SEWER
WATER VALVE	WATER LINE
HYDRANT	IRRIGATION LINE
IRRIGATION METER AND BFP	UNDERGROUND ELECTRIC
IRRIGATION CONTROLS	GAS LINE
GAS VALVE	TELEPHONE LINE
LIGHT POLE	CONTOUR
TRANSFORMER	CURB UNDERDRAIN
SIGHT TRIANGLE	UTILITY EASEMENT
CURB RAMPS	RIDGELINE
	RIDGELINE
	RIDGELINE

30 15 0 30 60

SCALE: 1" = 30'

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

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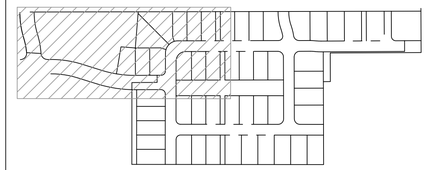
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SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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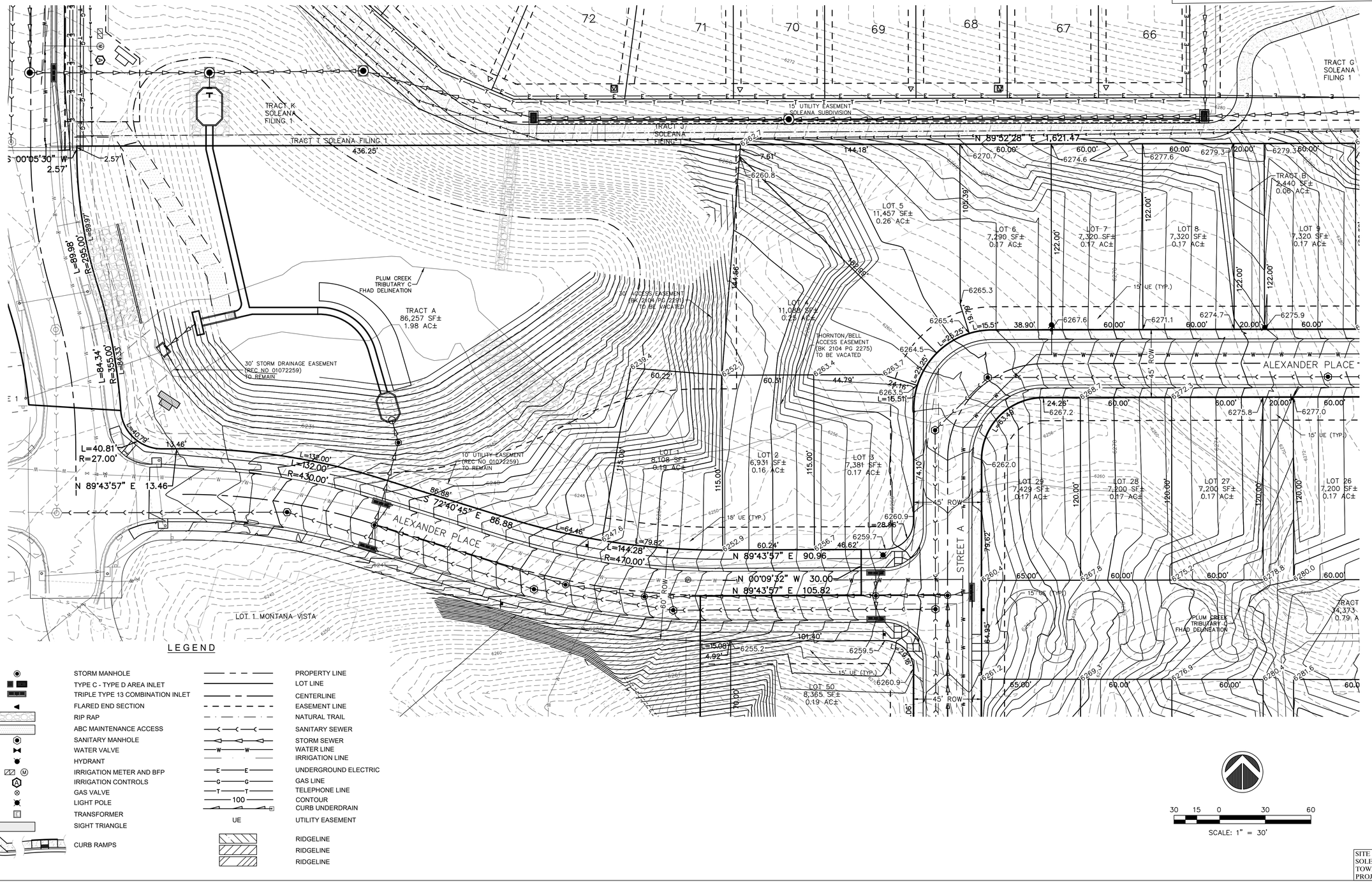
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
1"=300'

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LEGEND

- STORM MANHOLE
- TYPE C - TYPE D AREA INLET
- TRIPLE TYPE 13 COMBINATION INLET
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- CURB UNDERDRAIN
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- RIDGELINE
- RIDGELINE
- RIDGELINE

30 15 0 30 60
SCALE: 1" = 30'

Revision Type:	
No. Rev. Date:	
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Plan Set:	SITE DEVELOPMENT PLAN
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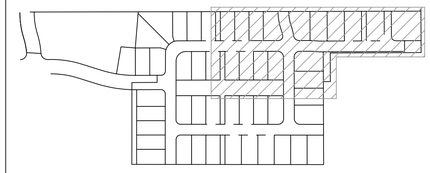
SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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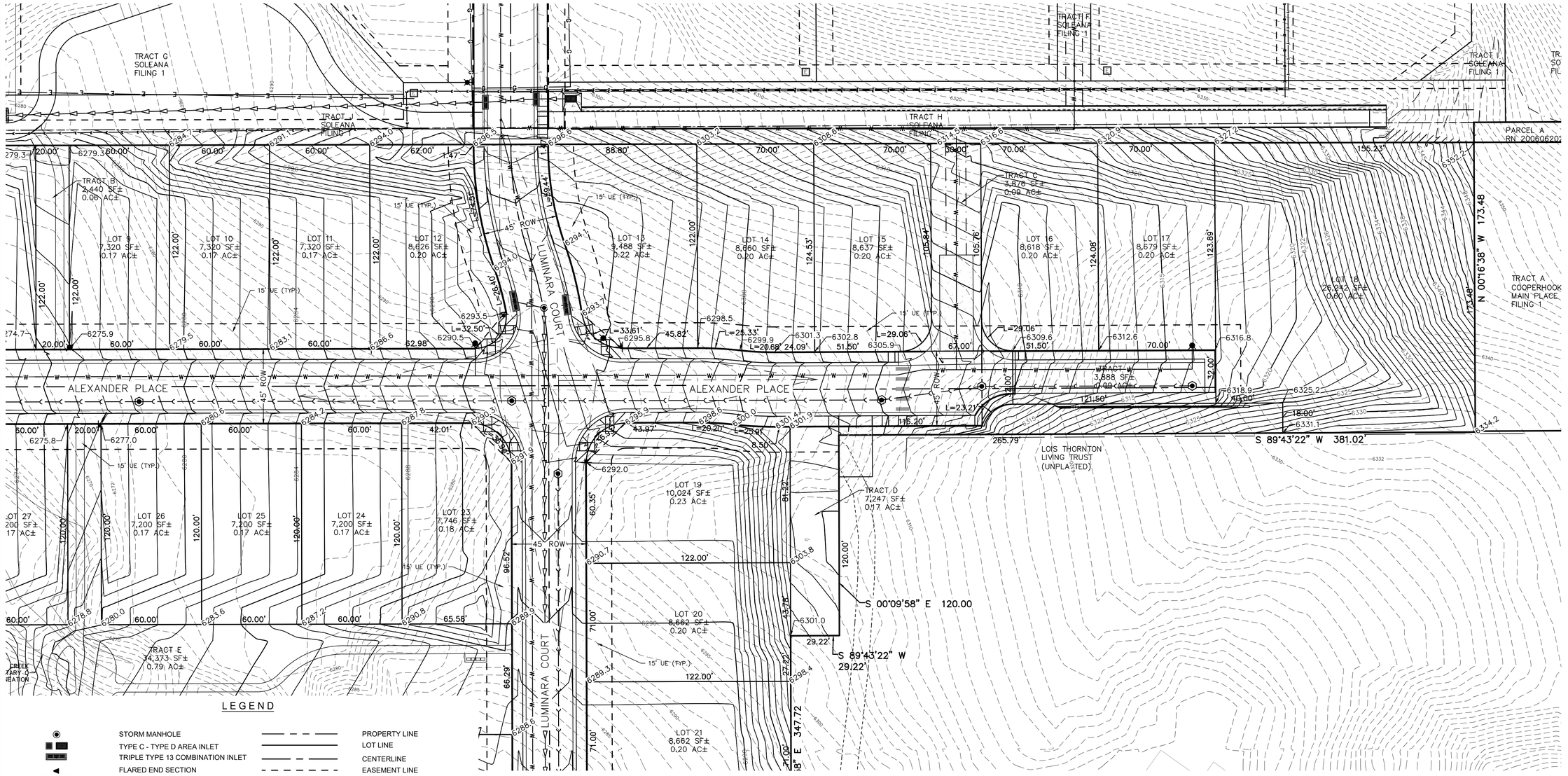
SITE DEVELOPMENT PLAN

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



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LEGEND

- STORM MANHOLE
- TYPE C - TYPE D AREA INLET
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- TELEPHONE LINE
- CONTOUR
- CURB UNDERDRAIN
- UE UTILITY EASEMENT
- RIDGELINE
- RIDGELINE
- RIDGELINE

30 15 0 30 60
SCALE: 1" = 30'

No.	Rev.	Date:

Revision Type:

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

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Horiz. Scale:
Vert. Scale:

Sheet: 8
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO

Plan Set: SITE DEVELOPMENT PLAN

Sheet Name: GRADING PLAN

2400XXXX

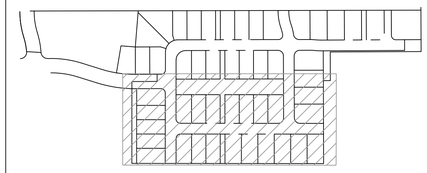
SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

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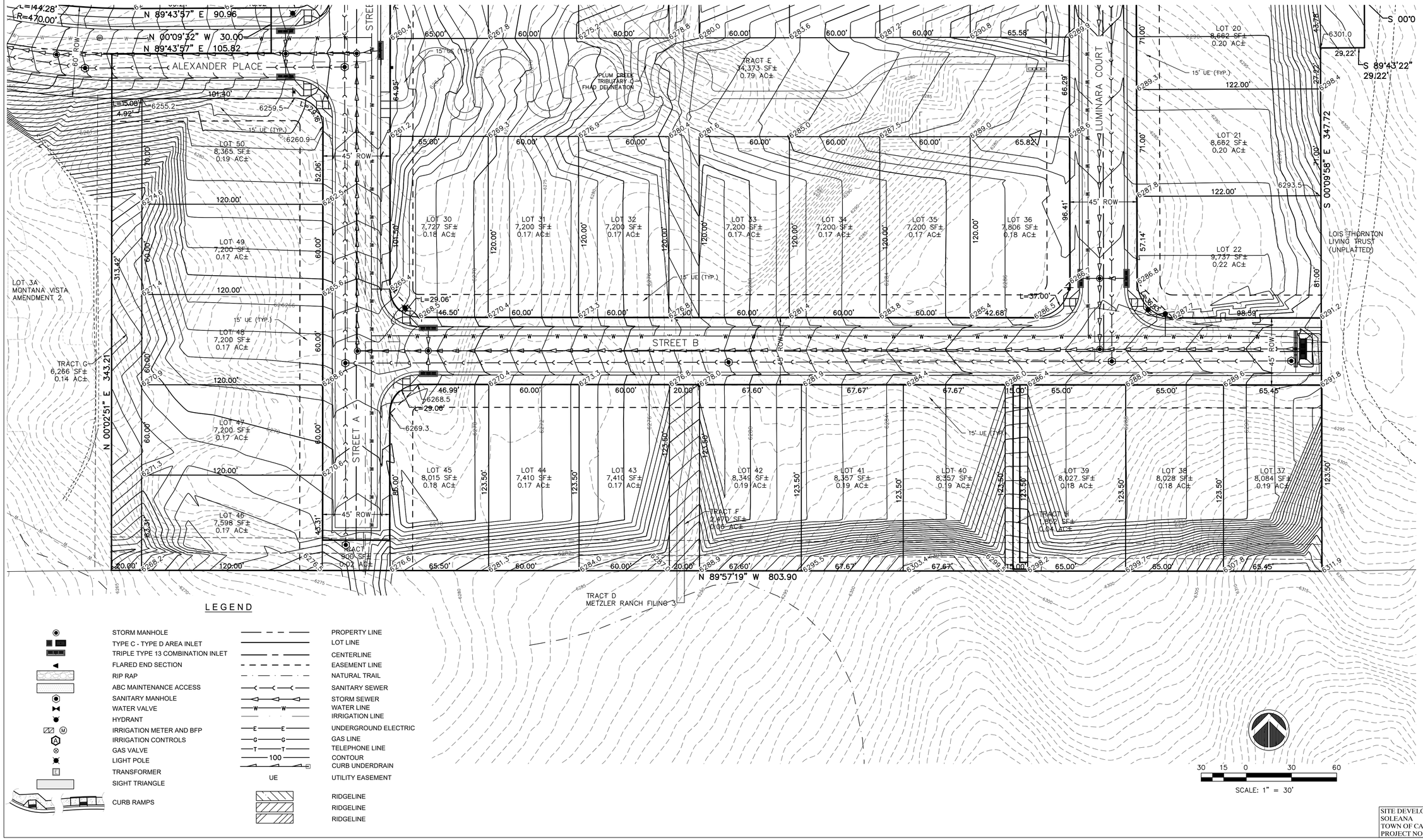
SITE DEVELOPMENT PLAN

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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LEGEND

- STORM MANHOLE
- TYPE C - TYPE D AREA INLET
- TRIPLE TYPE 13 COMBINATION INLET
- FLARED END SECTION
- RIP RAP
- ABC MAINTENANCE ACCESS
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- IRRIGATION METER AND BFP
- IRRIGATION CONTROLS
- GAS VALVE
- LIGHT POLE
- TRANSFORMER
- SIGHT TRIANGLE
- CURB RAMPS

- PROPERTY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- NATURAL TRAIL
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- IRRIGATION LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE LINE
- 100 CONTOUR
- CURB UNDERDRAIN
- UE UTILITY EASEMENT
- RIDGELINE
- RIDGELINE
- RIDGELINE

No.	Rev. Date:	Revision Type:

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

Date: DATE
Horiz. Scale:
Vert. Scale:

Sheet: 9
Job No.:

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

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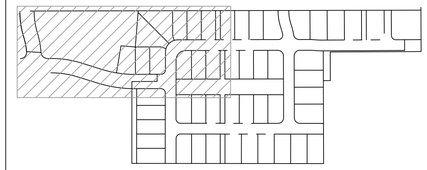
SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

Sheet: 9 of 19

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SITE DEVELOPMENT PLAN

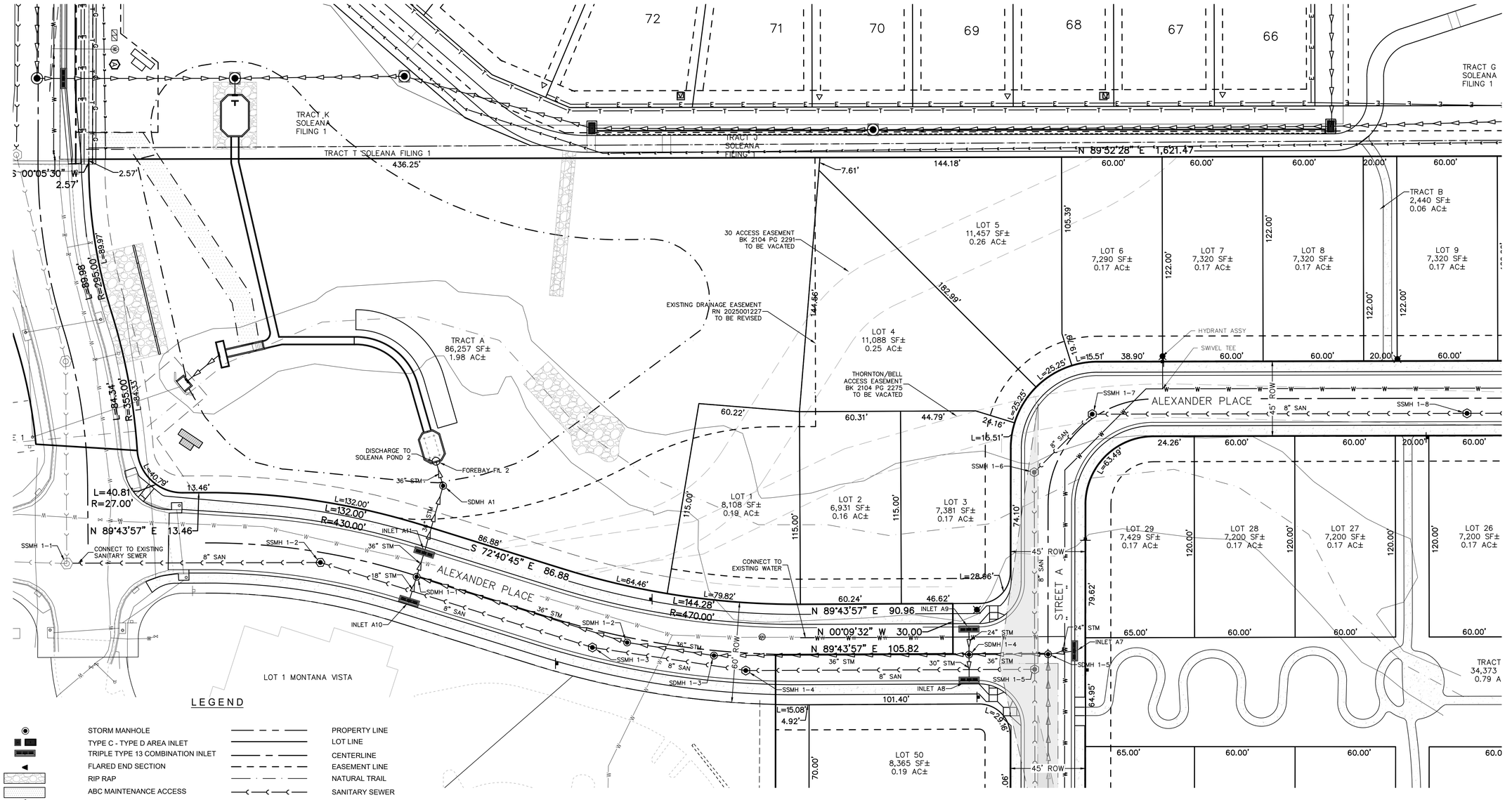
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
1"=300'

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LEGEND

STORM MANHOLE	PROPERTY LINE
TYPE C - TYPE D AREA INLET	LOT LINE
TRIPLE TYPE 13 COMBINATION INLET	CENTERLINE
FLARED END SECTION	EASEMENT LINE
RIP RAP	NATURAL TRAIL
ABC MAINTENANCE ACCESS	SANITARY SEWER
SANITARY MANHOLE	STORM SEWER
WATER VALVE	WATER LINE
HYDRANT	IRRIGATION LINE
IRRIGATION METER AND BFP	UNDERGROUND ELECTRIC
IRRIGATION CONTROLS	GAS LINE
GAS VALVE	TELEPHONE LINE
LIGHT POLE	CONTOUR
TRANSFORMER	CURB UNDERDRAIN
SIGHT TRIANGLE	UTILITY EASEMENT
CURB RAMPS	RIDGELINE
	RIDGELINE
	RIDGELINE

30 15 0 30 60
SCALE: 1" = 30'

No.	Rev.	Date:

Revision Type:

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

Date: DATE
Horiz. Scale:
Vert. Scale:

Sheet: 4
Job No.:

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

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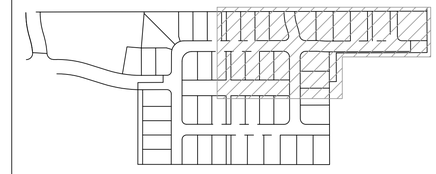
SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

Sheet: 10 of 19

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SITE DEVELOPMENT PLAN

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



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TRACT G SOLEANA FILING 1
TRACT J SOLEANA FILING 1
TRACT H SOLEANA FILING 1
TRACT I SOLEANA FILING 1
TRACT E SOLEANA FILING 1
PARCEL A RN 2006062021
TRACT A COOPERHOOK/ MAIN PLACE FILING 1
TRACT B 2,440 SF± 0.06 AC±
TRACT C 3,876 SF± 0.09 AC±
TRACT D 7,247 SF± 0.17 AC±
TRACT E 34,373 SF± 0.79 AC±
LOT 9 7,320 SF± 0.17 AC±
LOT 10 7,320 SF± 0.17 AC±
LOT 11 7,320 SF± 0.17 AC±
LOT 12 8,626 SF± 0.20 AC±
LOT 13 9,488 SF± 0.22 AC±
LOT 14 8,660 SF± 0.20 AC±
LOT 15 8,637 SF± 0.20 AC±
LOT 16 8,618 SF± 0.20 AC±
LOT 17 8,679 SF± 0.20 AC±
LOT 18 26,242 SF± 0.60 AC±
LOT 19 10,024 SF± 0.23 AC±
LOT 20 8,662 SF± 0.20 AC±
LOT 21 8,662 SF± 0.20 AC±
LOT 23 7,746 SF± 0.18 AC±
LOT 24 7,200 SF± 0.17 AC±
LOT 25 7,200 SF± 0.17 AC±
LOT 26 7,200 SF± 0.17 AC±
LOT 27 7,200 SF± 0.17 AC±
LUMINARA COURT
ALEXANDER PLACE
LOIS THORNTON LIVING TRUST (UNPLATTED)
45' ROW
HYDRANT ASSY
SWIVEL TEE
SSMH 1-8
SSMH 1-9
SSMH 1-10
SSMH 1-11
SSMH 1-12
SSMH 4-1
SDMH 1-10
INLET A1
INLET A2
8" SAN
30" STM
24" STM
TRACT W 3,888 SF± 0.09 AC±
S 89°43'22" W 381.02
S 00°09'58" E 120.00
S 89°43'22" W 29.22'
N 00°16'38" W 173.48
E 347.72

LEGEND

- STORM MANHOLE
- TYPE C - TYPE D AREA INLET
- TRIPLE TYPE 13 COMBINATION INLET
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- CURB UNDERDRAIN
- UTILITY EASEMENT
- RIDGELINE
- RIDGELINE
- RIDGELINE

30 15 0 30 60
SCALE: 1" = 30'

Revision Type:

No.	Rev. Date:

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

Date: DATE:
Horiz. Scale:
Vert. Scale:

Sheet: 11
Job No.:

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

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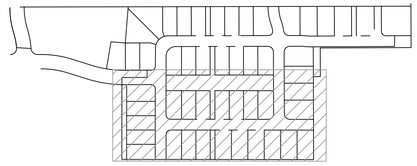
SITE DEVELOPMENT PLAN
SOLEANA
TOWN OF CASTLE ROCK
PROJECT NO. SDP24-0010

Sheet: 11 of 19

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SITE DEVELOPMENT PLAN

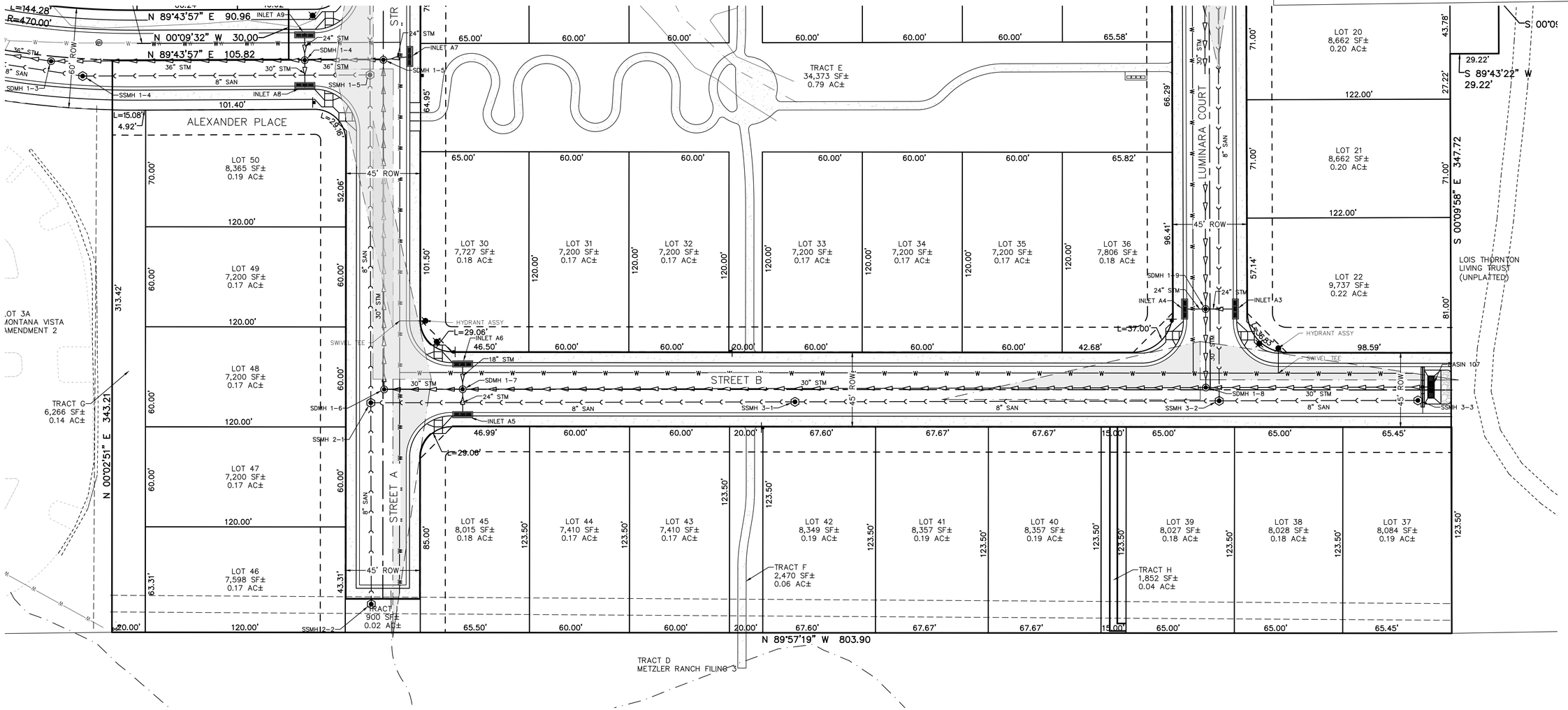
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP
1"=300'

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LEGEND

STORM MANHOLE	PROPERTY LINE
TYPE C - TYPE D AREA INLET	LOT LINE
TRIPLE TYPE 13 COMBINATION INLET	CENTERLINE
FLARED END SECTION	EASEMENT LINE
RIP RAP	NATURAL TRAIL
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IRRIGATION METER AND BFP	UNDERGROUND ELECTRIC
IRRIGATION CONTROLS	GAS LINE
GAS VALVE	TELEPHONE LINE
LIGHT POLE	CONTOUR
TRANSFORMER	CURB UNDERDRAIN
SIGHT TRIANGLE	UTILITY EASEMENT
CURB RAMPS	RIDGELINE
	RIDGELINE
	RIDGELINE

30 15 0 30 60
SCALE: 1" = 30'

Revision Type:	
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Rev. Date:	
Designed By:	
Prepared By: ***	Horiz. Scale:
Approved By: ***	Vert. Scale:
Date: DATE:	Sheet: 12
Job No.:	
Location:	TOWN OF CASTLE ROCK, COLORADO
Plan Set:	SITE DEVELOPMENT PLAN
Sheet Name:	UTILITY PLAN
2400XXXX	
Sheet:	12 of 19

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

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SITE DEVELOPMENT PLAN

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

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. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NONLIVING LANDSCAPE 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.
11. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
13. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
14. WHERE SIDEWALK IS ATTACHED, ONE TREE PER LOT NEEDS TO BE PROVIDED IN FRONT YARD TO MEET STREET TREE REQUIREMENTS.
15. METHODS FOR EXISTING NATIVE VEGETATION TO BE PROTECTED IN PLACE WILL BE DETAILED IN THE CONSTRUCTION DOCUMENTS.
16. THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN AND THE TOWN OF CASTLE ROCK TESC MANUAL.

LANDSCAPE LEGEND

- Deciduous Shade Tree (Low Hydrozone)
- Ornamental Tree (Low & Moderate Hydrozone)
- Evergreen Tree (Very Low & Low Hydrozone)
- Street Tree (Low Hydrozone)
- Tahoma 31 - Spray Irrigation (Moderate Hydrozone)
- 1 1/2" - River Rock Mulch - Drip Irrigation (Low Hydrozone)
- 3/4" Angular Granite Mulch - Drip Irrigation (Low Hydrozone)
- Native Seed - Temporary Spray (Low Hydrozone)
- Crusher Fines
- Edger
- 3-Rail Perimeter Fence
- 5' Privacy Fence
- Entry Monument
- Geogrid
- Natural Trail
- Existing Natural Trail (Metzler O.S.)

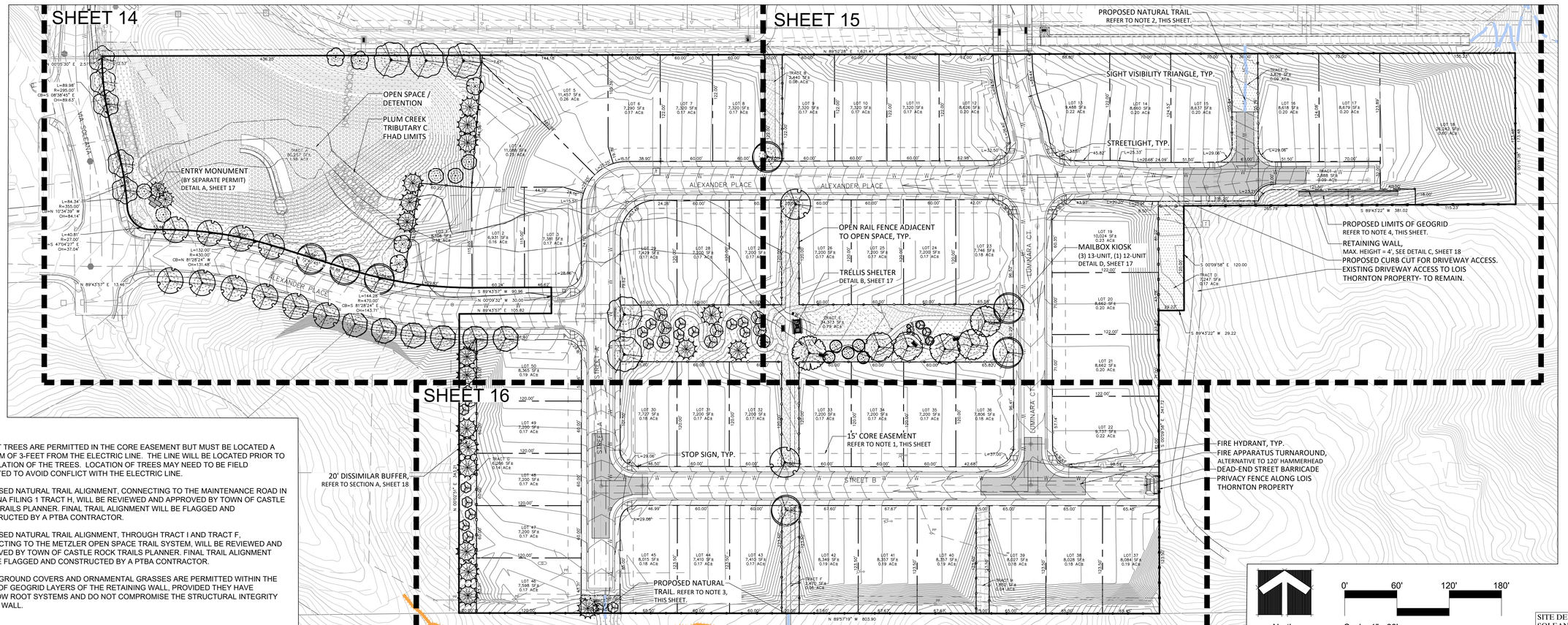
SITE PLAN LEGEND

- Proposed Lot Line
- Proposed Right-of-Way
- Proposed Easement
- Proposed Sidewalk
- Proposed Curb
- Proposed Edge of Pavement
- Proposed Sanitary Sewer
- Proposed Water Line
- Proposed Major Contour
- Proposed Minor Contour
- Sight Visibility Triangle
- Proposed Stop Sign
- Irrigation Tap
- Proposed Storm Sewer
- Property Boundary
- Fire Apparatus Turnaround
- Existing Lot Line
- Existing Right-of-Way
- Existing Easement
- Existing Sidewalk
- Existing Curb
- Existing Edge of Pavement
- Existing Sanitary Sewer
- Existing Water Line
- Existing Storm Sewer
- Existing Major Contour
- Existing Minor Contour
- Existing Electrical Line
- Existing Gas Line
- Existing Telephone Pedestal

STREETSCAPE*

STREET NAME / TRACT	LINEAR FEET (LF)	REQUIRED STREET TREES (1 TREE PER 40 LF)	EXISTING STREET TREES (IF APPLICABLE)	PROPOSED STREET TREES	PROVIDED STREET TREES	REQUIRED STREET SHRUBS (4 SHRUBS PER REQUIRED TREE)	PROVIDED STREET SHRUBS	**PROPOSED HYDROZONE
VIA SOLEANA / TRACT A	197.29	4.93	N/A	5	5	19.73	20	2
ALEXANDER PLACE / TRACT A	317.21	7.93	N/A	8	8	31.72	32	2
ALEXANDER PLACE	469.47	11.74	N/A	12	12	46.95	47	2
LUMINARA COURT / TRACT E	66.28	1.66	N/A	2	2	6.63	7	2
SOLEANA PLACE / TRACT B	20.00	0.50	N/A	1	1	2.00	2	2
SOLEANA PLACE / TRACT E	20.00	0.50	N/A	1	1	2.00	2	2
STREET A / TRACT E	64.94	1.62	N/A	2	2	6.49	7	2
STREET A / TRACT I	43.74	1.09	N/A	2	2	4.37	7	
STREET B / TRACT E	20.0000	0.50	N/A	1	1	2.00	2	2
STREET B / TRACT F	20.00	0.50	N/A	1	1	2.00	2	2

* On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway.
** Plant material within streetscape must be hydrozone 1 or 2 from the Town of Castle Rock Plant List.



NOTES:

1. STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3-FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.
2. PROPOSED NATURAL TRAIL ALIGNMENT, CONNECTING TO THE MAINTENANCE ROAD IN SOLEANA FILING 1 TRACT H, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.
3. PROPOSED NATURAL TRAIL ALIGNMENT, THROUGH TRACT I AND TRACT F, CONNECTING TO THE METZLER OPEN SPACE TRAIL SYSTEM, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.
4. SMALL GROUND COVERS AND ORNAMENTAL GRASSES ARE PERMITTED WITHIN THE LIMITS OF GEOGRID LAYERS OF THE RETAINING WALL, PROVIDED THEY HAVE SHALLOW ROOT SYSTEMS AND DO NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE WALL.

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Designed By: HDG | Date: 09/29/2026
Prepared By: HDG | Horiz. Scale:
Approved By: | Vert. Scale:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: OVERALL LANDSCAPE PLAN
Job No.:
Sheet:

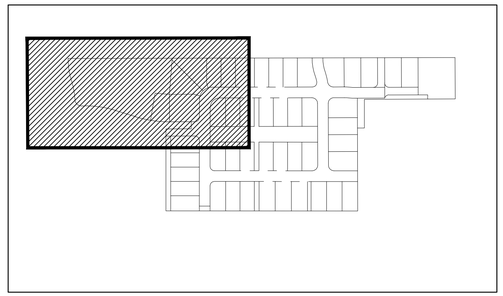
SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
PROJECT NO. SDPXX-XXXX

Sheet: 13 of 19

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SITE DEVELOPMENT PLAN

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



KEY MAP - 1"=300'

LANDSCAPE LEGEND

- Deciduous Shade Tree (Low Hydrozone)
- Ornamental Tree (Low & Moderate Hydrozone)
- Evergreen Tree (Very Low & Low Hydrozone)
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- Existing Natural Trail (Metzler OS.)

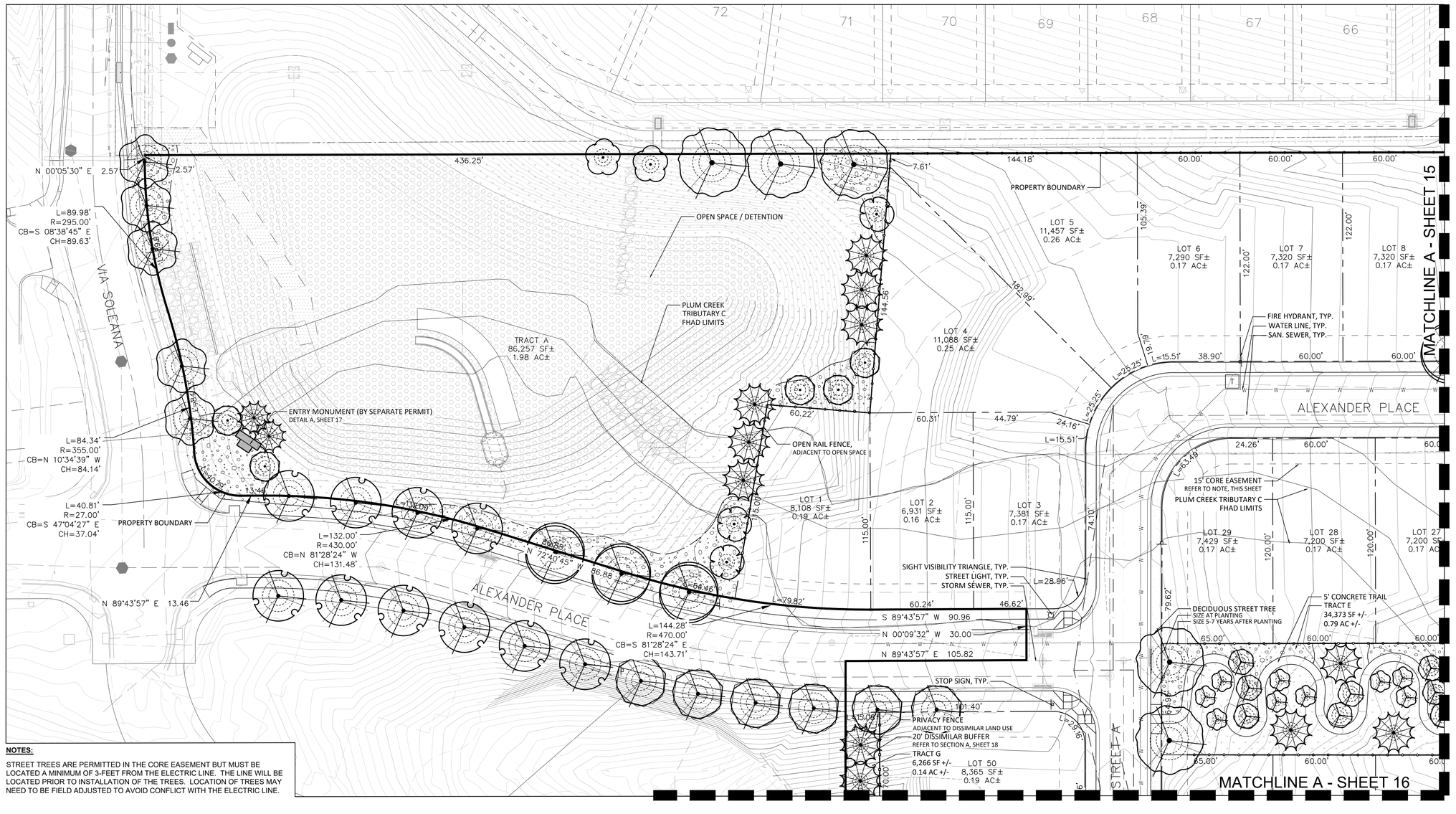
SITE PLAN LEGEND

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- Existing Minor Contour
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- Existing Telephone Pedestal

North

0' 30' 60' 90'

Scale: 1" - 30'



NOTES:

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Designed By: HDG Date: 09/29/2026 Sheet:
Prepared By: HDG Horiz. Scale: Job No.:
Approved By: Vert. Scale:

Revision Type:

Location: TOWN OF CASTLE ROCK, COLORADO

Plan Set: SITE DEVELOPMENT PLAN

Sheet Name: LANDSCAPE PLAN

SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
PROJECT NO. SDPXX-XXXX

Sheet: 14 of 19

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SITE DEVELOPMENT PLAN

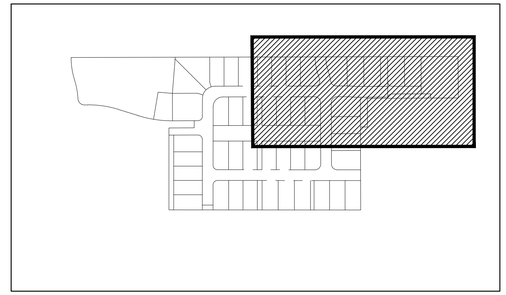
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- Existing Right-of-Way
- Existing Easement
- Existing Sidewalk
- Existing Curb
- Existing Edge of Pavement
- Existing Sanitary Sewer
- Existing Water Line
- Existing Storm Sewer
- Existing Major Contour
- Existing Minor Contour
- Existing Electrical Line
- Existing Gas Line
- Existing Telephone Pedestal



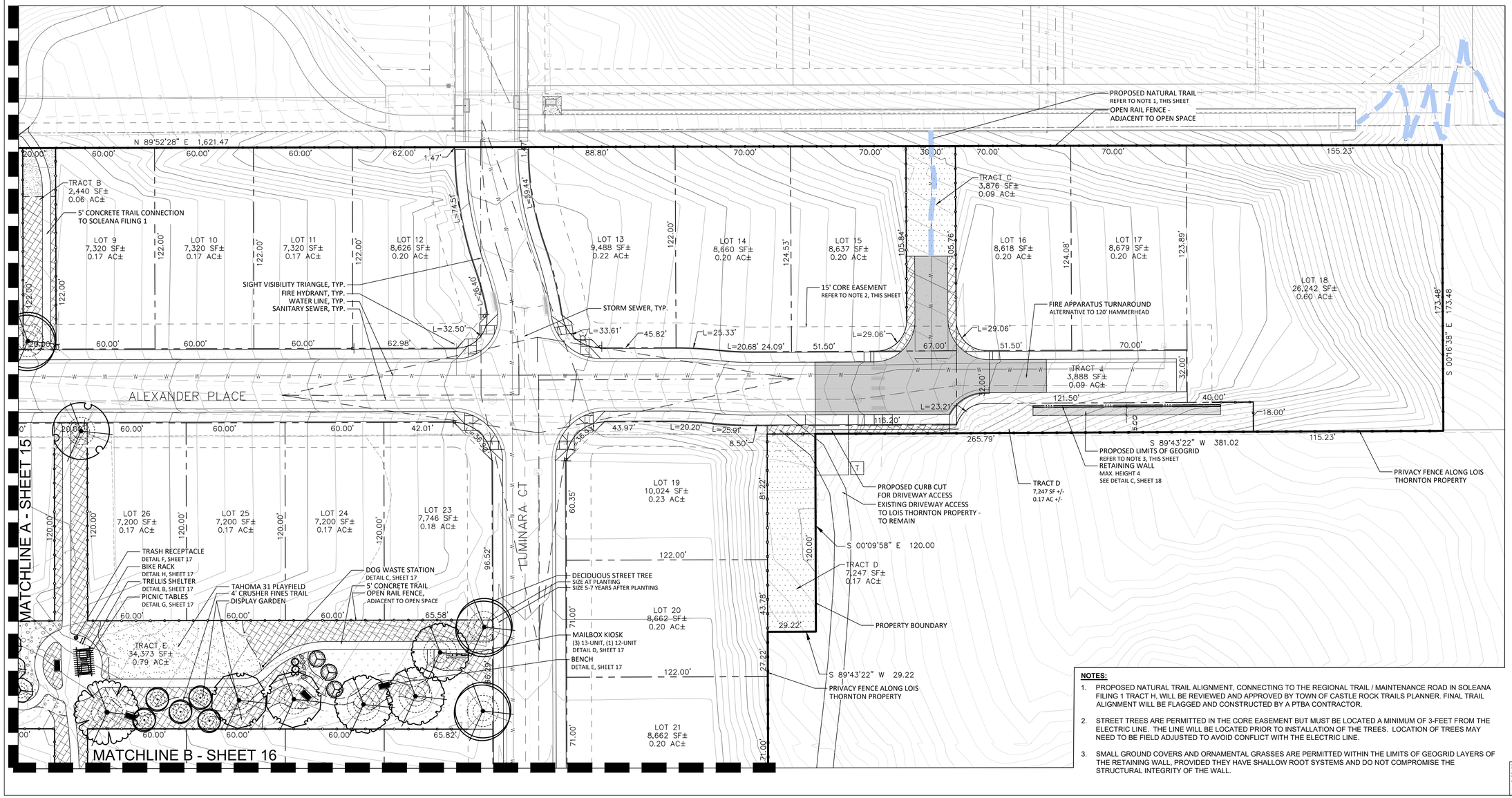
KEY MAP - 1"=300'

North

0' 30' 60' 90'

Scale: 1" - 30'

NOTE: PARK AMENITIES AND LAYOUT ARE CONCEPTUAL AND INTENDED TO REPRESENT PARK DESIGN ELEMENTS THAT MAY BE UTILIZED. THESE AMENITIES AND LAYOUTS DO NOT NECESSARILY DEPICT THE FINAL PRODUCTS OR CONFIGURATIONS THAT WILL BE USED. FINAL AMENITIES AND LAYOUTS WILL BE PROVIDED AT TIME OF CONSTRUCTION DOCUMENTS. FINAL AMENITIES MAY NOT BE REDUCED IN QUANTITY FROM THOSE ON THE APPROVED SITE DEVELOPMENT PLAN.



NOTES:

1. PROPOSED NATURAL TRAIL ALIGNMENT, CONNECTING TO THE REGIONAL TRAIL / MAINTENANCE ROAD IN SOLEANA FILING 1 TRACT H, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.
2. STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3-FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.
3. SMALL GROUND COVERS AND ORNAMENTAL GRASSES ARE PERMITTED WITHIN THE LIMITS OF GEOGRID LAYERS OF THE RETAINING WALL, PROVIDED THEY HAVE SHALLOW ROOT SYSTEMS AND DO NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE WALL.

SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
PROJECT NO. SDPXX-XXXX

Sheet: 15 of 19

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Designed By: HDG Date: 09/29/2026 Sheet:
Prepared By: HDG Horiz. Scale: Job No.:
Approved By: Vert. Scale:

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

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SITE DEVELOPMENT PLAN

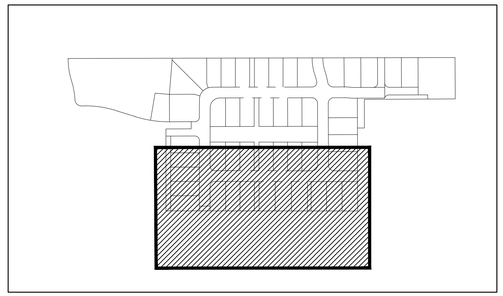
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE LEGEND

- Deciduous Shade Tree (Low Hydrozone)
- Ornamental Tree (Low & Moderate Hydrozone)
- Evergreen Tree (Very Low & Low Hydrozone)
- Street Tree (Low Hydrozone)
- Tahoma 31 - Spray Irrigation (Moderate Hydrozone)
- 1 1/2" - River Rock Mulch - Drip Irrigation (Low Hydrozone)
- 3/4" Angular Granite Mulch - Drip Irrigation (Low Hydrozone)
- Native Seed - Temporary Spray (Low Hydrozone)
- Crusher Fines
- Edger
- 3-Rail Perimeter Fence
- 5' Privacy Fence
- Entry Monument
- Geogrid
- Natural Trail
- Existing Natural Trail (Metzler O.S.)

SITE PLAN LEGEND

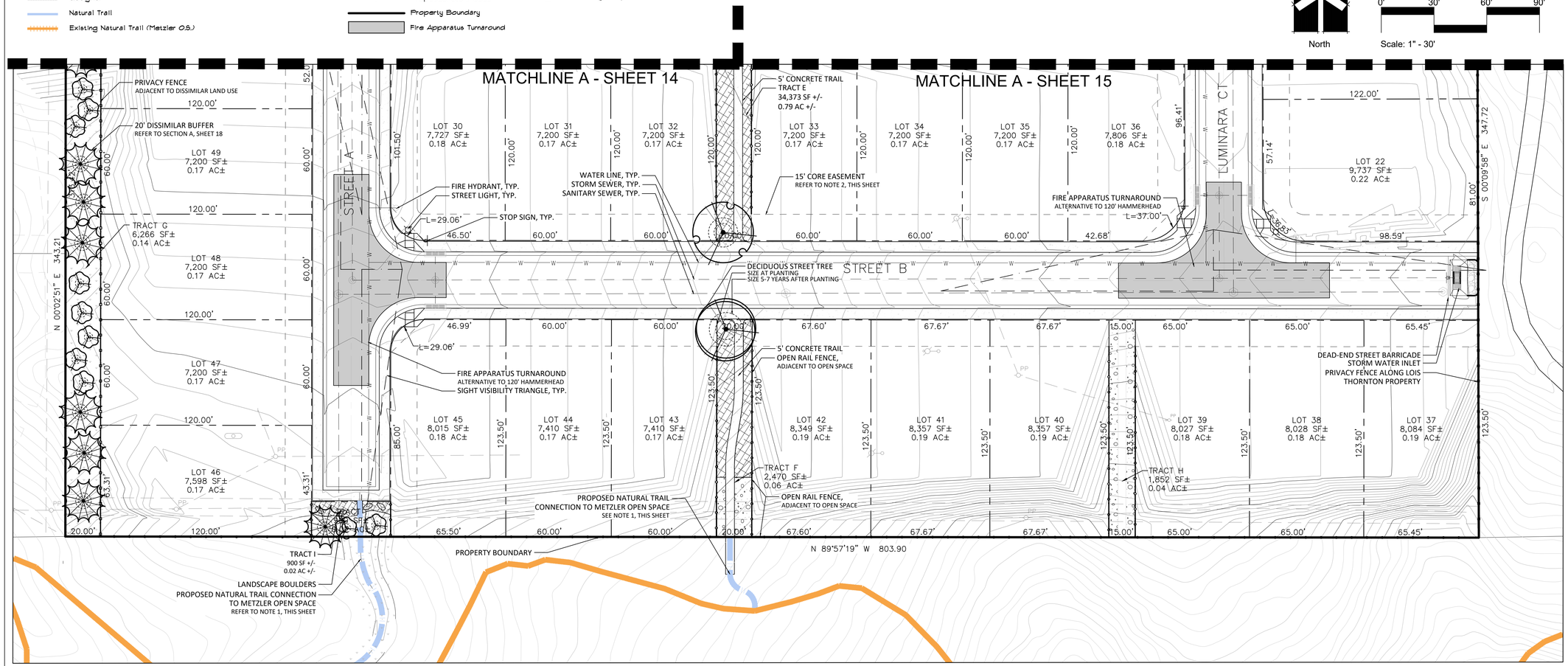
- Proposed Lot Line
- Proposed Right-of-Way
- Proposed Easement
- Proposed Sidewalk
- Proposed Curb
- Proposed Edge of Pavement
- Proposed Sanitary Sewer
- Proposed Water Line
- Proposed Major Contour
- Proposed Minor Contour
- Sight Visibility Triangle
- Proposed Stop Sign
- Irrigation Tap
- Proposed Storm Sewer
- Property Boundary
- Fire Apparatus Turnaround
- Existing Lot Line
- Existing Right-of-Way
- Existing Easement
- Existing Sidewalk
- Existing Curb
- Existing Edge of Pavement
- Existing Sanitary Sewer
- Existing Water Line
- Existing Storm Sewer
- Existing Major Contour
- Existing Minor Contour
- Existing Electrical Line
- Existing Gas Line
- Existing Telephone Pedestal



KEY MAP - 1"=300'

North

0' 30' 60' 90'
Scale: 1" - 30'



PLANT SCHEDULE

SYMBOL	HYDROZONE	SIZE	CONT.	UNIT	QUANTITY
DECIDUOUS SHADE TREES					
	LOW	2" CAL.	B&B	EA	42
DECIDUOUS ORNAMENTAL TREE					
	LOW	1.5" CAL.	B&B	EA	44
EVERGREEN TREES					
	LOW	6' HT.	B&B	EA	25
TAHOMA 31					
	LOW	N/A		SF	3,157
SHRUB BED					
	LOW	N/A		SF	28,403
NATIVE SEED					
	LOW	N/A		SF	90,111

NOTES:

1. PROPOSED NATURAL TRAIL ALIGNMENT, THROUGH TRACT I AND TRACT F, CONNECTING TO THE METZLER OPEN SPACE TRAIL SYSTEM, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.
2. STREET TREES ARE PERMITTED IN THE CORE EASEMENT BUT MUST BE LOCATED A MINIMUM OF 3-FEET FROM THE ELECTRIC LINE. THE LINE WILL BE LOCATED PRIOR TO INSTALLATION OF THE TREES. LOCATION OF TREES MAY NEED TO BE FIELD ADJUSTED TO AVOID CONFLICT WITH THE ELECTRIC LINE.

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Prepared By: HDG Horiz. Scale: Sheet:
Approved By: Vert. Scale: Job No.:

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

SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
PROJECT NO. SDPXX-XXXX

Sheet: 16 of 19

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SITE DEVELOPMENT PLAN

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

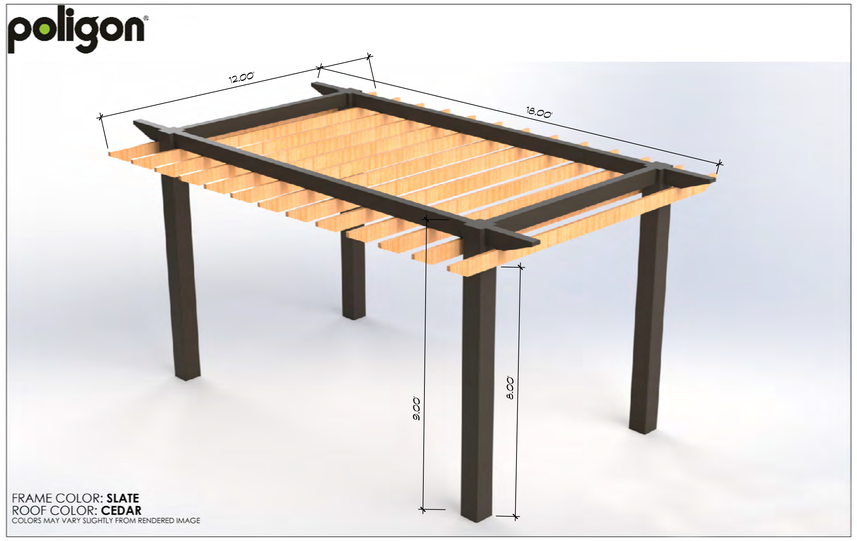
NOTE: PARK AMENITIES AND LAYOUT ARE CONCEPTUAL AND INTENDED TO REPRESENT PARK DESIGN ELEMENTS THAT MAY BE UTILIZED. THESE AMENITIES AND LAYOUTS DO NOT NECESSARILY DEPICT THE FINAL PRODUCTS OR CONFIGURATIONS THAT WILL BE USED. FINAL AMENITIES AND LAYOUTS WILL BE PROVIDED AT TIME OF CONSTRUCTION DOCUMENTS. FINAL AMENITIES MAY NOT BE REDUCED IN QUANTITY FROM THOSE ON THE APPROVED SITE DEVELOPMENT PLAN.

SITE AMENITY SCHEDULE

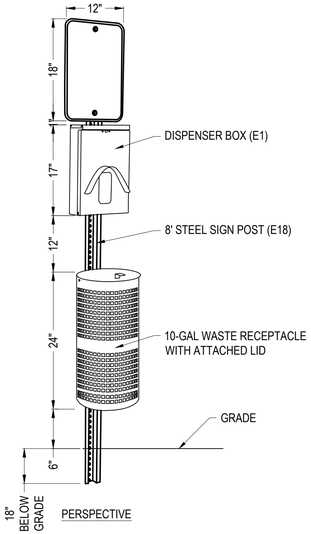
ITEM	QUANTITY	MANUFACTURER	MODEL	NOTES
ENTRY MONUMENT	1 EA	CUSTOM SITE FABRICATED	N/A	BY SEPARATE PERMIT
TRELLIS 12' x 18'	1 EA	POLIGON	TRELLIS 12' x 18'	COLOR: SLATE
DOG WASTE STATION	1 EA	PET WASTE ELIMINATOR	E3GRE	COLOR: GREEN
MAILBOX CLUSTER	4 EA	FLORENCE COMMERCIAL MAILBOXES	(3) 1570-13 (1) 1570-12	SURFACE MOUNT COLOR: BLACK
BENCH	4 EA	DUMOR	500-60HS	COLOR: BLACK
TRASH RECEPTACLE	1 EA	DUMOR	107-22-FTO	COLOR: BLACK
PICNIC TABLE	2 EA	DUMOR	448-44 448-43 (ADA ACCESSIBLE)	COLOR: BLACK
BIKE RACK	2 EA	DUMOR	290	COLOR: BLACK



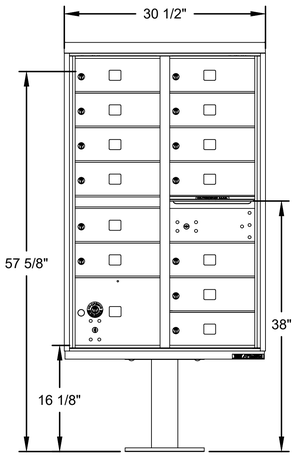
A ENTRY MONUMENT
BY SEPARATE PERMIT



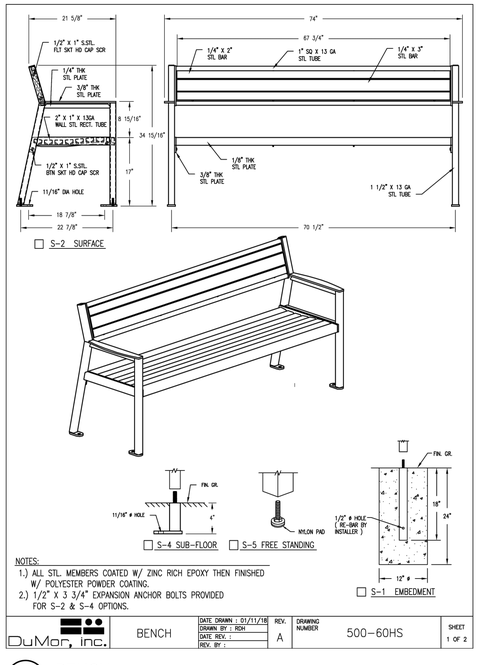
B TRELLIS - 12' x 18' (OR APPROVED CUSTOM-SITE FABRICATED ALTERNATIVE. CUSTOM SHELTER SHALL MATCH THE OVERALL DESIGN CHARACTERISTICS OF THE POLIGON TRELLIS AND BE OF EQUAL OR GREATER QUALITY.)



C DOG WASTE STATION
TYPE: PER WASTE ELIMINATOR - E3GRE



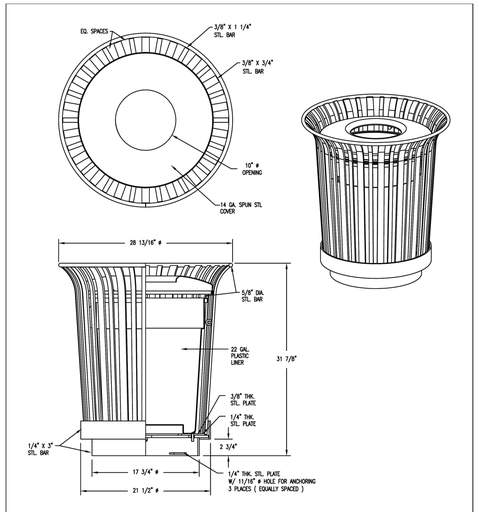
D MAILBOX CLUSTER
COLOR: BLACK
QUANTITIES: (3) - 13 BOX UNIT
(1) - 12 BOX UNIT



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 & S-4 OPTIONS.

DuMor, inc. | BENCH | DATE DRAWN : 01/11/18 | DRAWN BY : RDH | DATE REV. : | REV. BY : | REV. A | DRAWING NUMBER 500-60HS | SHEET 1 OF 2

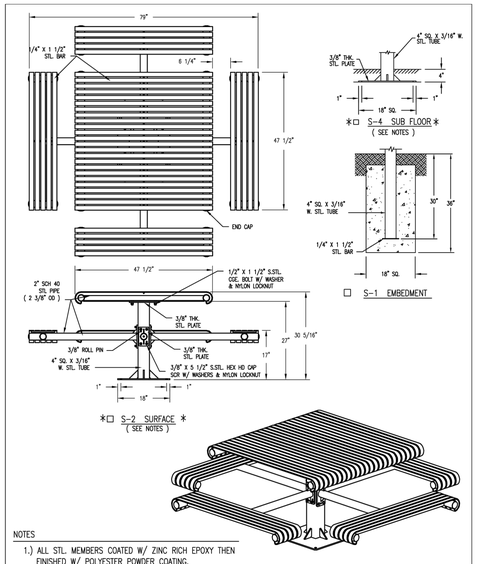
E BENCH
DuMor, inc. 500-60HS
Color: Black



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) RECEPTACLE FULLY ASSEMBLED AT FACTORY.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142 | SCALE : NONE | DATE DRAWN : 11/17/00 | DRAWN BY : AWH | DATE REV. : 12/3/12 | REV. BY : JSB | REV. F | TITLE : RECEPTACLE | DRAWING NUMBER 107-22-FTO | SHEET 1 OF 2

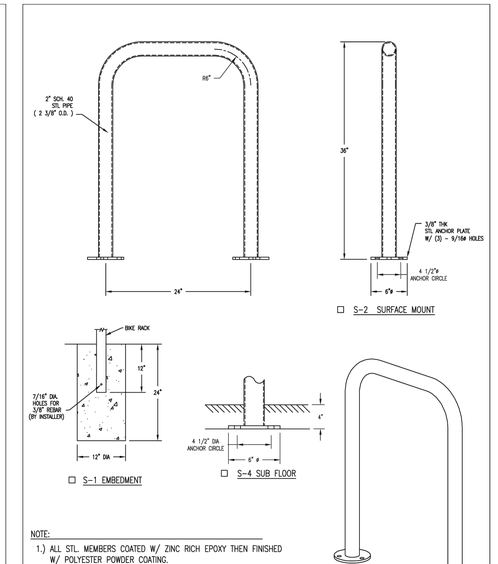
F TRASH RECEPTACLE
DuMor, inc. 107-22-FTO
Color: Black



NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 AND S-4.
* UPCHARGE APPLIES TO SUPPORT OPTION, CONSULT YOUR LOCAL REPRESENTATIVE.

DuMor, inc. | TABLE | DATE DRAWN : 8/30/13 | DRAWN BY : JSB | DATE REV. : 00/00/00 | REV. BY : XXX | REV. A | DRAWING NUMBER 448-44 | SHEET 1 OF 2

G PICNIC TABLE
DuMor, inc. 448-44
Color: Black



NOTE:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

DuMor, inc. | BIKE RACK | DATE DRAWN : 01/21/15 | DRAWN BY : RDH | DATE REV. : | REV. BY : | REV. A | DRAWING NUMBER 290 SERIES | SHEET 1 OF 2

H BIKE RACK
DuMor, inc. 290
Color: Black

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Prepared By: HDG | Horiz. Scale: | Job No.:
Approved By: | Vert. Scale:

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

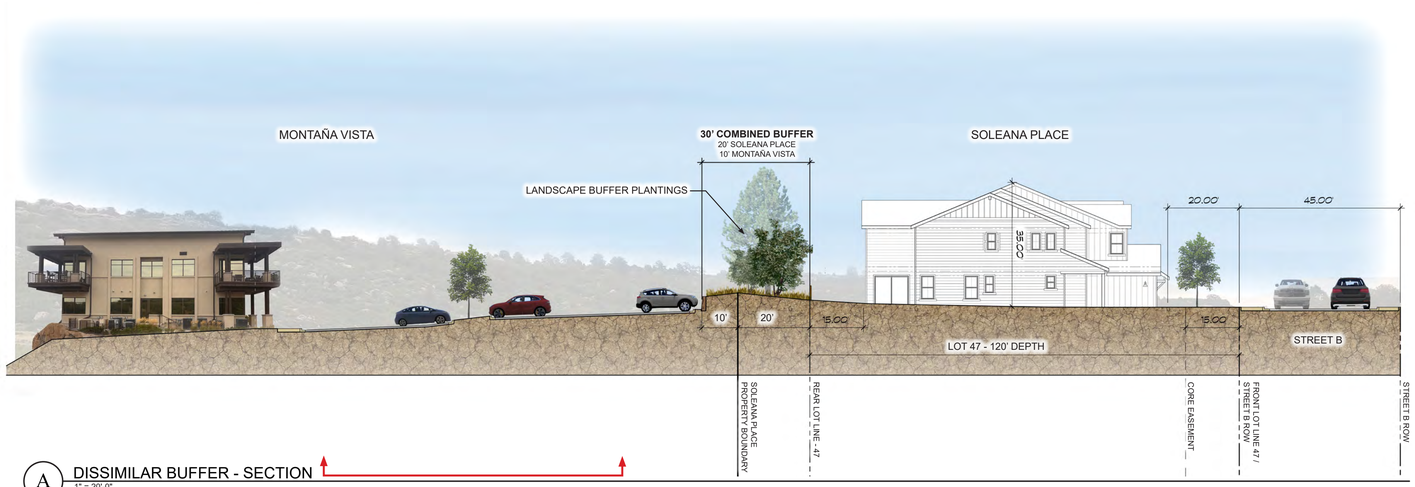
SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
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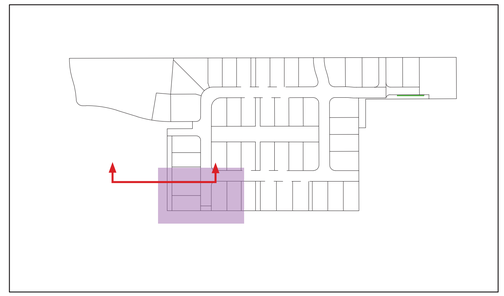
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SITE DEVELOPMENT PLAN

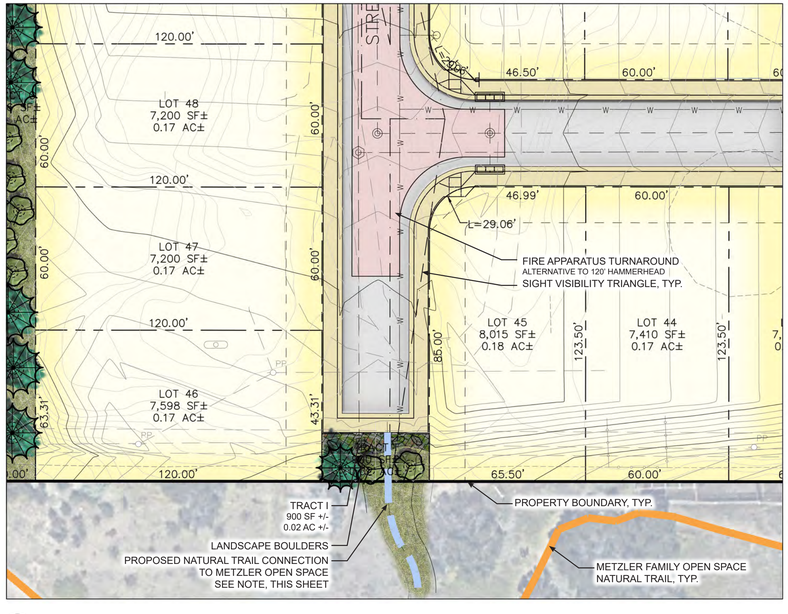
A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



A DISSIMILAR BUFFER - SECTION
1" = 20'-0"



KEY MAP - 1"=300'



B SOUTHWEST TRAILHEAD - LANDSCAPE VIGNETTE

NOTES:

PROPOSED NATURAL TRAIL ALIGNMENT, THROUGH TRACT I AND TRACT F, CONNECTING TO THE METZLER OPEN SPACE TRAIL SYSTEM, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.

North

0' 30' 60' 90'

Scale: 1" - 30'

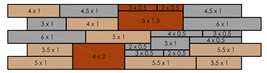
ROSETTA

OUTCROPPING COLLECTION

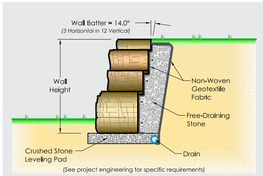
FEATURES

- Beautiful weathered stone textures.
- Consistent dimensions = fast installation.
- Quality materials = long term durability.
- Engineered, interlocking units suitable for any application.
- Multiple natural color blends.

Pre-drawn patterns and custom layout software save time in estimating and installation.



Download at www.rosettahardscapes.com



Rosetta is a fully engineered system, capable of performing in any structural application. For details, specifications, and over 200 pre-drawn cross-sections please visit www.rosettahardscapes.com/engineering



Sample Pallet



Pallet A: 18s.f. , 4,000 lbs



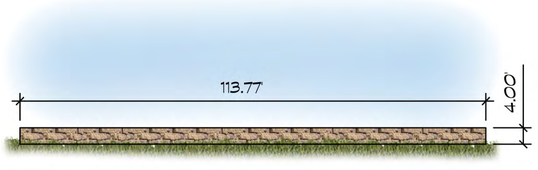
Pallet B: 18s.f. , 4,000 lbs



Pallet C: 18s.f. , 4,000 lbs



www.rosettahardscapes.com



C RETAINING WALL - ROSETTA HARDSCAPE "OUTCROPPING"
OR APPROVED EQUAL

North

0' 30' 60' 90'

Scale: 1" - 30'

SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
PROJECT NO. SDPXX-XXXX

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Sheet:

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SITE DEVELOPMENT PLAN

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FENCING / TRAIL PLAN LEGEND

- Open Rail Fence
- Privacy Fence
- 10' Regional Trail
- 10' Regional / Maintenance Trail
- 5' Concrete Trail
- Natural Trail
- Metzler Open Space Natural Trail

North

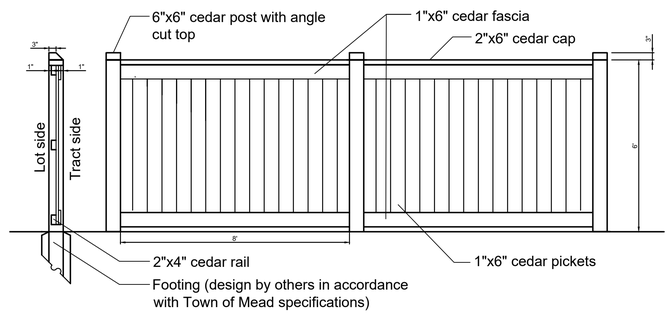
Scale: 1" - 60'



A OPEN RAIL FENCE

ADJACENT TO OPEN SPACE

Paint/Stain Color: To be determined
Optional Wire Mesh: Galvanized 14 gauge installed between post and rail.



Stain/Paint Color: To be determined

B SOLID PRIVACY FENCE

OPTIONAL HOMEOWNER INSTALLED FENCE. WITH EXCEPTION OF REAR LOT LINES OF LOTS 19-22 WHERE PRIVACY FENCE IS REQUIRED.

TRAIL NOTES:

1. PROPOSED NATURAL TRAIL ALIGNMENT, CONNECTING TO THE MAINTENANCE ROAD IN SOLEANA FILING 1 TRACT H, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.
2. PROPOSED NATURAL TRAIL ALIGNMENT, THROUGH TRACT I AND TRACT F, CONNECTING TO THE METZLER OPEN SPACE TRAIL SYSTEM, WILL BE REVIEWED AND APPROVED BY TOWN OF CASTLE ROCK TRAILS PLANNER. FINAL TRAIL ALIGNMENT WILL BE FLAGGED AND CONSTRUCTED BY A PTBA CONTRACTOR.

FENCING NOTES:

1. FENCING IS NOT REQUIRED, EXCEPT AT THE REAR LOT LINE OF LOTS 19-22 AND LOT 37, WHERE FENCING IS REQUIRED. IF FENCING IS INSTALLED AT THE HOMEOWNER'S DISCRETION, IT MUST BE IN ACCORDANCE WITH THE FOLLOWING AND AS INDICATED ON THE SITE DEVELOPMENT PLAN
2. WOOD PRIVACY FENCES SHALL BE PROVIDED ON THE REAR LOT LINE FOR LOTS LOTS 19-22 AND LOT 37. OTHERWISE, ALL FENCING IS OPTIONAL.
3. WOOD PRIVACY FENCES, IF INSTALLED AT THE HOMEOWNER'S DISCRETION, SHALL BE A MAXIMUM OF 6-FEET IN HEIGHT, CEDAR, AND THE FENCE BOARDS AND POSTS SHALL BE STAINED WITH SHERWIN WILLIAMS "CHARWOOD" SW-3542, SEMI-TRANSPARENT STAIN (OR EQUAL) OR AS OTHERWISE APPROVED BY THE BUILDER. ALL WOOD PRIVACY FENCES SHALL BE UNIFORM IN MATERIAL, COLOR, DESIGN, AND HEIGHT.
4. THE FENCE PLAN ON SHEET19 (THIS SHEET) INDICATES THE LOCATION AND THE ONLY FENCE TYPE PERMITTED ALONG LOT LINES ADJACENT TO COMMON OPEN SPACE. THE OPEN RAIL FENCE MAY BE INSTALLED AT THE OWNER'S DISCRETION.
5. OPEN RAIL FENCING, IF INSTALLED AT THE HOMEOWNER'S DISCRETION, SHALL BE A THREE-RAIL OPEN RAIL BOARD FENCE AND A MAXIMUM OF 4- FEET IN HEIGHT. WIRE MESH FASTENED TO THE INSIDE OF THE FENCE IS PERMITTED FOR PET ENCLOSURE. THE OPEN RAIL FENCE BOARDS AND POSTS SHALL BE STAINED WITH SHERWIN WILLIAMS "CHARWOOD" SW-3542, SEMI-TRANSPARENT STAIN (OR EQUAL) OR AS OTHERWISE APPROVED BY THE BUILDER. ALL OPEN RAIL FENCING SHALL BE UNIFORM IN MATERIAL, COLOR, DESIGN, AND HEIGHT.

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

SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
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