

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO REPLAT AND SITE PLAN PORTIONS OF THE CASTLE OAKS ESTATES FILING NO. 1 FINAL PLAT (RECORDED 12/29/2003, RECEPTION NUMBER 2003181990), AND PORTIONS OF THE CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2 FINAL PLAT (RECORDED 9/12/2006, RECEPTION NUMBER 2006078876) INTO DIFFERENT LOTS, TRACTS AND ROADS. THIS DOCUMENT SUPERCEDES ALL PREVIOUSLY PLATTED STREETS AND LOTS.

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SPANISH OAKS TRAIL, ALL OF SPANISH OAKS COURT, SPANISH OAKS WAY, WOODSAGE LANE AND DEL PICO PLACE, ALL OF BLOCKS 6, 7, 8, 9, 10, TRACT D, E AND F, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006078876 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE TOGETHER WITH TRACTS I AND L, CASTLE OAKS ESTATES FILING NO. 1, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2003181990, IN SAID RECORDS, BEING LOCATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, WHENCE THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 31 BEARS SOUTH 89°23'25" WEST A DISTANCE OF 1323.33 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE:

THENCE SOUTH 89°44'37" WEST, A DISTANCE OF 1,034.59 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CASTLE OAKS DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 545.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 64°44'50" EAST AND THE POINT OF BEGINNING:

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°58'46", AN ARC LENGTH OF 361.26 FEET;
- 2) TANGENT TO SAID CURVE, SOUTH 12°43'36" EAST, A DISTANCE OF 94.05 FEET;
- 3) SOUTH 32°38'38" WEST, A DISTANCE OF 42.26 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AUTUMN SAGE STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 78°03'56" WEST, A DISTANCE OF 27.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 845.00 FEET;
- 2) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'09", AN ARC LENGTH OF 218.55 FEET;
- 3) TANGENT TO SAID CURVE, SOUTH 63°14'48" WEST, A DISTANCE OF 857.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 655.00 FEET;
- 4) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'16", AN ARC LENGTH OF 250.41 FEET;
- 5) TANGENT TO SAID CURVE, SOUTH 85°09'04" WEST, A DISTANCE OF 25.19 FEET;
- 6) NORTH 49°50'56" WEST, A DISTANCE OF 28.28 FEET;
- 7) SOUTH 85°09'04" WEST, A DISTANCE OF 50.00 FEET;
- 8) SOUTH 40°09'04" WEST, A DISTANCE OF 28.28 FEET;
- 9) SOUTH 85°09'04" WEST, A DISTANCE OF 535.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 545.00 FEET;
- 10) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'12", AN ARC LENGTH OF 38.87 FEET;
- 11) NON-TANGENT TO SAID CURVE, NORTH 56°28'27" WEST, A DISTANCE OF 27.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CRIMSON SKY DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) DEPARTING SAID NORTHERLY BOUNDARY, NORTH 14°00'46" WEST, A DISTANCE OF 527.36 FEET;
- 2) NORTH 26°58'09" EAST, A DISTANCE OF 26.23 FEET;
- 3) NORTH 142°73'00" WEST, A DISTANCE OF 50.52 FEET;
- 4) NORTH 69°03'11" WEST, A DISTANCE OF 27.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 355.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°19'59" WEST;
- 5) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°46'08", AN ARC LENGTH OF 184.45 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTHWESTERLY BOUNDARY OF SAID BLOCK 6, NON-TANGENT TO SAID CURVE, NORTH 56°19'52" EAST, A DISTANCE OF 540.81 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK 6;

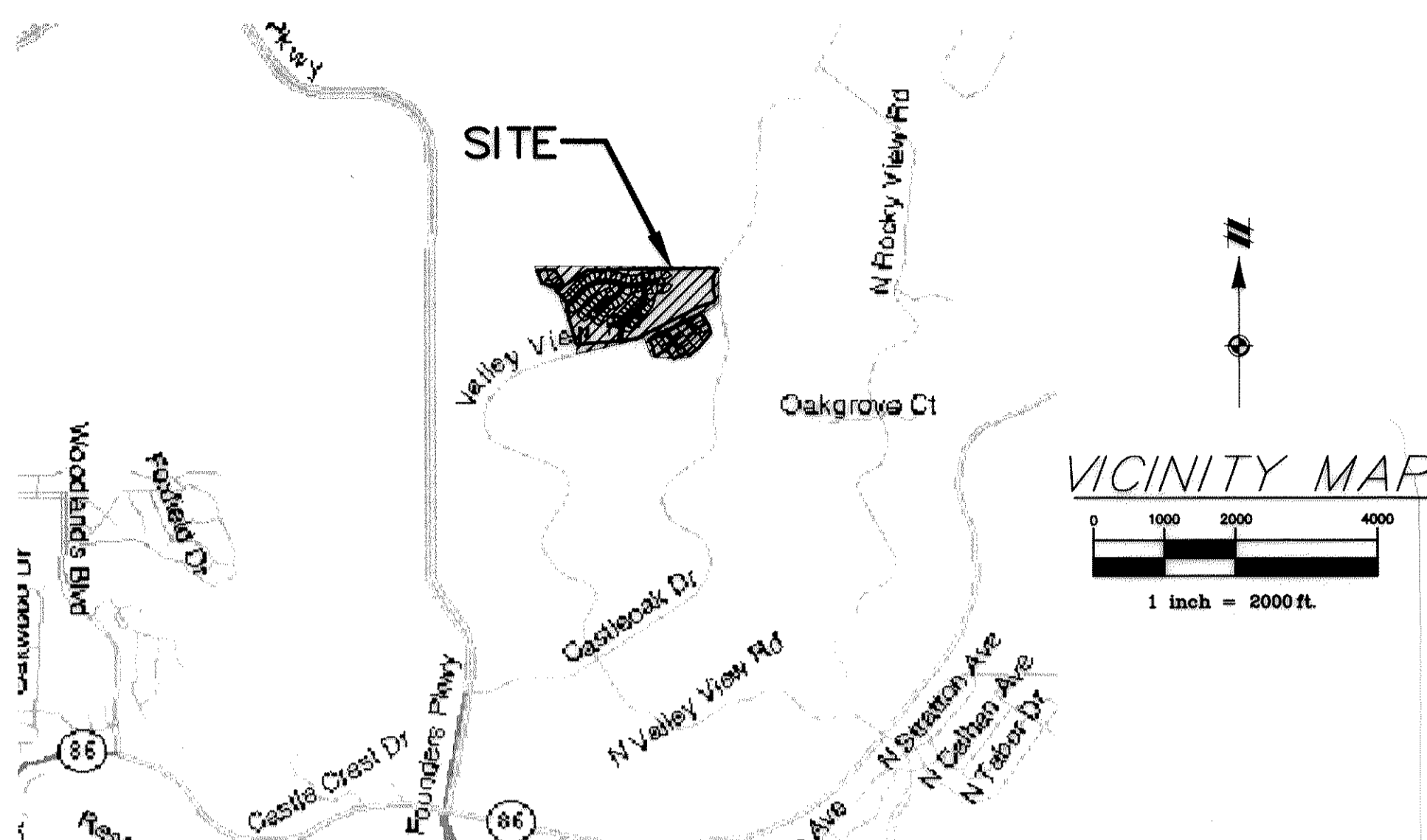
THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID CASTLE OAKS FILING NO. 1 AND CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, NORTH 89°18'13" EAST, A DISTANCE OF 1,808.64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 39.736 ACRES, (1,730,908 SQUARE FEET), MORE OR LESS.  
TOGETHER WITH:

BLOCK 10, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006078876 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

CONTAINING AN AREA OF 6.966 ACRES, (303,424 SQUARE FEET), MORE OR LESS.

CONTAINING A TOTAL COMBINED AREA OF 46.702 ACRES, (2,034,332 SQUARE FEET), MORE OR LESS.



### TITLE CERTIFICATION

I, PATRICK EMBLETON, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

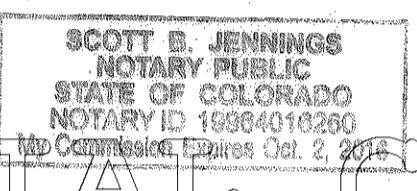
SIGNED THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 2013.  
*Patrick Embleton*  
AUTHORIZED REPRESENTATIVE

FIRST AMERICAN TITLE  
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17<sup>TH</sup> DAY OF September, 2013.

BY PATRICK EMBLETON  
*Patrick Embleton*

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 12-2-16



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

### CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: MICHAEL FORSUM TITLE: WEST REGION PRESIDENT  
SIGNED THIS 1<sup>ST</sup> DAY OF July, 2013.

COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>ST</sup> DAY OF July, 2013.

BY: *Michael Forsum*  
WITNESS MY HAND AND SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/15/2016

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION

BY: *Paul Donahue*  
MAYOR  
SIGNED THIS 8<sup>TH</sup> DAY OF October, 2013.

ATTEST: *Sally Muscare*  
TOWN CLERK  
SIGNED THIS 8<sup>TH</sup> DAY OF October, 2013.  
COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8<sup>TH</sup> DAY OF October, 2013.

BY: *Paul Donahue as Mayor and Sally Muscare as Town Clerk*  
WITNESS MY HAND AND SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-21-2015

CASTLE OAKS ESTATES MASTER ASSOCIATION, A COLORADO NONPROFIT CORPORATION

BY: *Michael Forsum*  
SIGNED THIS 1<sup>ST</sup> DAY OF July, 2013.  
COUNTY OF DOUGLAS )  
STATE OF COLORADO )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>ST</sup> DAY OF July, 2013.

BY: *Michael Forsum*  
WITNESS MY HAND AND SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/15/2016

### SHEET INDEX

- CIVIL PLANS
- 1 & 2 TITLE SHEET
  - 3 INDEX & PHASING MAP
  - 4 PRELIMINARY PD OVER PRELIMINARY PLAT
  - 5-8 SITE PLAN
  - 9-12 GRADING PLAN
  - 13 OVERALL UTILITY PLAN
  - 14-27 LANDSCAPE PLANS
  - 28-40 IRRIGATION PLANS

### OWNERS

SLV CASTLE OAKS, LLC  
9800 MT. PYRAMID COURT, STE 340  
ENGLEWOOD, CO 80112  
CONTACT: GREG BALEN 310-678-7324  
CASTLE OAKS ESTATES MASTER ASSOC.  
C/O MSJ  
3033 S. PARKER ROAD, SUITE 1100  
AURORA, CO 80014  
CONTACT: GREG BALEN 310-678-7324

### ENGINEER

ATWELL, LLC  
3033 E. FIRST AVE., STE 415  
DENVER, CO 80206  
CONTACT: PHILLIP DALRYMPLE 303-825-7100

### LAND SURVEYOR

AZTEC  
8000 S. LINCOLN ST., STE 201  
LITTLETON, CO 80122  
CONTACT: DEREK BROWN, PLS 303-327-7516

### LAND PLANNER

NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204  
CONTACT: MITCH BLACK 303-892-1166

### UTILITY PROVIDERS

- WATER TOWN OF CASTLE ROCK
- SEWER TOWN OF CASTLE ROCK
- GAS BLACK HILLS ENERGY
- ELECTRICITY IREA
- TELEPHONE CENTURY LINK
- CATV COMCAST

Douglas County Clerk and Recorder's Certificate  
This plat was filed for record in the office of  
the Douglas County Clerk of Douglas County at  
2:14 P.M. on the 14<sup>TH</sup> day of October, 2013  
at 2013082859 By Deputy Andrew Nelson

### SURVEYOR'S STATEMENT

I, DEREK BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

### CIVIL ENGINEER'S STATEMENT

I, PHILIP J. DALRYMPLE, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT/FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

### PLANNING COMMISSION APPROVAL

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN FOR WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14<sup>TH</sup> DAY OF 13 FEBRUARY 2013.

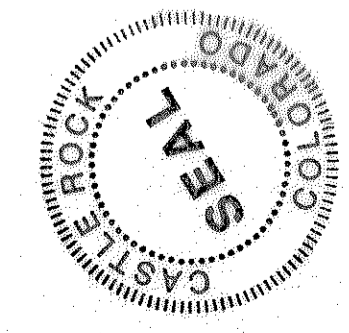
CHAIR: *Derek Brown* 09/26/13  
ATTEST: *Phillip Dalrymple* DATE

DIRECTOR OF DEVELOPMENT SERVICES: *Mitch Black* 5/27/13  
DATE

### STATEMENT OF TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN FOR WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 19<sup>TH</sup> DAY OF MARCH 2013.

TOWN OF CASTLE ROCK  
ATTEST: *Michael Forsum* MAYOR - Pro Tem  
*Sally Muscare* TOWN CLERK



CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
PROJECT # PPP12-0001

Land Development & Real Estate  
Power & Energy  
Telecommunications  
Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources

# ATWELL

866.859.4200 | www.atwell-group.com  
OFFICES IN NORTH AMERICA AND ASIA  
3033 E. FIRST AVENUE, SUITE 415  
DENVER, CO 80206  
303.825.7100

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC,  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7  
TITLE SHEET

CLIENT: SLV CASTLE OAKS, LLC  
DATE: 09/27/2012

11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

REVISIONS

# ATWELL

DR. --- CH. ---  
P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO. ---

1

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**BENCHMARK**

BENCHMARK: A 3 - 1/4" ALUMINUM CAP LOCATED ON THE SOUTH SIDE OF CASTLE OAKS DRIVE JUST EAST OF THE 225 FOOT WIDE P.S.C.O. UTILITY EASEMENT, SAID POINT IS A DOUGLAS COUNTY CONTROL MONUMENT # DC GIS 4.004007

ELEVATION = 6495.263 (NAVD 88 DATUM).

**BASIS OF BEARINGS**

THE BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EAST QUARTER CORNER BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 13155 1984" AND AT THE CENTER-EAST SIXTEENTH CORNER BY A 2" ALUMINUM CAP STAMPED "PLS 23515 2003" AND ASSUMED TO BEAR SOUTH 89°23'25" WEST, A DISTANCE OF 1323.33 FEET.

**NOTES**

1. 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 15% FEE.
2. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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.
3. ALL UTILITIES, DRAINAGE AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
4. ANY STREET SIGNS, STRIPING AND STREET LIGHTS 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.
5. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
6. 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.
7. APPROVAL OF THE PRELIMINARY PLAT/FINAL PD SITE 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.
8. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
9. 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 FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
10. NONE OF THE DRAINAGE WITHIN THE PROPERTY IS IDENTIFIED AS BEING LOCATED WITHIN FEMA REGULATED FLOOD PLAINS AND/OR WETLANDS (FIRM COMMUNITY-PANEL NO. 08035C0189F, SEPT. 30, 2005).
11. ALL OFF-SITE EASEMENTS MUST BE OBTAINED AND RECORDED CONCURRENTLY WITH THE FINAL PLAT.

**LEGEND**

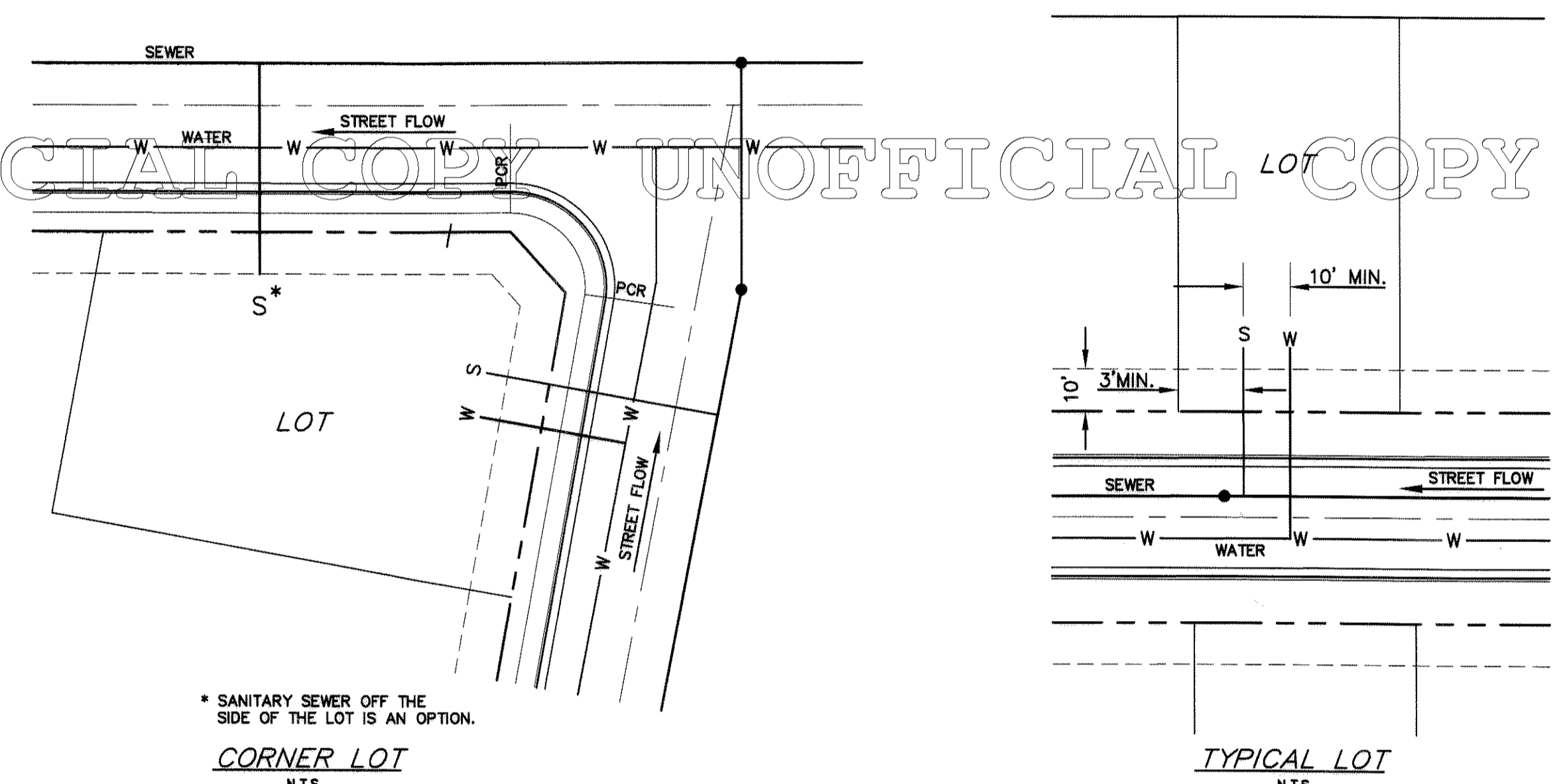
**LAND USE SUMMARY**

LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS/SFE'S	PROPOSED % OF SITE ACREAGE	DENSITY	MINIMUM REQUIRED LOT AREA	MIN. LOT AREA	AVE. LOT AREA	MAX LOT AREA	SETBACKS FRONT TO GARAGE	SETBACKS FRONT TO LIVING AREA	SETBACKS REAR BACK TO LOT	SETBACKS SIDE INTERIOR LOTS	SETBACKS SIDE TO STREET	MAX. BLDG. HEIGHT	
R-SF PA 9 SINGLE FAMILY DETACHED	5.403 AC	18	11.6%	2.27	8,000 SF	8,847 SF	13,075 SF	23,387 SF	20'	15'	15'	5'	15'	35'	
R-SF PA 10 SINGLE FAMILY DETACHED	14.001 AC	64**	30.0%	1.63	8,000 SF	8,400 SF	9,529 SF	13,771 SF	20'	15'	15'	5'	15'	35'	
OSP OPEN SPACE DEDICATION PRIVATE	22.599 AC	-	48.2%	-	-	-	-	-	-	-	-	-	-	-	
ROW PROPOSED LOCAL STREETS***	4.759 AC	-	10.2%	-	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL</b>					<b>46.762 AC</b>	<b>82</b>	<b>100%</b>	<b>1.75 DU/AC</b>							

\*\*LOT COUNT DOES NOT INCLUDE 3 LOTS WITHIN PA 10 WHICH ARE NOT BEING REPLATTED  
\*\*\*INCLUDES ROW AREA IN PA 9 WHICH IS NOT BEING REPLATTED

**NOTES**

12. OWNER SHALL HAVE THE RESPONSIBILITY FOR THE MAINTENANCE OF LANDSCAPING WITHIN ANY PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE TOWN, INCLUDING WATER IRRIGATION SYSTEM, FEATURES, PLANTINGS, ETC., FOR THE LANDSCAPING BETWEEN THE RIGHT-OF-WAY AND STREET CURBING, AS WELL AS WITHIN STREET MEDIANS. SUCH MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE OWNER AND TO THE STANDARD FOR MAINTENANCE ESTABLISHED BY THE TOWN FOR SIMILAR FACILITIES. OWNER'S MAINTENANCE OBLIGATION INCLUDES PROCUREMENT OF WATER SERVICES FROM THE TOWN AND PAYMENT OF APPLICABLE WATER SERVICE CHARGES UNDER THE TOWN REGULATIONS. OWNER MAY DELEGATE ITS MAINTENANCE OBLIGATION TO A COMMUNITY ASSOCIATION OR TO THE DISTRICT.



**WATER & SANITARY SERVICE LOCATIONS**

**WATER SERVICE NOTES:**

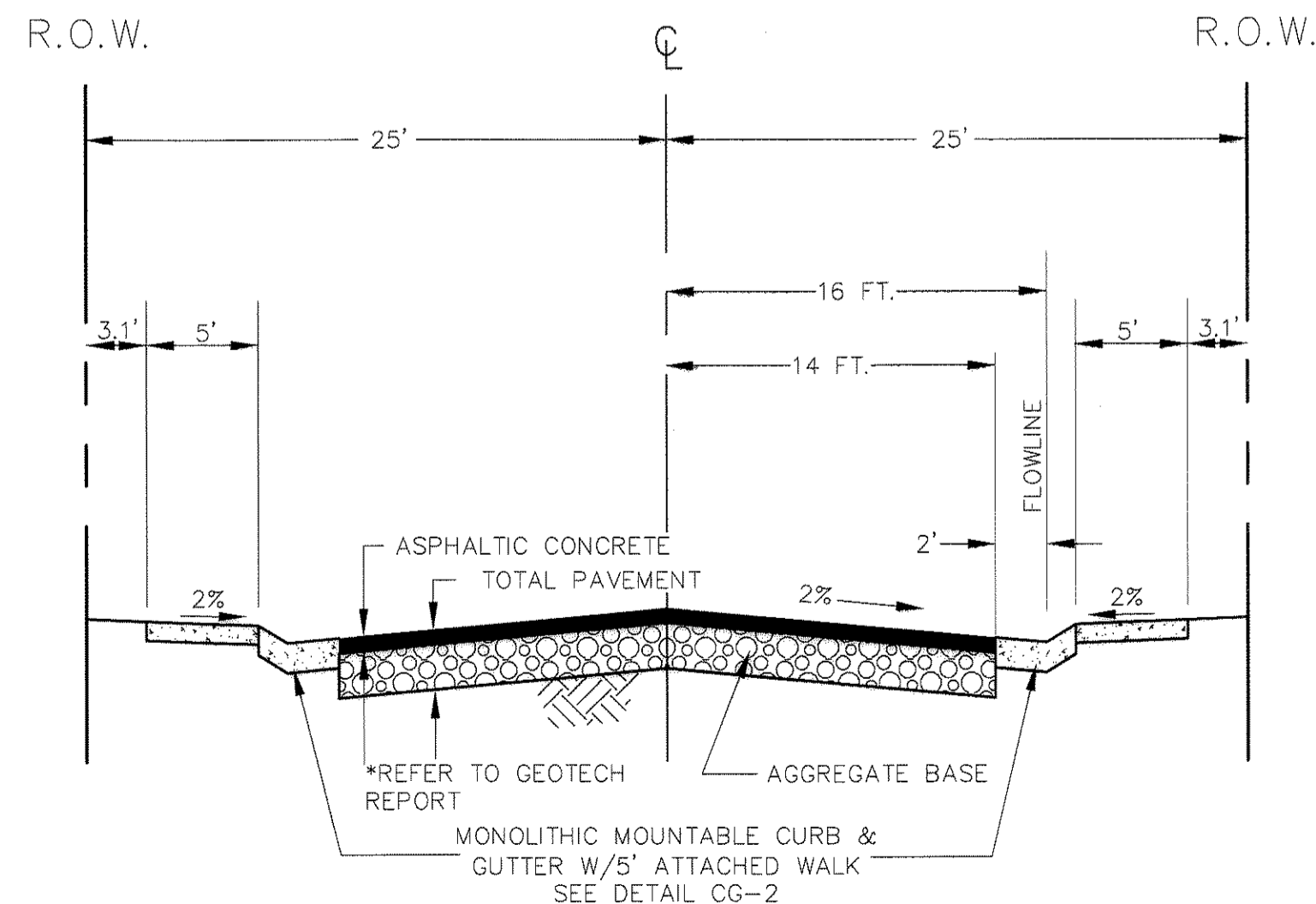
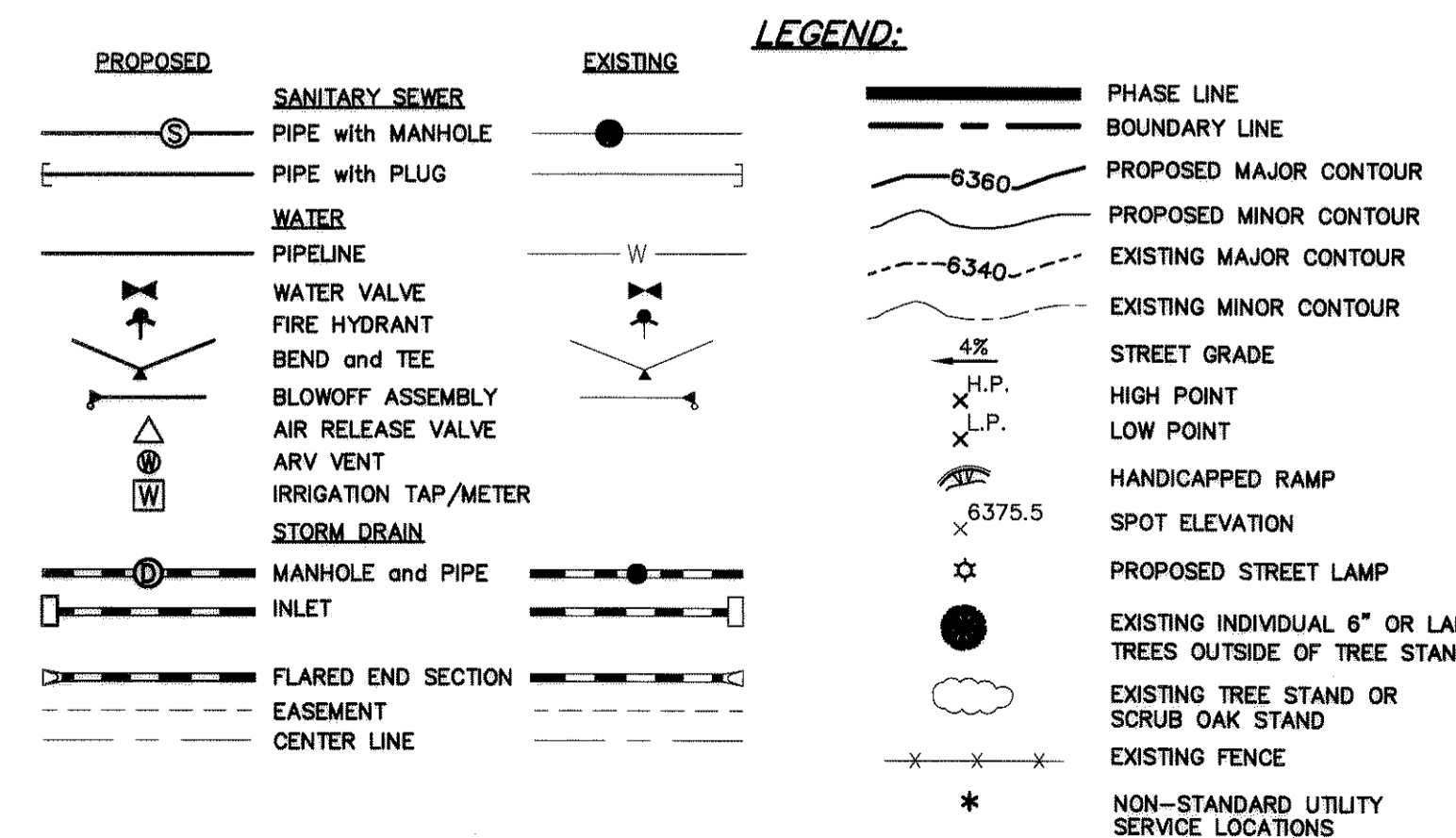
- 1) WATER SERVICE LINES SHALL BE LOCATED A MINIMUM OF 10 FEET AWAY FROM ALL SEWER SERVICES.
- 2) ALL SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE PROPERTY LINE AND SHALL BE A MINIMUM OF 5 FEET FROM THE SIDE PROPERTY LINE.
- 3) NO SERVICE MAY BE LOCATED UNDER DRIVEWAYS.

**SANITARY SERVICE NOTES:**

- 1) THE SERVICE LINE SHALL BE CONSTRUCTED ON THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE.
- 2) THE SERVICE LINE SHALL BE A MINIMUM OF 3 FEET FROM THE SIDE PROPERTY LINE AND SHALL NOT BE CONSTRUCTED THROUGH OR IN FRONT OF ANY ADJOINING PROPERTY.
- 3) WHEN POSSIBLE THE SERVICE LINE SHALL BE LOCATED 10 FEET TOWARD THE LOW SIDE OF THE LOT FROM THE CENTERLINE OF THE PROPERTY AND BE A MINIMUM OF 10 FEET FROM THE WATER SERVICE LINE. PLEASE NOTE THAT THE SEWER SERVICE NEEDS TO BE DOWNHILL FROM THE WATER SERVICE WHENEVER POSSIBLE.

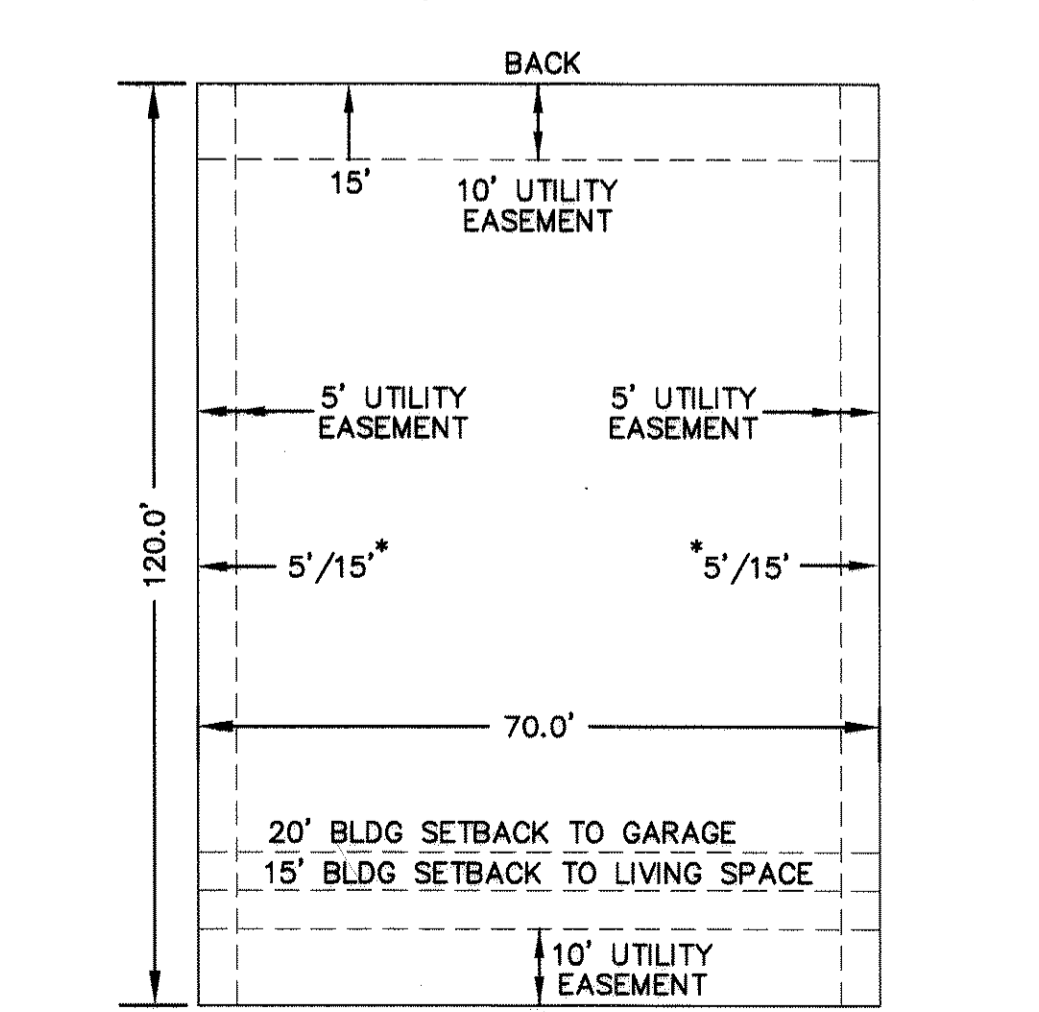
**MONUMENT LEGEND**

- FOUND ALIQUOT MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED.



**TYPICAL ROADWAY SECTION**

N.T.S.



**TYPICAL LOT SETBACKS: R-SF**

N.T.S.

\*SIDE TO INTERIOR/SIDE TO STREET

**TRACT SUMMARY**

TRACT	AC	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	1.987 AC	OSP/DR/UT	HOA	HOA
TRACT B	6.919 AC	OSP	HOA	HOA
TRACT C	13.305 AC	OSP/DR/UT	HOA	HOA
TRACT D	0.135 AC	OSP	HOA	HOA
TRACT E	0.163 AC	OSP	HOA	HOA
TRACT F	0.090 AC	OSP	HOA	HOA

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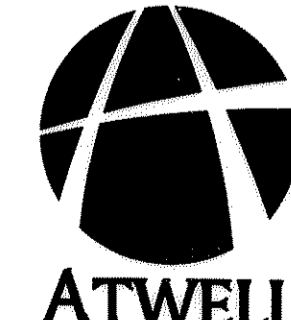
SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES FILING NO.1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7  
TITLE SHEET

DATE 09/27/2012

- 11/20/12 PER TOWN COMMENTS
- 12/28/12 PER TOWN COMMENTS
- 01/16/13 PER TOWN COMMENTS
- 03/25/13 PER TOWN COMMENTS
- 5/03/13 ISSUED FOR APPROVAL

**REVISIONS**



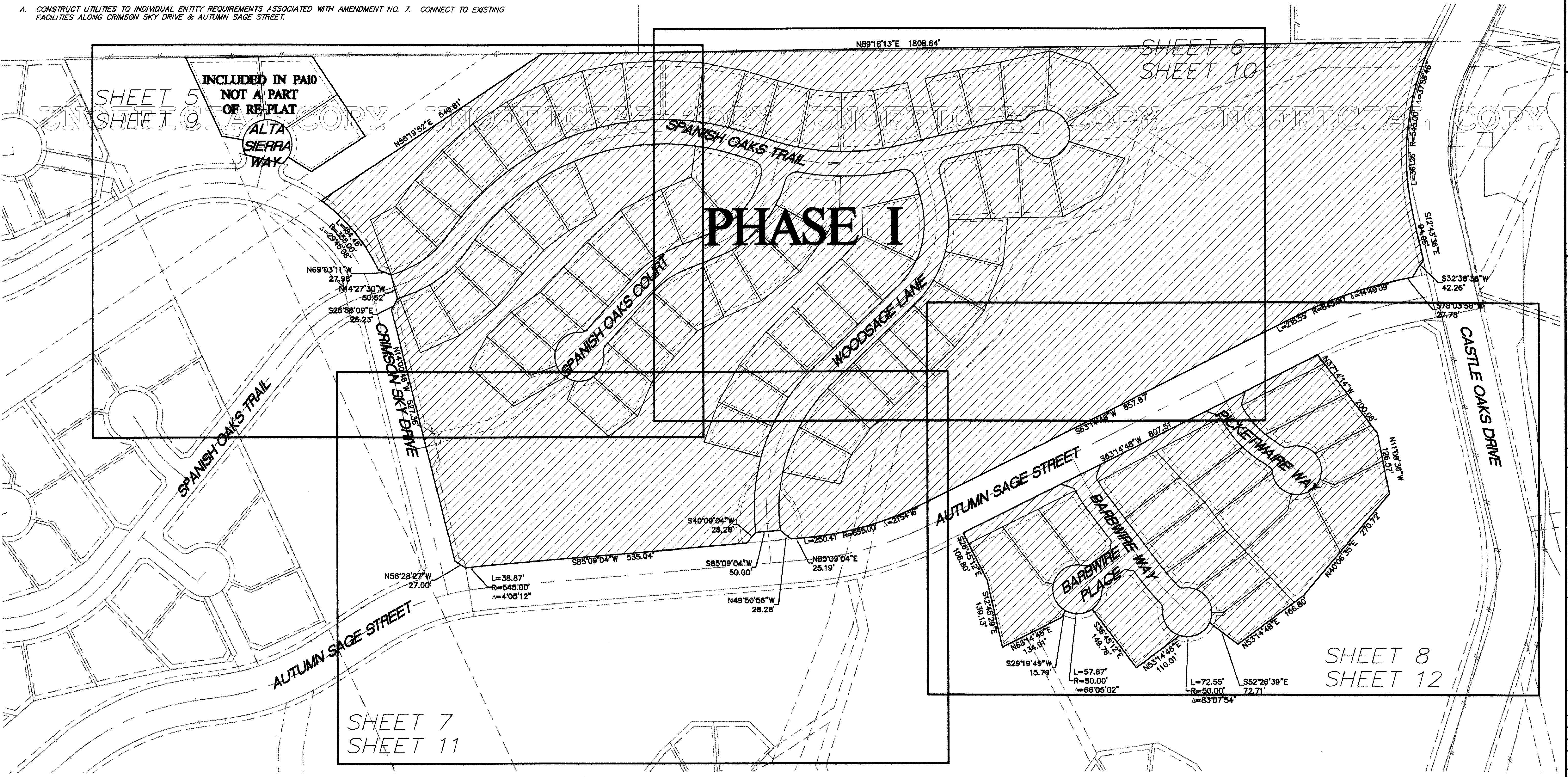
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BOOK ---  
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JOB 12001027  
FILE CODE: ---  
SHEET NO. ---

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

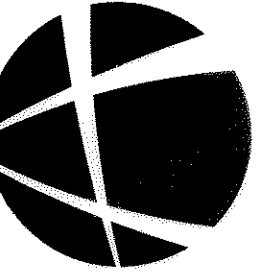
### CONSTRUCTION REQUIREMENTS FOR FILING NO. 1, AMENDMENT NO. 7 - PHASE I

1. ROAD CONSTRUCTION:
  - A. CONSTRUCT SPANISH OAKS TRAIL, SPANISH OAKS COURT, WOODSAGE LANE, PICKETWIRE WAY, BARBWIRE WAY, ALTA SIERRA WAY, AND BARBWIRE PLACE.
2. WATER SERVICE:
  - A. CONSTRUCT 8" WATER MAIN IN SPANISH OAKS TRAIL AND ALTA SIERRA WAY BY CONNECTING TO EXISTING STUB OFF OF CRIMSON SKY DRIVE.
  - B. CONSTRUCT 8" WATER MAIN IN PICKETWIRE WAY AND BARBWIRE WAY BY CONNECTING TO EXISTING STUBS OFF OF AUTUMN SAGE STREET.
  - C. CONSTRUCT 8" WATER MAIN IN WOODSAGE LANE BY CONNECTING TO EXISTING STUB OFF OF AUTUMN SAGE STREET.
  - D. CONSTRUCT ALL 8" WATER MAINS IN SPANISH OAKS COURT AND BARBWIRE PLACE.
3. SANITARY SEWER:
  - A. CONSTRUCT 8" SEWER MAIN IN PICKETWIRE WAY BY CONNECTING TO EXISTING STUB OFF OF AUTUMN SAGE STREET.
  - B. CONSTRUCT 8" SEWER MAIN IN BARBWIRE WAY BY CONNECTING TO EXISTING STUB OFF OF AUTUMN SAGE STREET.
  - C. CONSTRUCT ALL 8" SEWER MAINS IN SPANISH OAKS TRAIL, SPANISH OAKS COURT, AND WOODSAGE LANE & CONNECT TO EXISTING SANITARY SEWER IN TRACT C.
  - D. CONSTRUCT 8" SEWER MAIN IN ALTA SIERRA WAY BY CONNECTING TO EXISTING STUB OFF OF CRIMSON SKY DRIVE.
4. STORM SEWER:
  - A. ALL STORM SEWER ASSOCIATED WITH AMENDMENT NO. 7.
5. DRY UTILITIES:
  - A. CONSTRUCT UTILITIES TO INDIVIDUAL ENTITY REQUIREMENTS ASSOCIATED WITH AMENDMENT NO. 7. CONNECT TO EXISTING FACILITIES ALONG CRIMSON SKY DRIVE & AUTUMN SAGE STREET.



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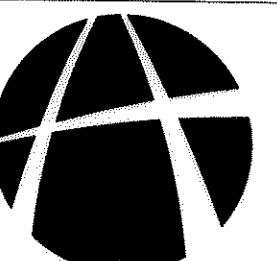
SECTION 31  
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OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7  
INDEX & PHASING MAP

DATE 09/27/2012

11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

#### REVISIONS



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SCALE 0 50 100

1" = 100 FEET

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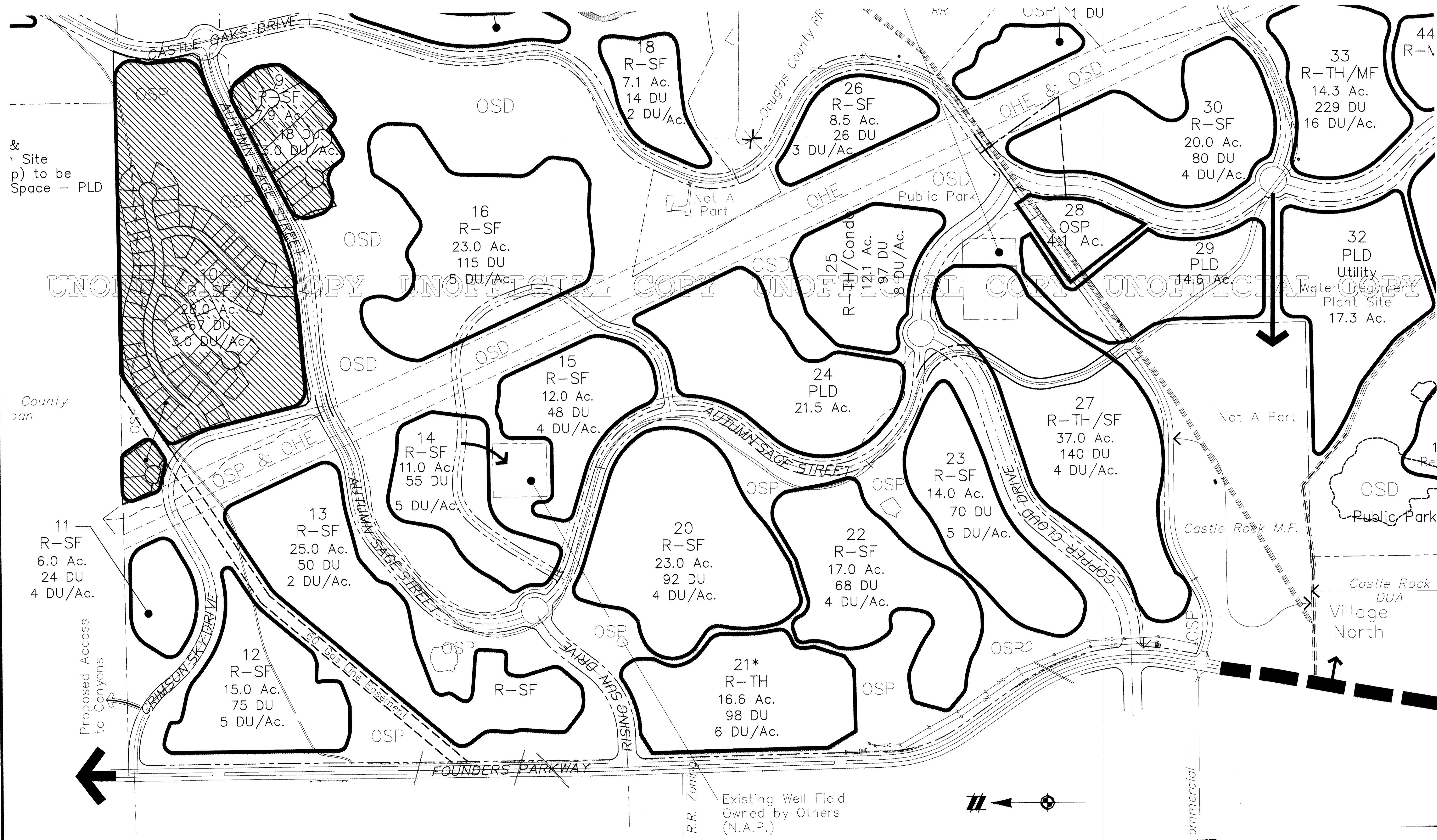
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# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

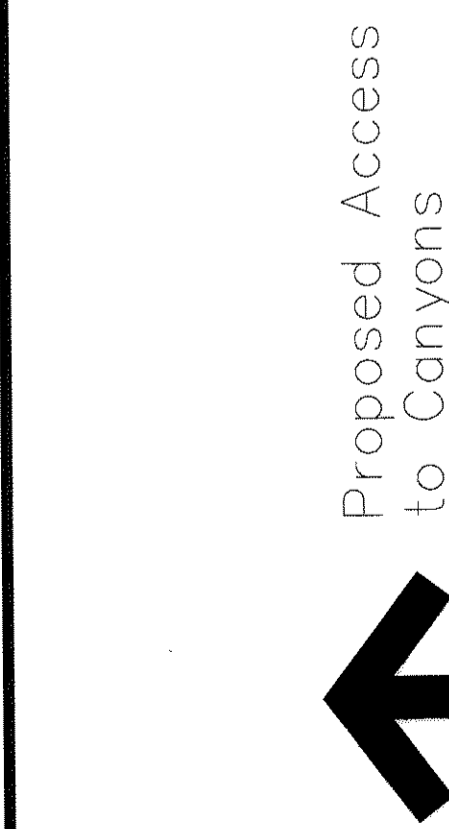
A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



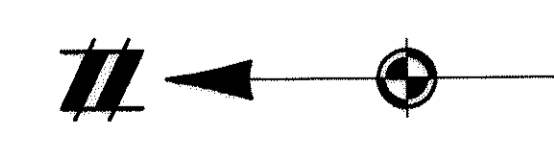
& 1 Site p) to be Space - PLD

County can

Proposed Access to Canyons



Existing Well Field Owned by Others (N.A.P.)



\*NOTE: THE DENSITY OF PLANNING AREA 21 WAS REDUCED WITH THE PRELIMINARY PLAT/FINAL PD SITE PLAN WHICH WAS APPROVED IN 2011.

CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
PROJECT # PPP12-0001

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TOWNSHIP 7 SOUTH, RANGE 66 WEST  
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TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT /  
AMENDMENT NO. 7  
FINAL PD SITE PLAN AMENDMENT NO. 7  
PRELIMINARY PLAT OVER PRELIMINARY PLAT

DATE 09/27/2012

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REVISIONS

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SCALE 0 125 250  
1" = 250 FEET

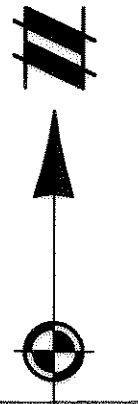
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BOOK --  
CAD FILE: --

JOB 12001027  
FILE CODE: --  
SHEET NO. 4

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CANYONS SOUTH LLC REC NO. 200000051

NORTH LINE S 1/2 SECTION 31

TRACT H  
CASTLE OAKS ESTATES 1  
REC NO. 2003181990

TRACT F  
CASTLE OAKS ESTATES 1  
REC NO. 2003181990

ALTA SIERRA WAY

60' GAS EASEMENT  
REC NO. 2057-48

TRACT A  
86,563 SF  
1.967 AC

LOT 7  
8,949 SF  
0.205 AC

LOT 8  
8,949 SF  
0.205 AC

LOT 9  
8,949 SF  
0.205 AC

LOT 10  
8,949 SF  
0.205 AC

BLOCK 1

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CRIMSON SKY DRIVE

SPANISH OAKS TRAIL

BLOCK 2

TRACT C  
CASTLE OAKS ESTATES 1  
REC NO. 2006078876

PUBLIC SERVICE CO. OF COLORADO  
225' UTILITY EASEMENT  
BOOK 159 PAGE 161

LOT 1  
10,239 SF  
0.235 AC

LOT 2  
8,765 SF  
0.201 AC

LOT 3  
9,130 SF  
0.210 AC

LOT 4  
9,202 SF  
0.211 AC

LOT 5  
9,130 SF  
0.210 AC

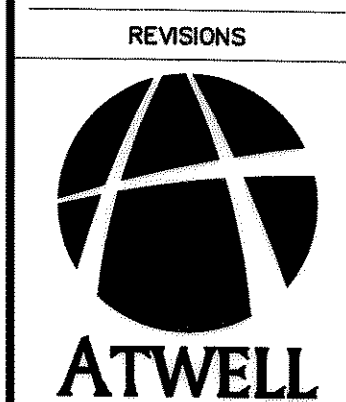
LOT 6  
10,436 SF  
0.240 AC

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SEE SHEET 6

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT/  
FINAL PD SITE PLAN AMENDMENT NO. 7  
SITE PLAN

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SCALE 0 20 40  
1" = 40 FEET  
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SHEET NO. 5

TRACT A  
CASTLE OAKS ESTATES 1  
REC NO. 2006078876

TRACT B  
301,381 SF  
6.919 AC

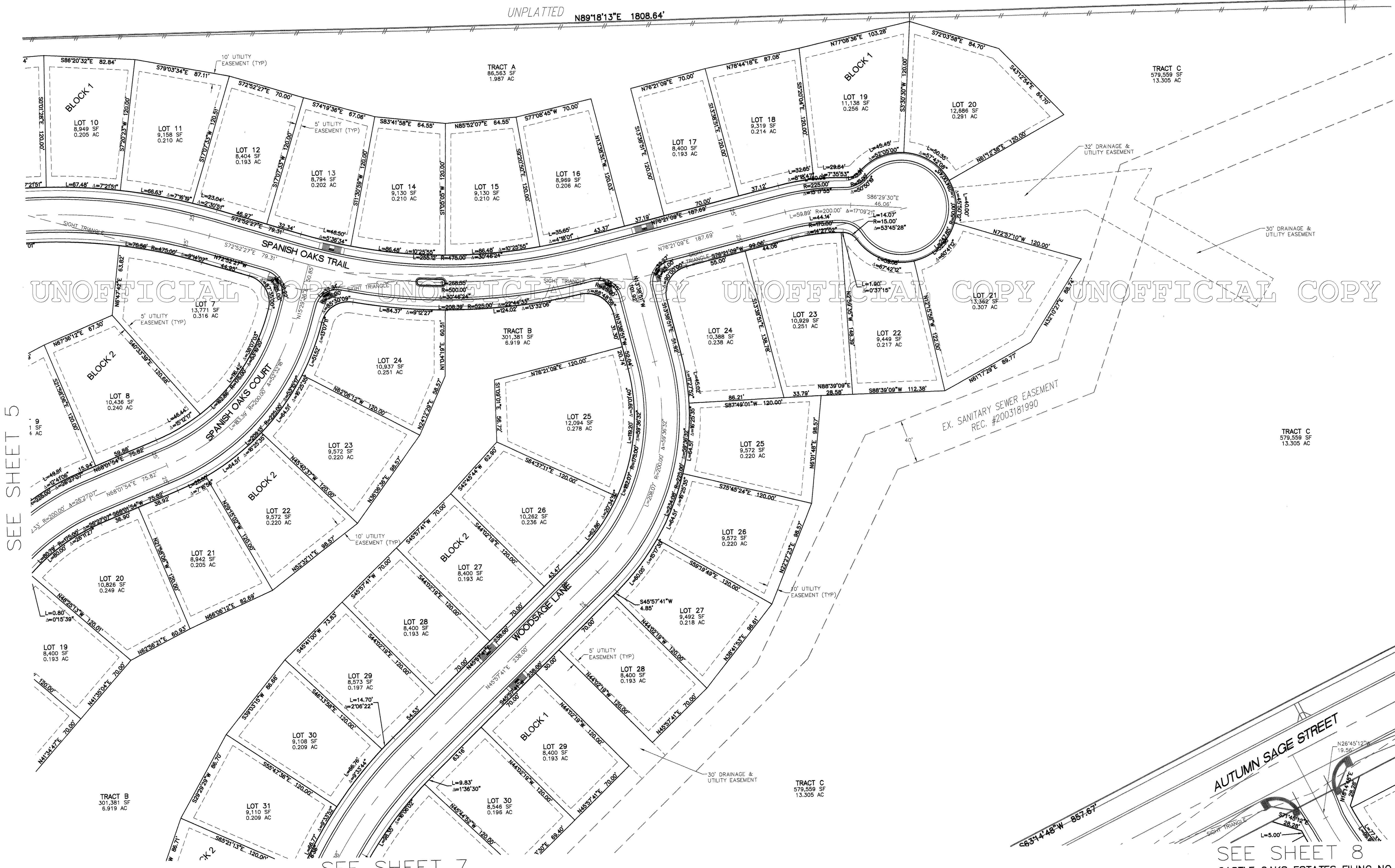
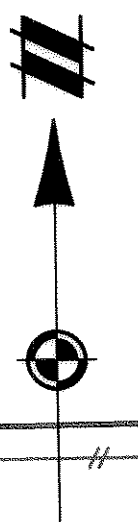
TRACT B  
301,381 SF  
6.919 AC

SEE SHEET 7

CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
PROJECT # PPP12-0001

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SEE SHEET 5

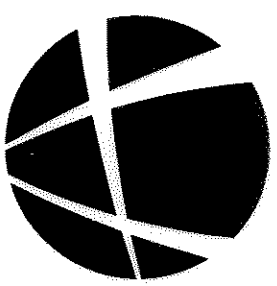
SEE SHEET 7

SEE SHEET 8

CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
PROJECT # PPP12-0001

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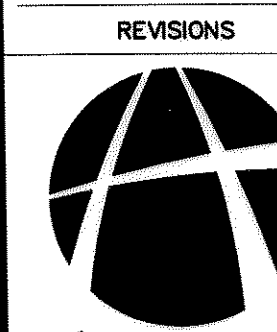
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SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT/  
FINAL PD SITE PLAN AMENDMENT NO. 7

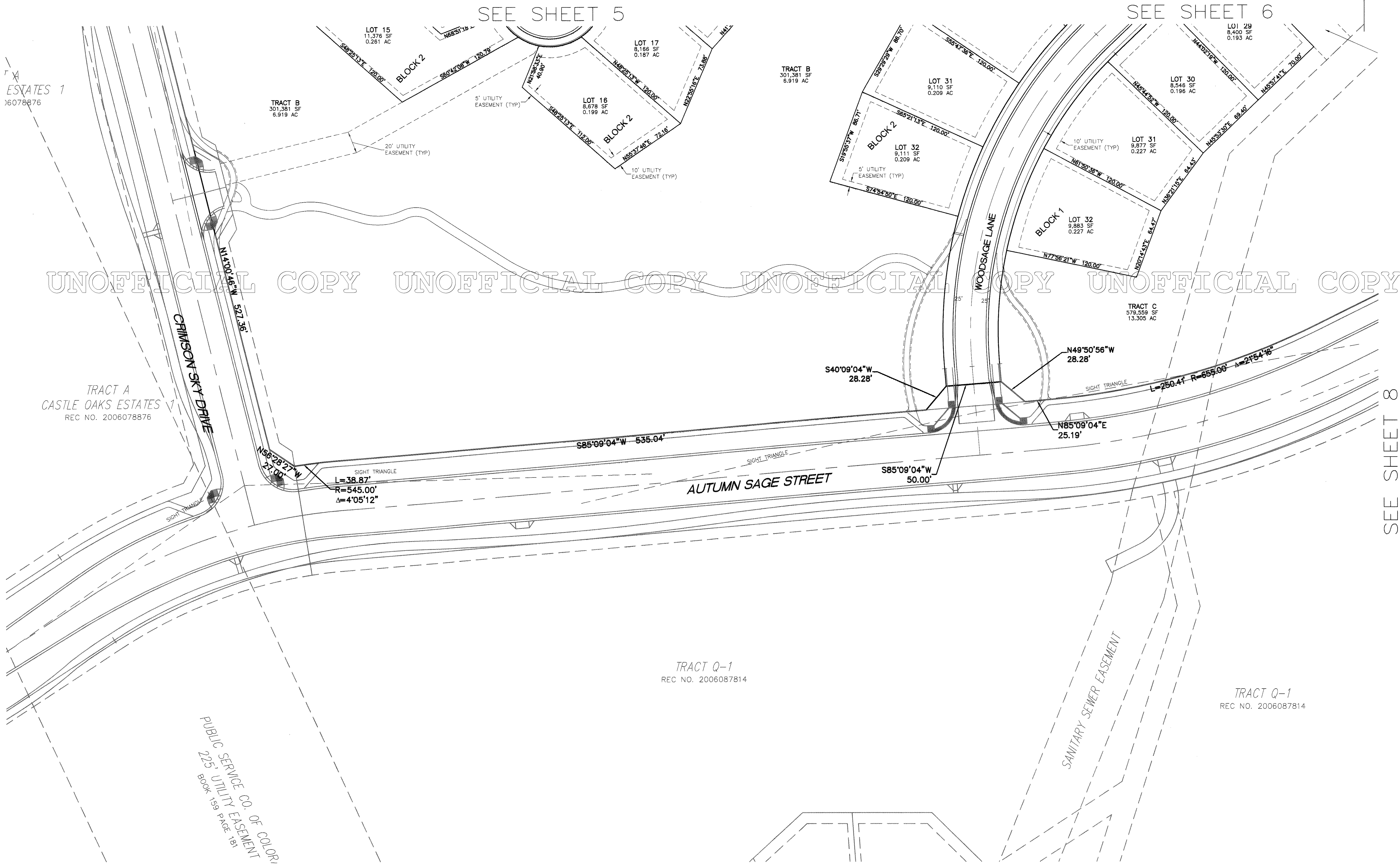
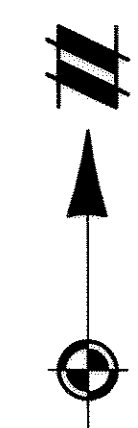
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JOB 12001027  
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# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

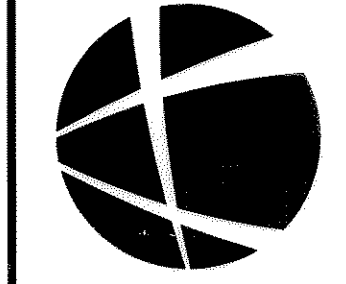
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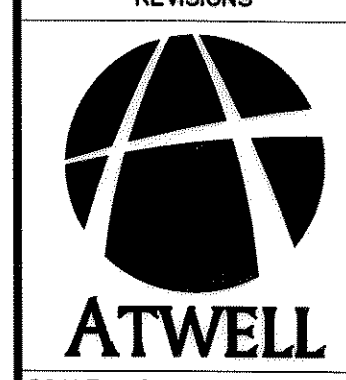


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TOWNSHIP 7 SOUTH, RANGE 66 WEST  
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SILV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7

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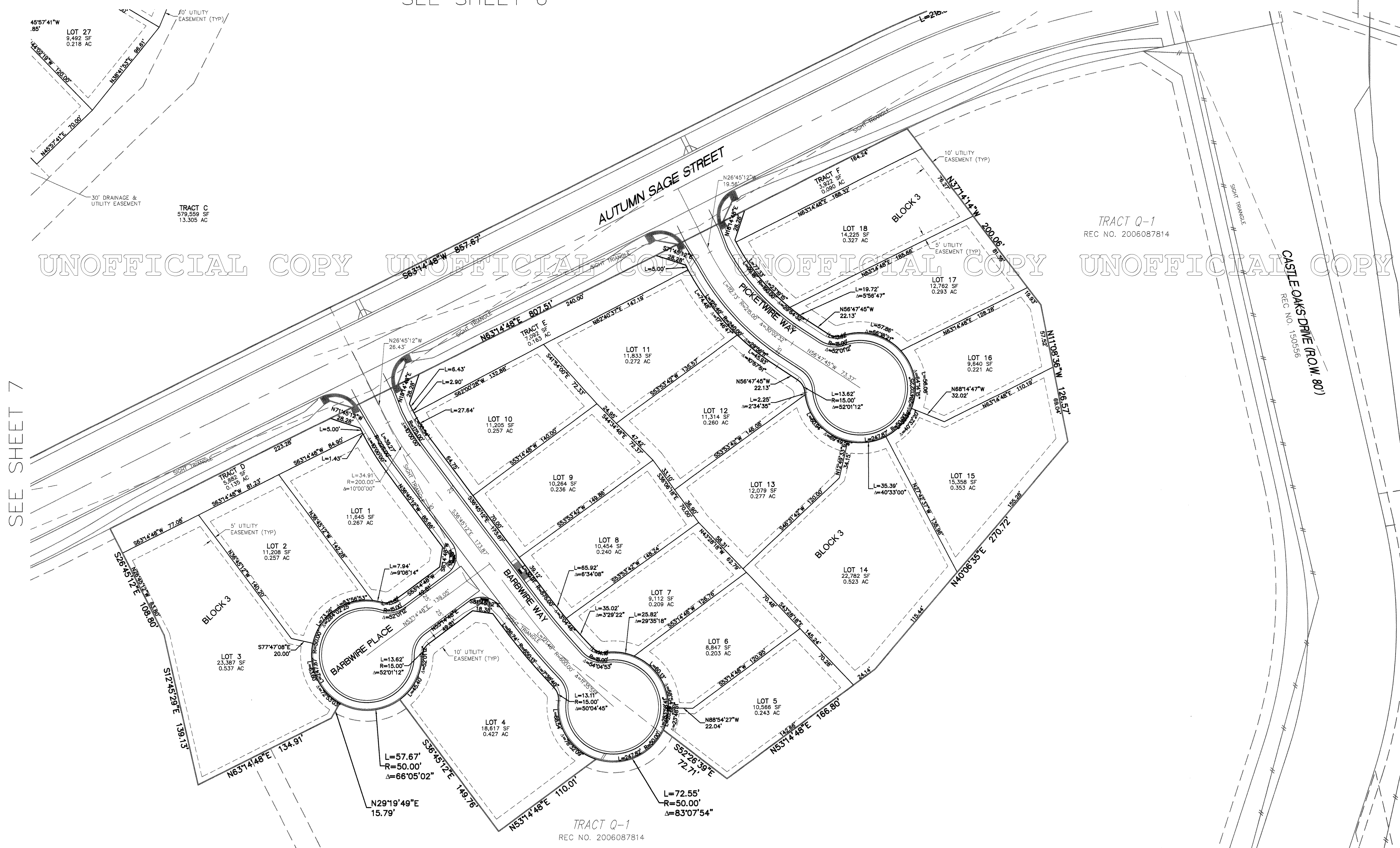
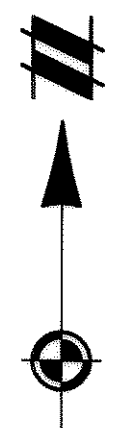


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A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

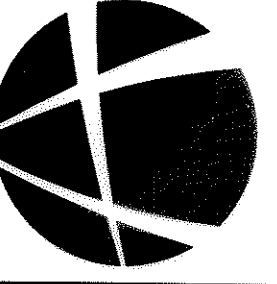
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SEE SHEET 7

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SITE PLAN

DATE  
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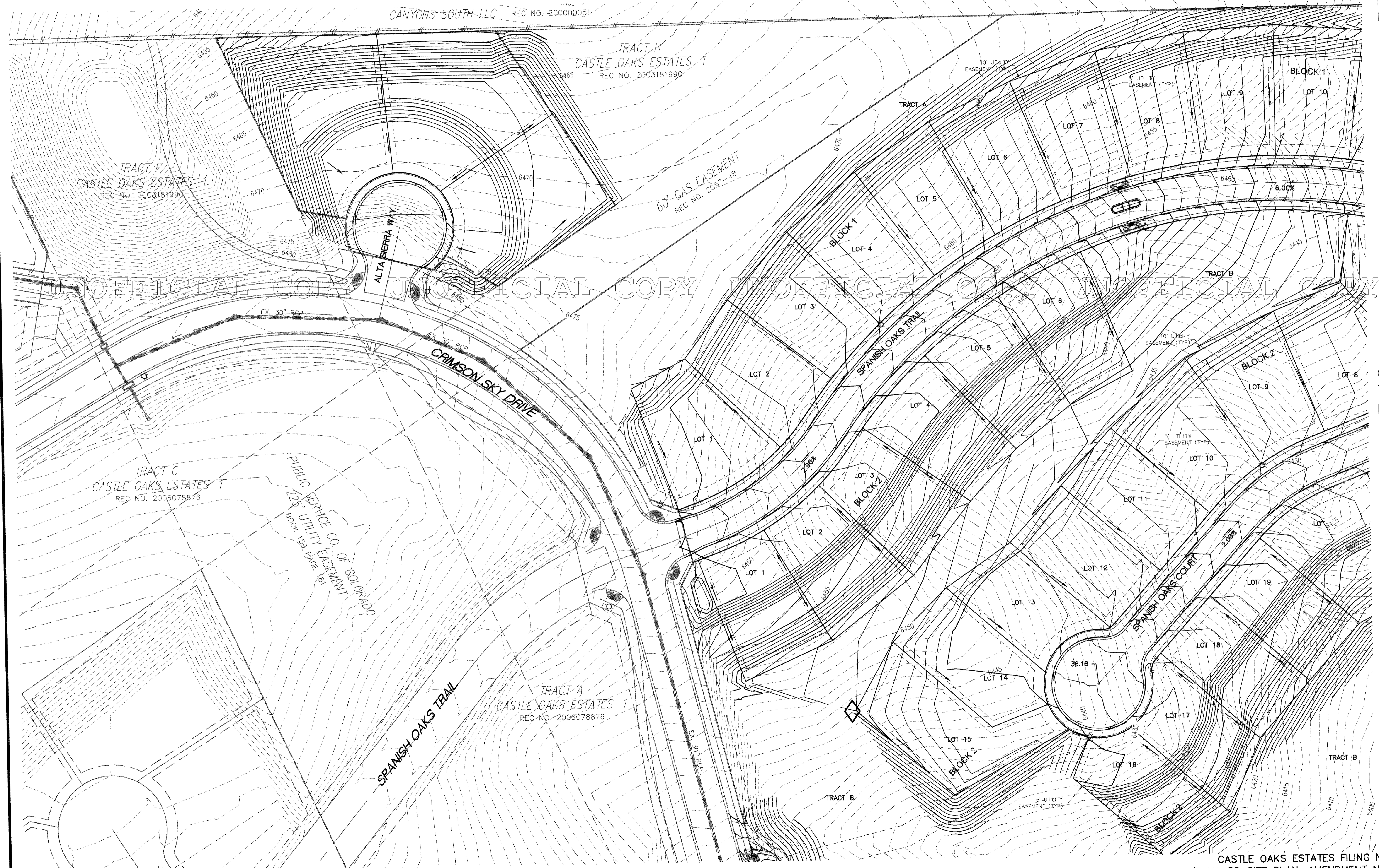
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CAD FILE: ---

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FILE CODE: ---  
SHEET NO.  
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CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
PROJECT # PPP12-0001

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

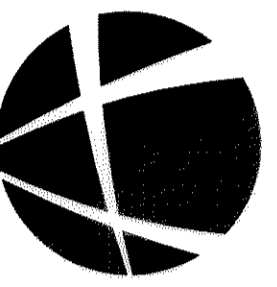
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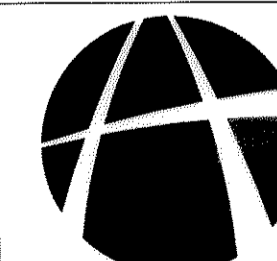


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SLV CASTLE OAKS, LLC.  
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FILING NO. 1  
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FINAL PD SITE PLAN AMENDMENT NO. 7  
GRADING PLAN

DATE 09/27/2012  
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SCALE 0 20 40  
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DR. --- CH. ---

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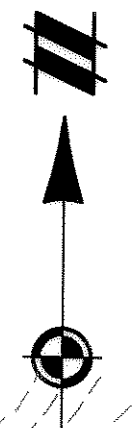
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SHEET NO. 9

SEE SHEET 11 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
PROJECT # PPP12-0001

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

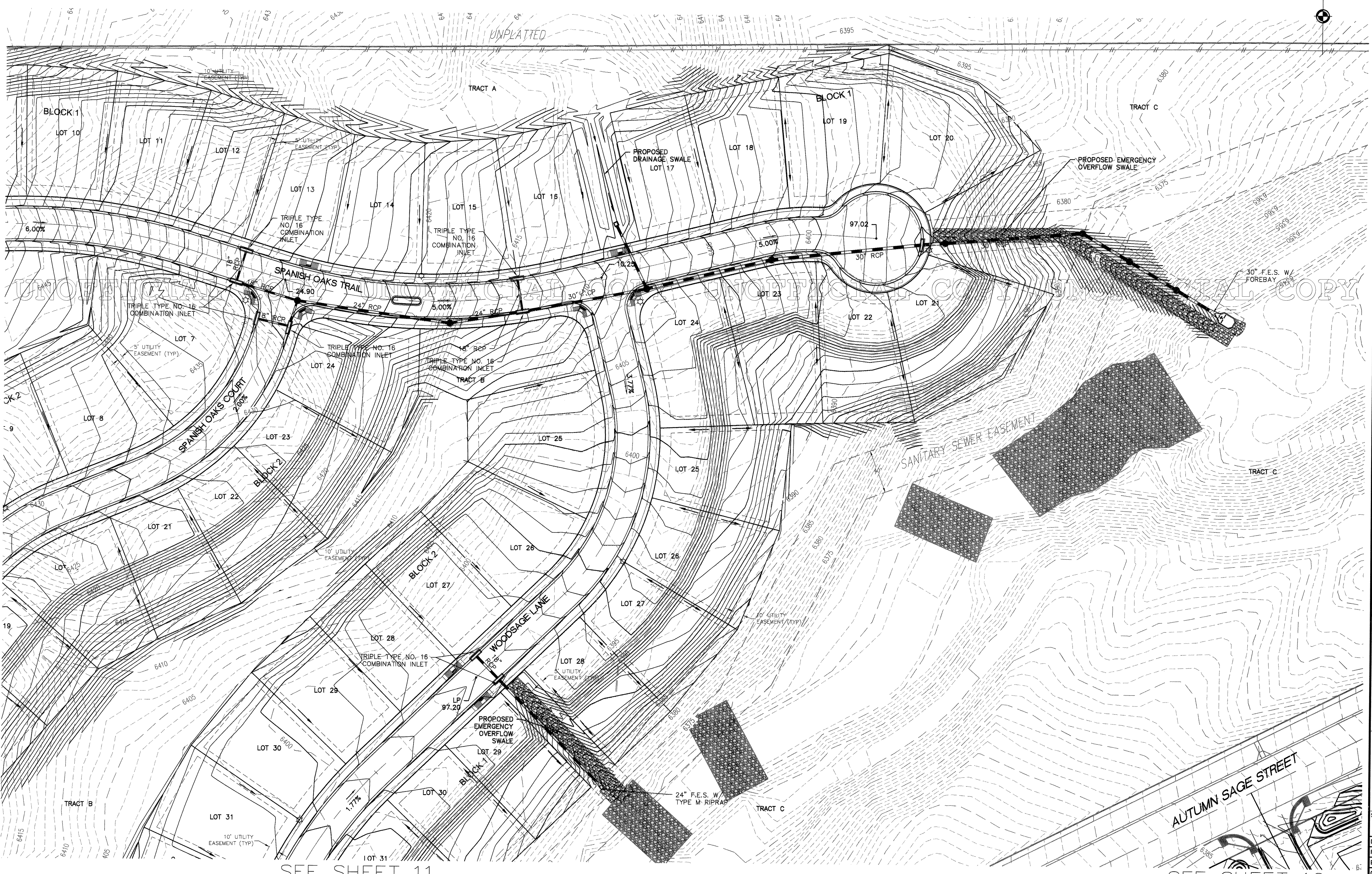
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SEE SHEET 9

SEE SHEET 11

SEE SHEET 12



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SECTION 31

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TOWN OF CASTLE ROCK, COLORADO

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REVISIONS

**ATWELL**

SCALE

0 20 40

1" = 40 FEET

DR. --- CH. ---

P.M. ---

BOOK ---

CAD FILE: ---

JOB 12001027

FILE CODE: ---

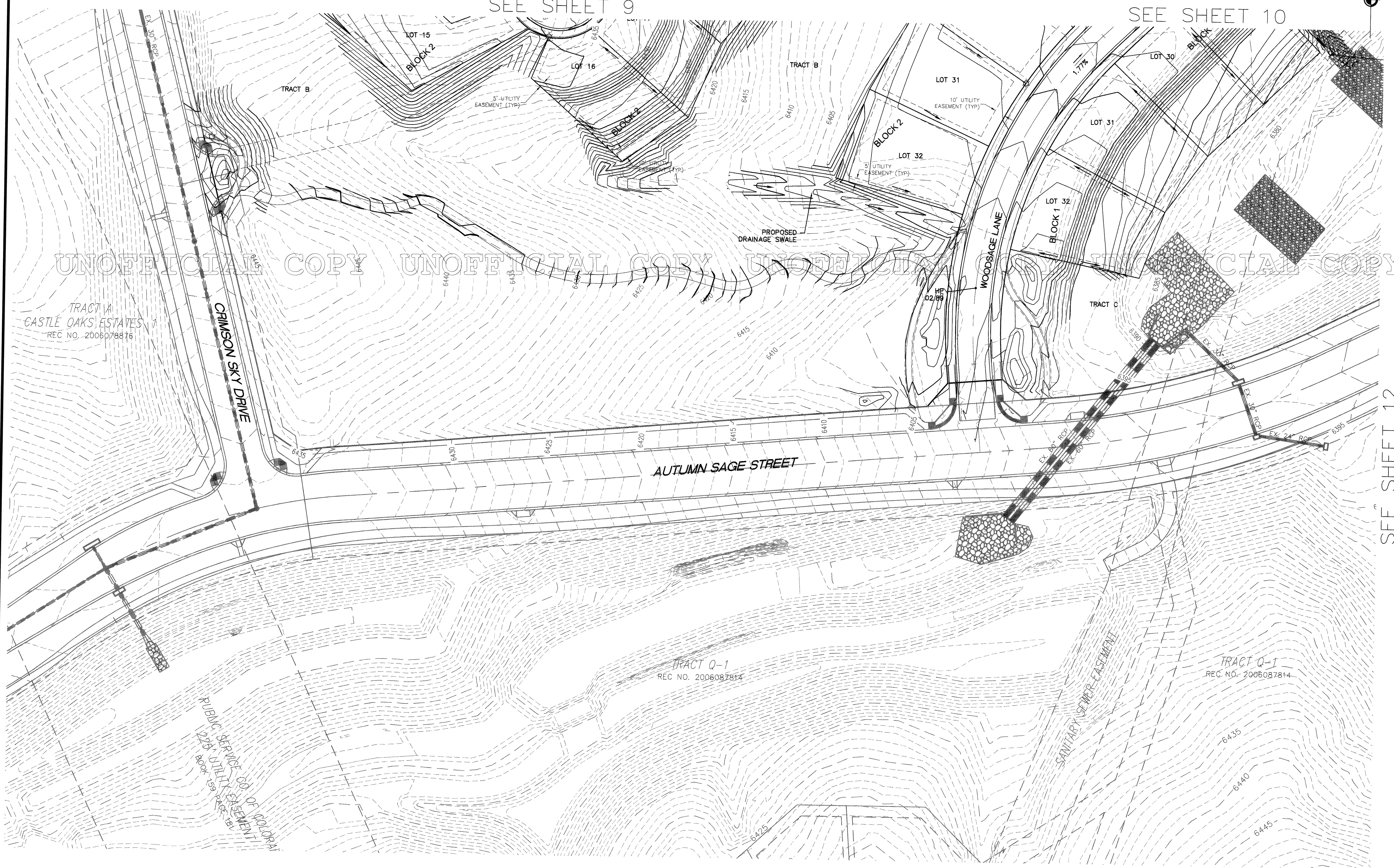
SHEET NO. 10

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

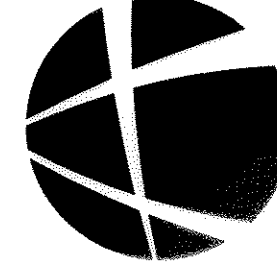
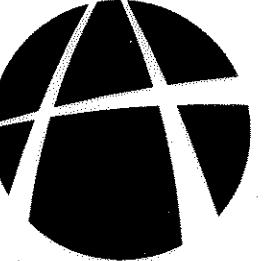
SEE SHEET 9

SEE SHEET 10



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

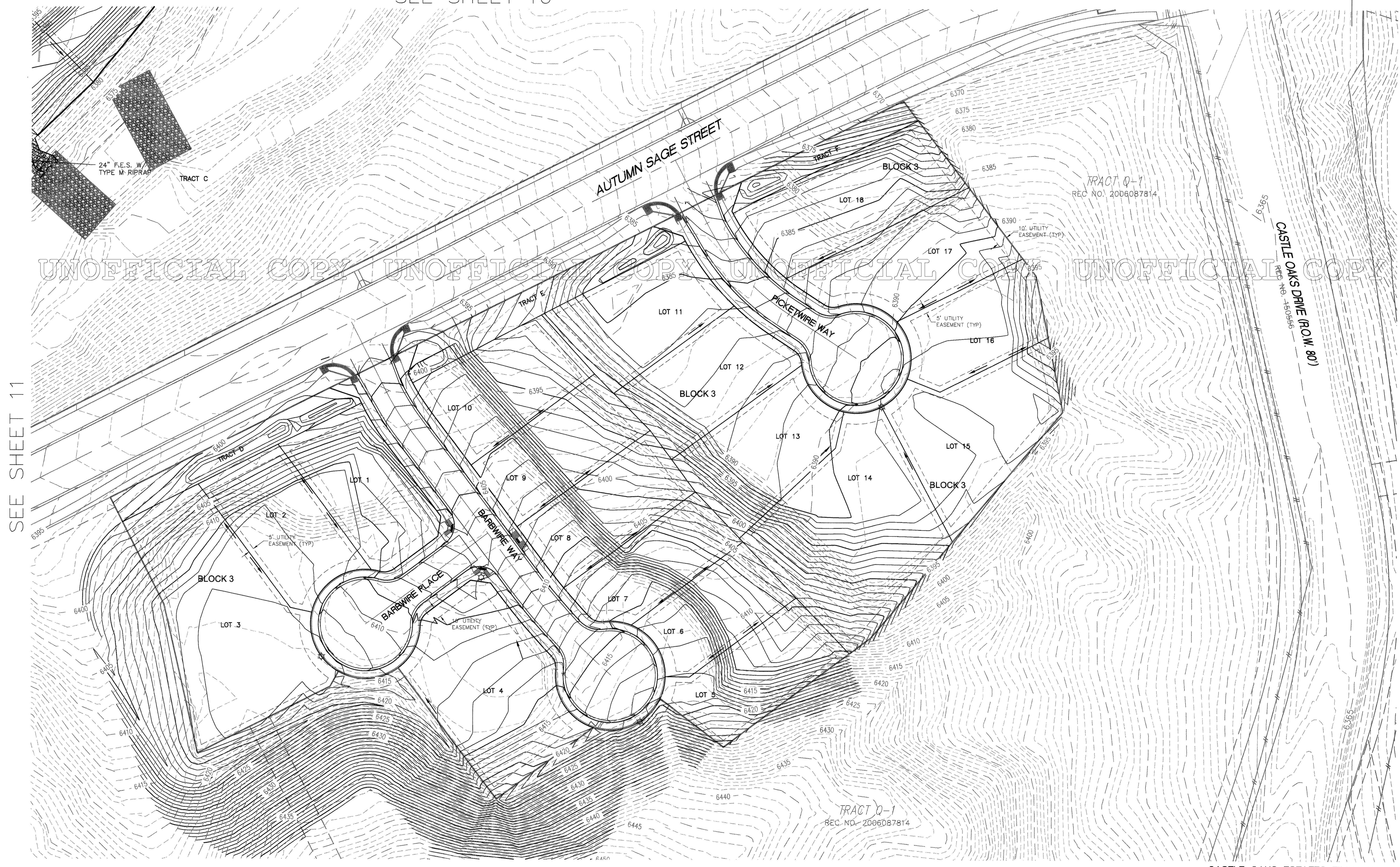
SEE SHEET 12

 <p><b>ATWELL</b> Land Development &amp; Real Estate Power &amp; Energy Telecommunications Infrastructure &amp; Transportation Environmental &amp; Solid Waste Water &amp; Natural Resources</p> <p>866.850.4200   www.atwell-group.com OFFICES IN NORTH AMERICA AND ASIA DENVER, CO 80206 SUITE 625 / 700</p>	<p>SECTION 31 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN TOWN OF CASTLE ROCK, COLORADO</p>
<p>SLV CASTLE OAKS, LLC. CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT / FINAL PD SITE PLAN AMENDMENT NO. 7 GRADING PLAN</p>	<p>DATE 09/27/2012</p> <p>11/20/12 PER TOWN COMMENTS 12/28/12 PER TOWN COMMENTS 01/16/13 PER TOWN COMMENTS 03/25/13 PER TOWN COMMENTS 5/03/13 ISSUED FOR APPROVAL</p>
<p>REVISIONS</p>  <p><b>ATWELL</b></p>	<p>SCALE 0 20 40 1" = 40 FEET</p> <p>DR. --- CH. --- P.M. --- BOOK --- CAD FILE: --- JOB 12001027 FILE CODE: --- SHEET NO. 11</p>

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 10



SEE SHEET 11

Land Development & Real Estate  
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303.652.7100

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SIV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO.1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN, AMENDMENT NO. 7  
GRADING PLAN

DATE 09/27/2012  
11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

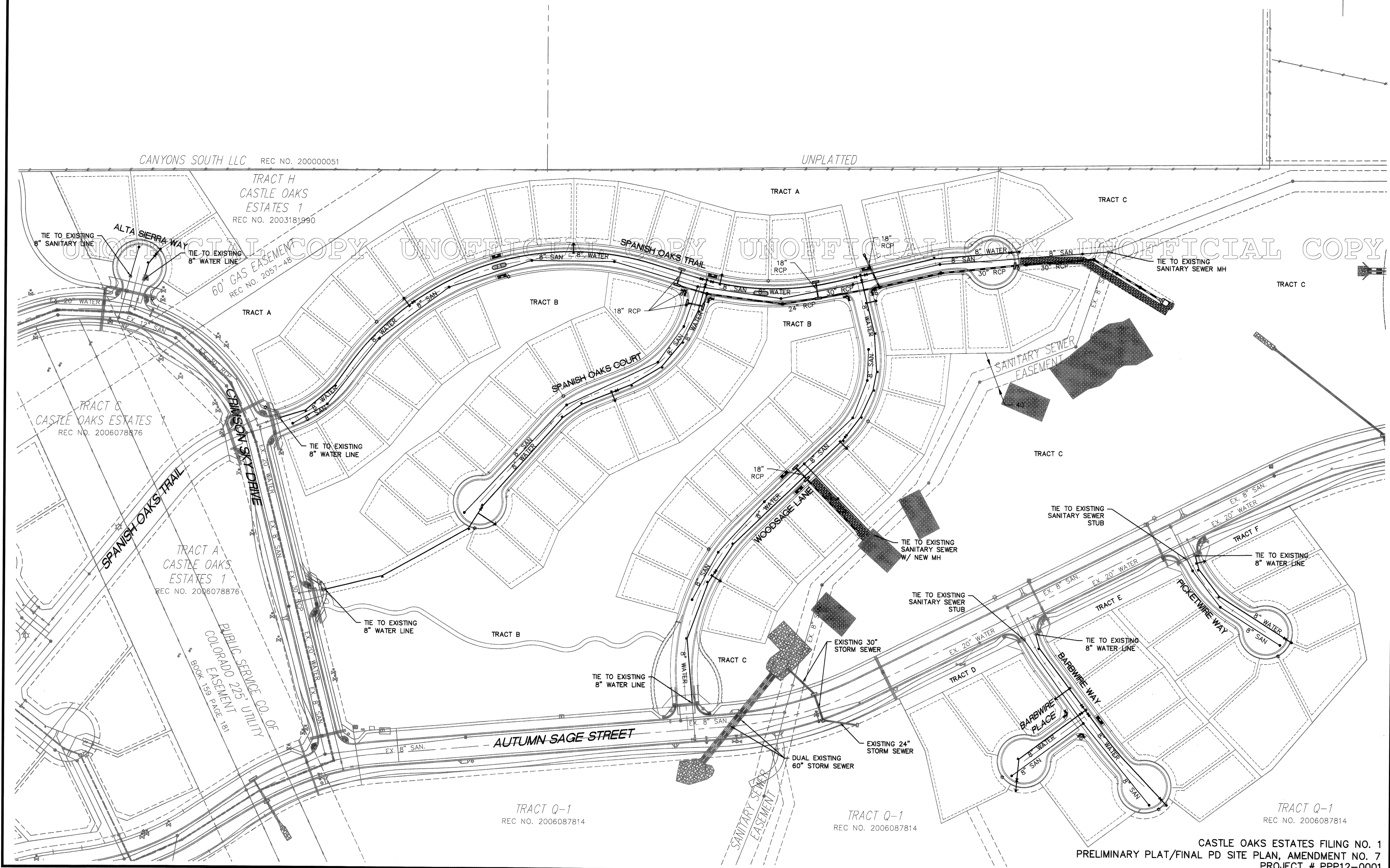
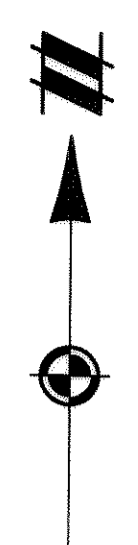
REVISIONS

**ATWELL**

SCALE 0 20 40  
1" = 40 FEET  
DR. --- CH. ---  
P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO. 12

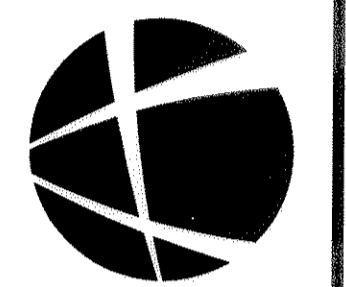
# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO.1  
PRELIMINARY PLAT/  
FINAL PD SITE PLAN AMENDMENT NO. 7  
OVERALL UTILITY PLAN

DATE 09/27/2012  
11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

REVISIONS



SCALE 0 40 80  
1" = 80 FEET

DR. --- CH. ---  
P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO. ---

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**NORRIS DESIGN**  
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Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

LANDSCAPE  
CERTIFICATION:  
JOHN M. BIRKEY, RLA, ASLA AM  
CERTIFIED WITH THE TOWN OF  
CASTLE ROCK AS A LANDSCAPE  
DESIGNER. TOWN OF CASTLE ROCK  
REGISTRATION NUMBER IS #103. THIS  
IS VALID THROUGH FEBRUARY 1, 2015.  
COLORADO LICENCE NUMBER IS 955

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7

DATE 09/27/2012  
11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

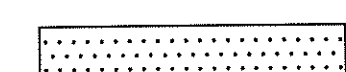
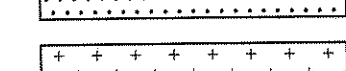

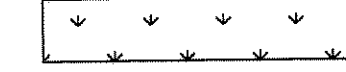
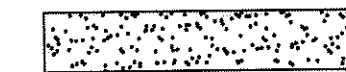

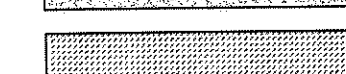

REVISIONS

DR. --- CH. ---  
P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO. 14

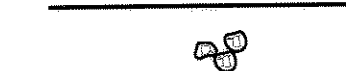




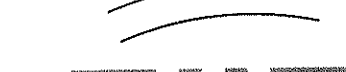


### PLANT PALETTE

SYM.	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BURR OAK
<b>EVERGREEN TREES</b>	
SCO	SCOTCH PINE
PIN	PINON PINE
AUS	AUSTRIAN PINE
PON	PONDEROSA PINE
RMJ	ROCKY MOUNTAIN JUNIPER
<b>DECIDUOUS ORNAMENTAL TREES</b>	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
<b>DECIDUOUS SHRUBS</b>	
MRE	CREeping OREGON GRAPE HOLLY
TLs	THREE LEAF SUMAC
STs	STAGHORN SUMAC
GLs	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
CLS	CUTLEAF SUMAC
ALP	ALPINE CURRANT
REC	RED CHOKEBERRY
MML	LITTLE LEAF MOUNTAIN MAHOGANY
RSA	RUSSIAN SAGE
PBS	PAWNEE BUTTES SAND CHERRY
MFI	MEIDLAND FIRE ROSE
CHI	CHIEFTAIN MANZANITA
WSC	WESTERN SAND CHERRY
MIL	LITTLE LEAF MOCKORANGE
SSK	SASKATOON SERVICEBERRY
<b>EVERGREEN SHRUBS</b>	
BCJ	BLUE CHIP JUNIPER
BUF	BUFFALO JUNIPER
MSL	SLOWMOUND MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
AVG	BLUE AVENA GRASS
GHM	SUNBURST SWITCH GRASS
HFG	HARDY FOUNTAIN GRASS
FRG	FEATHER REED GRASS
<b>PERENNIALS</b>	
PER	SUNSET HYSSOP
PER	MOONBEAM COREOPSIS
PER	ROCKY MOUNTAIN PENSTEMON
PER	PURPLE CONEFLOWER
PER	YELLOW COLUMBINE
PER	BLACK-EYED SUSAN

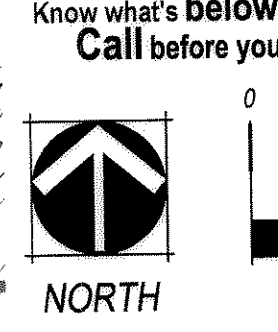
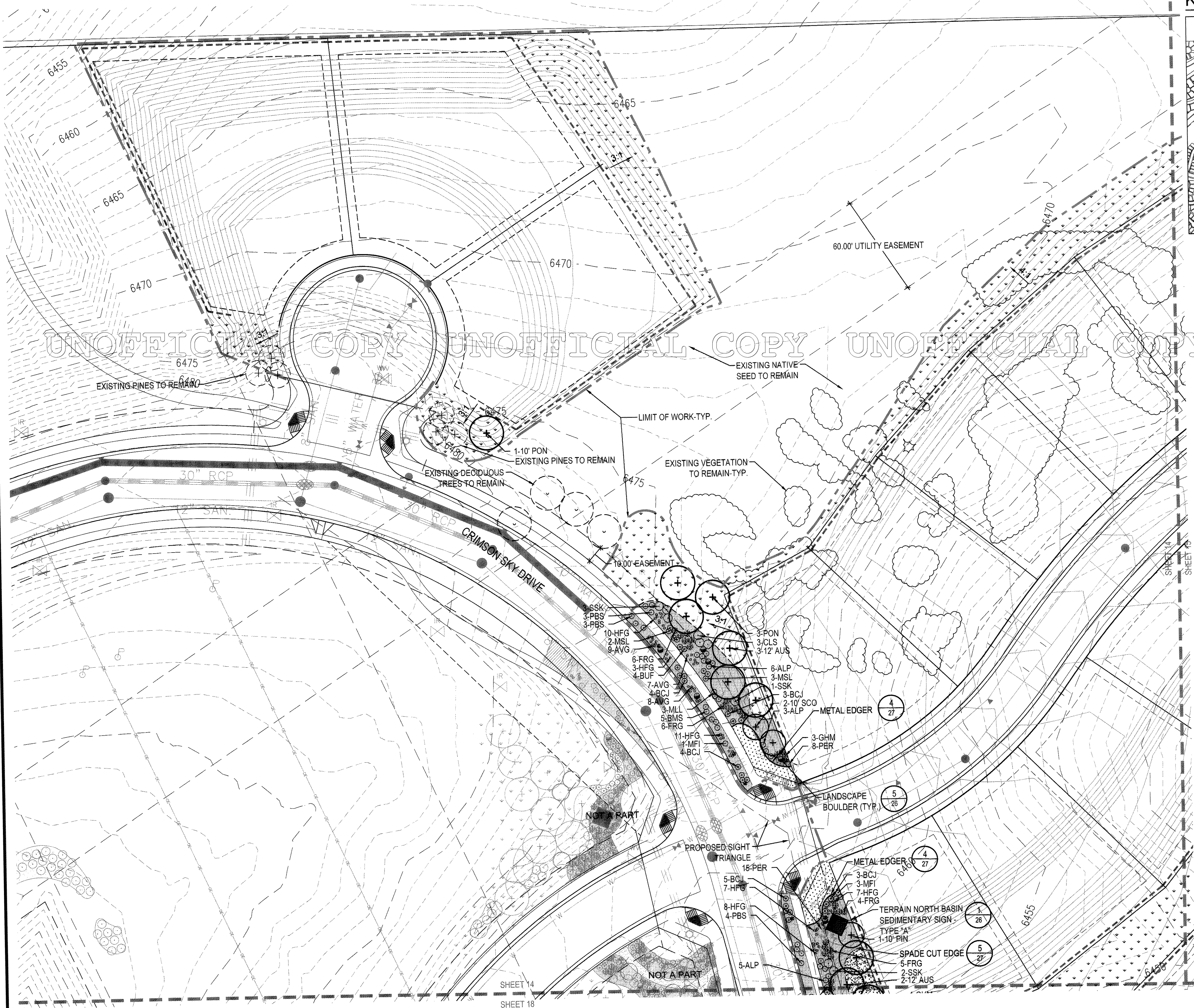
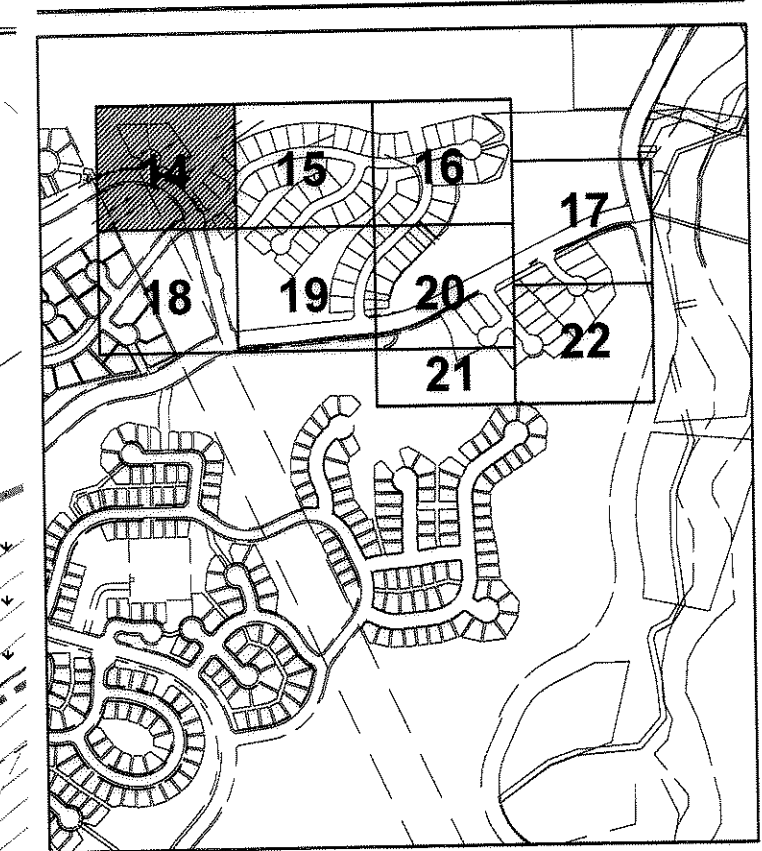
NOTES:  
\* DENOTES DROUGHT TOLERANT PLANT MATERIAL

-  CANADIAN BLUE FESCUE MIX SOD
-  IRRIGATED TALL GRASS SEED MIX
-  NON-IRRIGATED GRASS SEED MIX
-  BARK MULCH
-  CRUSHER FINES (REF. DET. 2-27)
-  3/4" ROCK MULCH (REF. DET. 3-27)
-  4'-12" NEW COBBLE (REF. DET 3-27)
-  EXISTING SHRUB BED

### LEGEND

-  LANDSCAPE BOULDER
-  3-RAIL FENCE (NOT A PART)
-  RETAINING WALL
-  METAL EDGER
-  SPADE CUT EDGER
-  CONCRETE TRAIL
-  LIMIT OF WORK
-  MATCHLINE

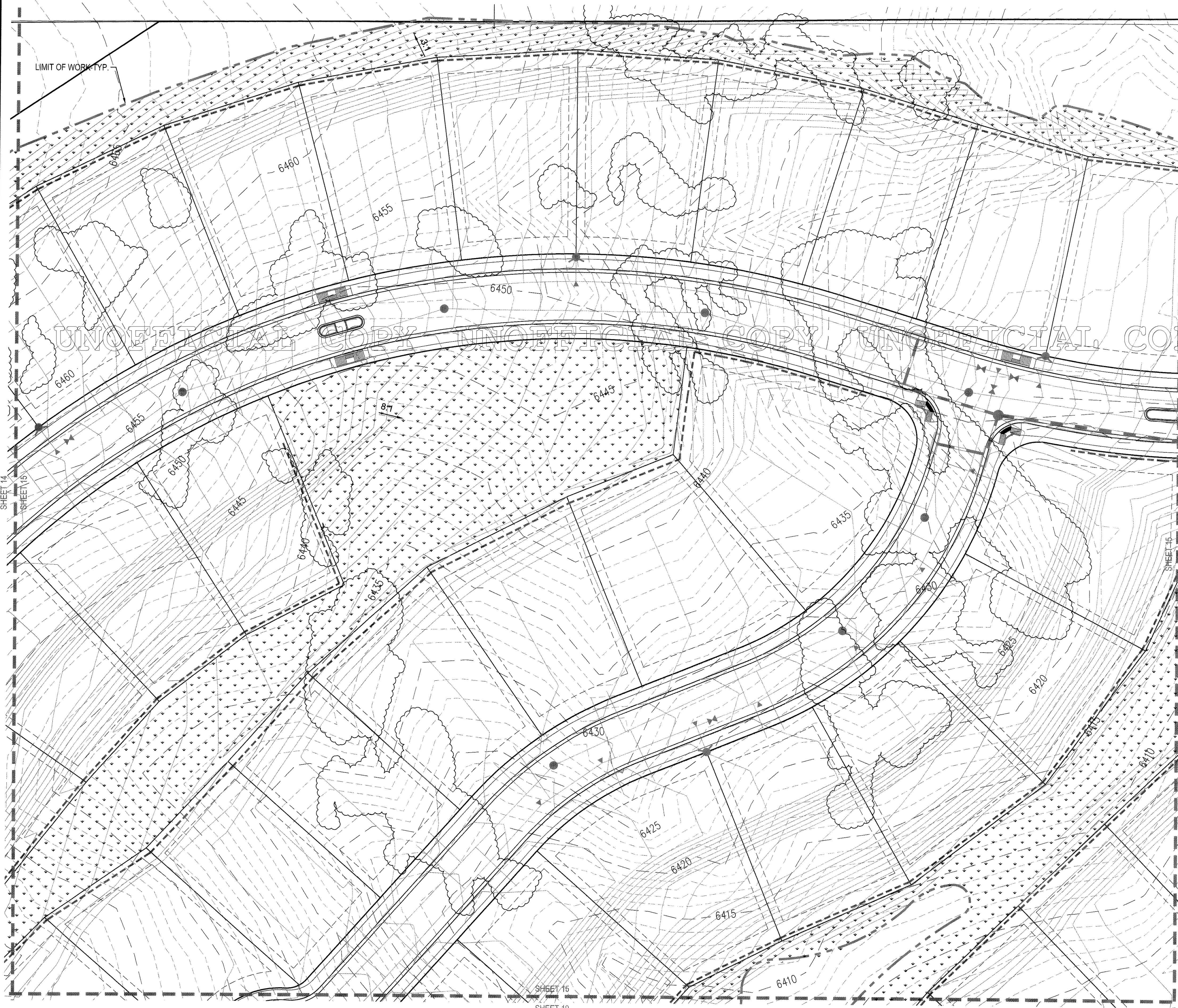
### KEY MAP



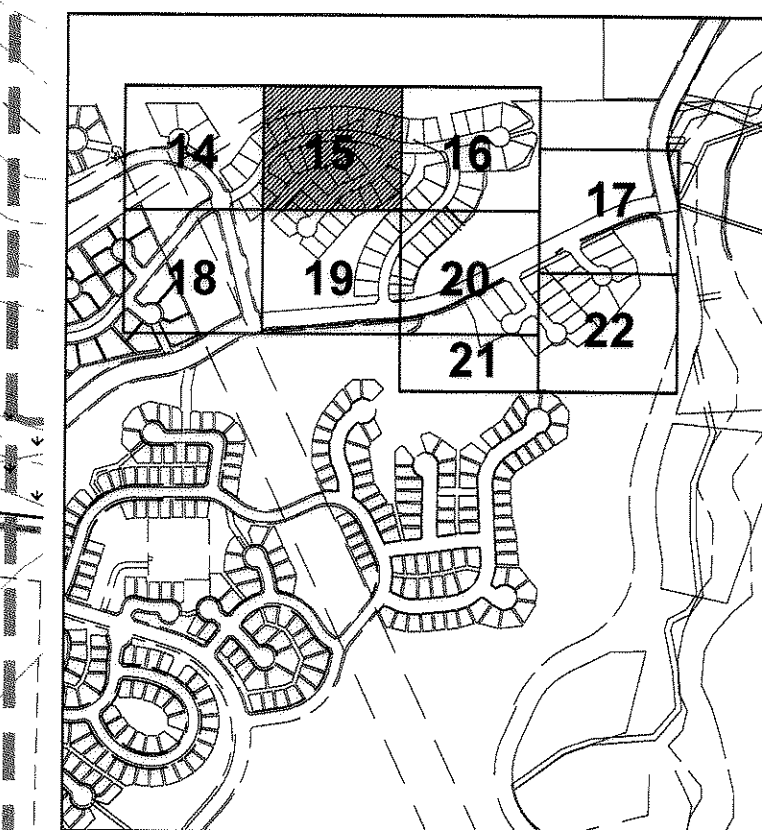
SHEET 14  
SHEET 18

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### KEY MAP



### PLANT PALETTE

SYM.	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BURR OAK
<b>EVERGREEN TREES</b>	
SCO	SCOTCH PINE
PIN	PINON PINE
AUS	AUSTRIAN PINE
PON	PONDEROSA PINE
RMJ	ROCKY MOUNTAIN JUNIPER
<b>DECIDUOUS ORNAMENTAL TREES</b>	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
<b>DECIDUOUS SHRUBS</b>	
MRE	CREeping OREGON GRAPE HOLLY
TLS	THREE LEAF SUMAC
STS	STAGHORN SUMAC
GLS	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
CLS	CUTLEAF SUMAC
ALP	ALPINE CURRANT
REC	RED CHOKEBERRY
MML	LITTLE LEAF MOUNTAIN MAHOGANY
RSA	RUSSIAN SAGE
PBS	PAWNEE BUTTES SAND CHERRY
MFI	MEIDLAND FIRE ROSE
CHI	CHIEFTAIN MANZANITA
WSC	WESTERN SAND CHERRY
MLL	LITTLELEAF MOCKORANGE
SSK	SASKATOON SERVICEBERRY
<b>EVERGREEN SHRUBS</b>	
BCJ	BLUE CHIP JUNIPER
BUF	BUFFALO JUNIPER
MSL	SLOWGOUND MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
AVG	BLUE AVENA GRASS
GHM	SUNBURST SWITCH GRASS
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FRG	FEATHER REED GRASS
<b>PERENNIALS</b>	
PER	SUNSET HYSSOP
PER	MOONBEAM COREOPSIS
PER	ROCKY MOUNTAIN PENSTEMON
PER	PURPLE CONEFLOWER
PER	YELLOW COLUMBINE
PER	BLACK-EYED SUSAN

NOTES:  
\* DENOTES DROUGHT TOLERANT PLANT MATERIAL

	CANADIAN BLUE FESCUE MIX SOD
	IRRIGATED TALL GRASS SEED MIX
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	CRUSHER FINES (REF. DET. 2-27)
	3/4" ROCK MULCH (REF. DET. 3-27)
	4"-12" NEW COBBLE (REF. DET. 3-27)
	EXISTING SHRUB BED

### LEGEND

	LANDSCAPE BOULDER
	3-RAIL FENCE (NOT A PART)
	RETAINING WALL
	METAL EDGER
	SPADE CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE

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LANDSCAPE CERTIFICATION:  
I, JOHN M. BIRKEY, RLA, ASLA AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER: 8-9123. THIS IS VALID THROUGH FEBRUARY 1, 2015. COLORADO LICENSE NUMBER: 66-900

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

S/LV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT / FINAL PD SITE PLAN AMENDMENT NO. 7

DATE: 09/27/2012

11/20/12 PER. TOWN COMMENTS
12/28/12 PER. TOWN COMMENTS
01/16/13 PER. TOWN COMMENTS
03/25/13 PER. TOWN COMMENTS
5/03/13 ISSUED FOR APPROVAL

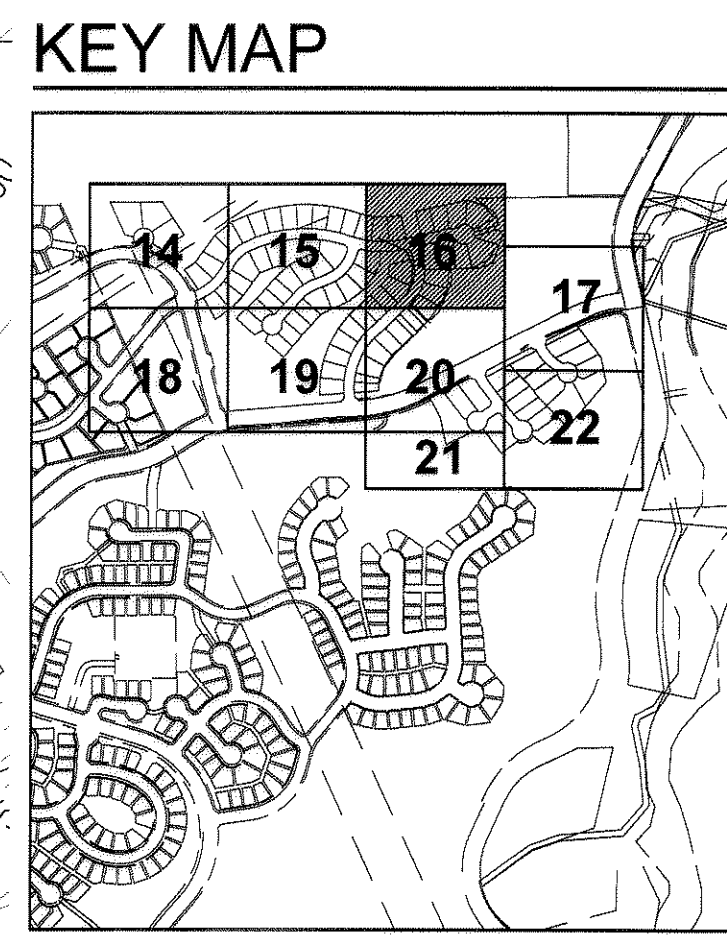
REVISIONS

NO.	DESCRIPTION

DR. ---	CH. ---
P.M. ---	
BOOK ---	
CAD FILE: ---	
JOB 12001027	
FILE CODE: ---	
SHEET NO. ---	

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



## PLANT PALETTE

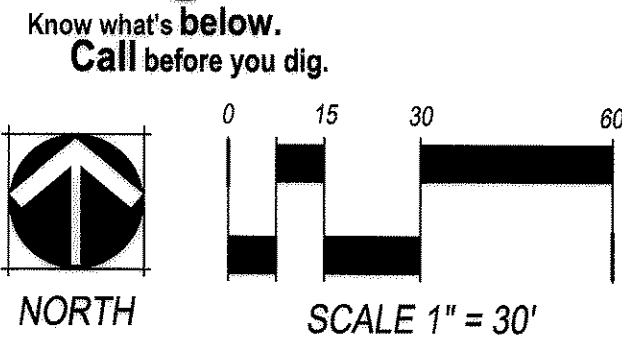
SYM.	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BURR OAK
<b>EVERGREEN TREES</b>	
SCO	SCOTCH PINE
PIN	PINON PINE
AUS	AUSTRIAN PINE
PON	PONDEROSA PINE
RMJ	ROCKY MOUNTAIN JUNIPER
<b>DECIDUOUS ORNAMENTAL TREES</b>	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
<b>DECIDUOUS SHRUBS</b>	
MRE	CREEPING OREGON GRAPE HOLLY
TLS	THREE LEAF SUMAC
STS	STAGHORN SUMAC
GLS	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
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NOTES:  
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	CANADIAN BLUE FESCUE MIX SOD
	IRRIGATED TALL GRASS SEED MIX
	NON-IRRIGATED GRASS SEED MIX
	BARK MULCH
	CRUSHER FINES (REF. DET. 2-27)
	3/4" ROCK MULCH (REF. DET. 3-27)
	4"-12" NEW COBBLE (REF. DET 3-27)
	EXISTING SHRUB BED

## LEGEND

	LANDSCAPE BOULDER
	3-RAIL FENCE (NOT A PART)
	RETAINING WALL
	METAL EDGER
	SPADE CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1168

LANDSCAPE CERTIFICATION:  
I, JOHN M. BIRKEY, R.L.A., ASLA, AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK, REGISTRATION NUMBER IS 9123. THIS IS VALID THROUGH FEBRUARY 1, 2019. COLORADO LICENSE NUMBER IS 8005

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT / AMENDMENT NO. 7  
FINAL PD SITE PLAN

DATE 09/27/2012  
11/29/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

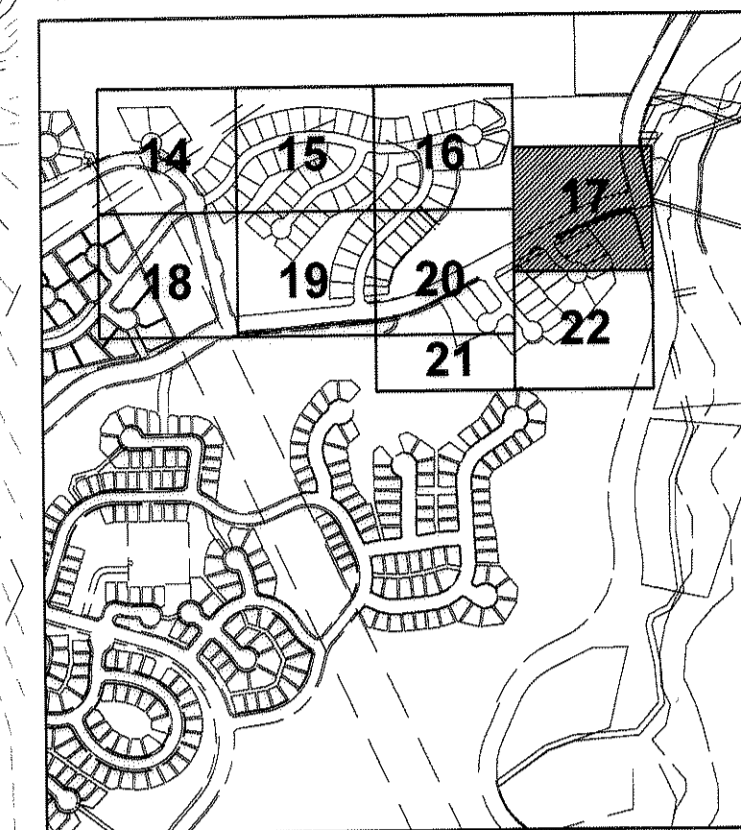
REVISIONS	

DR.	---	CH.	---
P.M.	---		
BOOK	---		
CAD FILE:	---		
JOB	12001027		
FILE CODE:	---		
SHEET NO.	16		

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### KEY MAP



### PLANT PALETTE

SYM.	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BURR OAK
<b>EVERGREEN TREES</b>	
SCO	SCOTCH PINE
PIN	PINON PINE
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RMJ	ROCKY MOUNTAIN JUNIPER
<b>DECIDUOUS ORNAMENTAL TREES</b>	
GMC	GINNALA MAPLE
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WSC	WESTERN SAND CHERRY
MLL	LITTLE LEAF MOCKORANGE
SSK	SASKATOON SERVICEBERRY
<b>EVERGREEN SHRUBS</b>	
BCJ	BLUE CHIP JUNIPER
BUF	BUFFALO JUNIPER
MSL	SLOWMOUND MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
AVG	BLUE AVENA GRASS
GHM	SUNBURST SWITCH GRASS
HFG	HARDY FOUNTAIN GRASS
FRG	FEATHER REED GRASS
<b>PERENNIALS</b>	
PER	SUNSET HYSSOP
PER	MOONBEAM COREOPSIS
PER	ROCKY MOUNTAIN PENSTEMON
PER	PURPLE CONEFLOWER
PER	YELLOW COLUMBINE
PER	BLACK-EYED SUSAN

NOTES:  
\* DENOTES DROUGHT TOLERANT PLANT MATERIAL

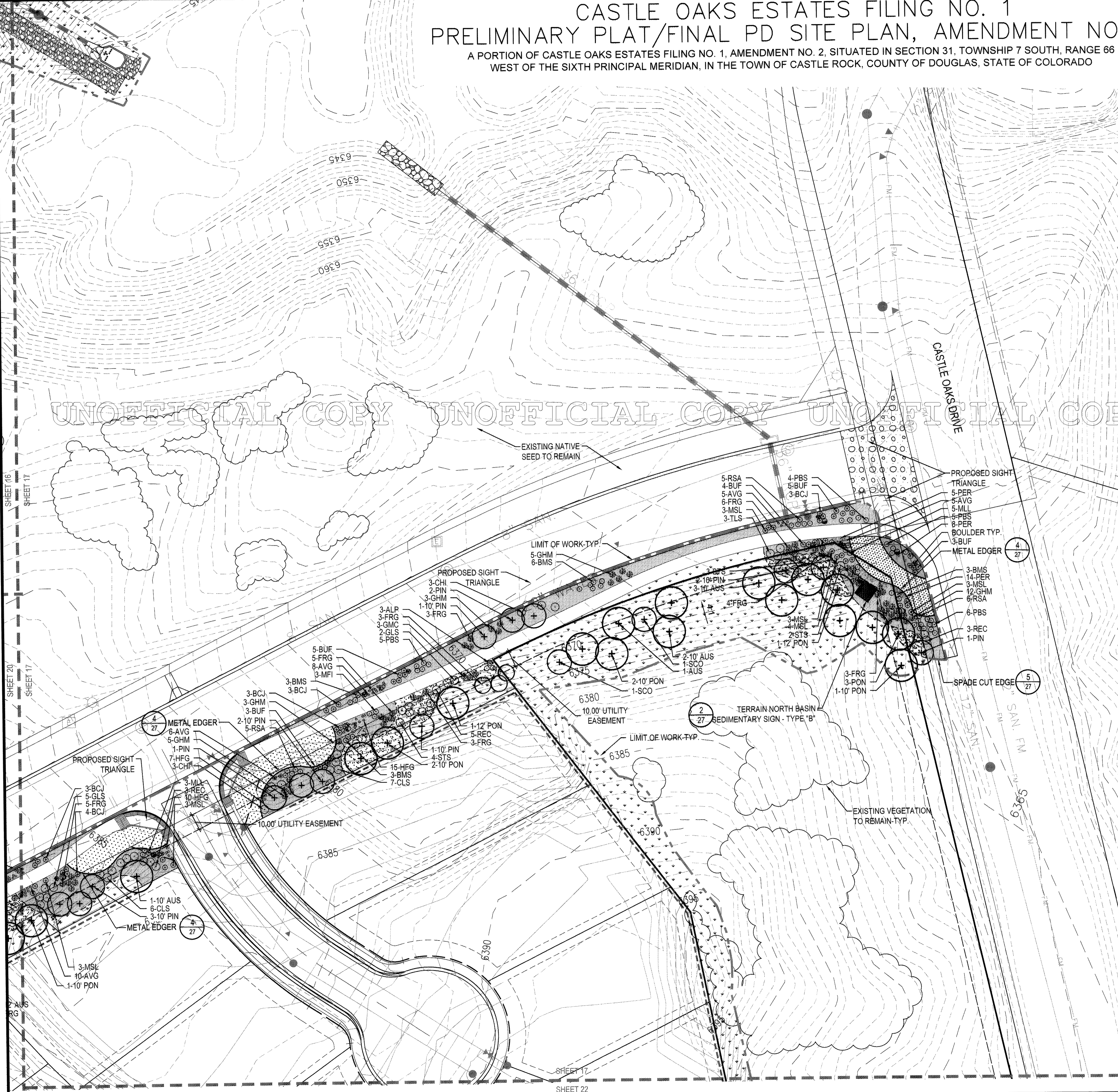
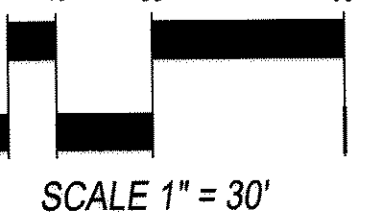
	CANADIAN BLUE FESCUE MIX SOD
	IRRIGATED TALL GRASS SEED MIX
	NON-IRRIGATED GRASS SEED MIX
	BARK MULCH
	CRUSHER FINES (REF. DET. 2-27)
	3/4\"/>
	4\"/>
	EXISTING SHRUB BED

### LEGEND

	LANDSCAPE BOULDER
	3-RAIL FENCE (NOT A PART)
	RETAINING WALL
	METAL EDGER
	SPADE CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE



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F 303.892.1186

### LANDSCAPE CERTIFICATION:

JOHN M. BRKEY, RLA, ASLA AM  
CERTIFIED WITH THE TOWN OF  
CASTLE ROCK AS A LANDSCAPE  
DESIGNER. TOWN OF CASTLE ROCK  
REGISTRAR NUMBER IS 0123. THIS  
IS VALID THROUGH FEBRUARY 1, 2015.  
COLORADO LICENSE NUMBER IS 885

*John M. Brkey*

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7

DATE 09/27/2012  
11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

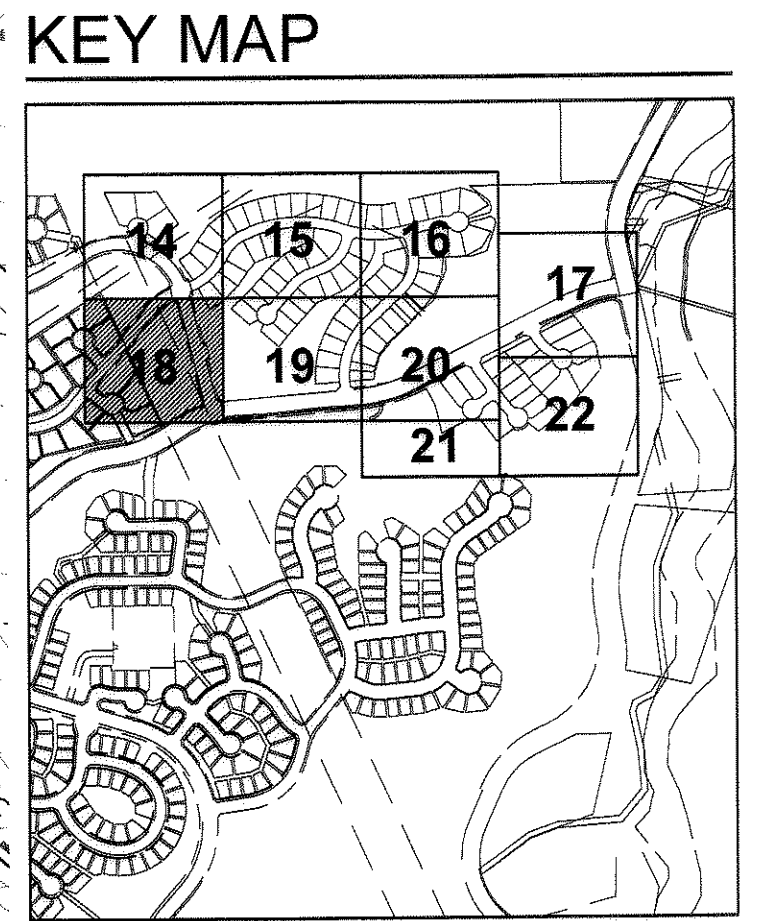
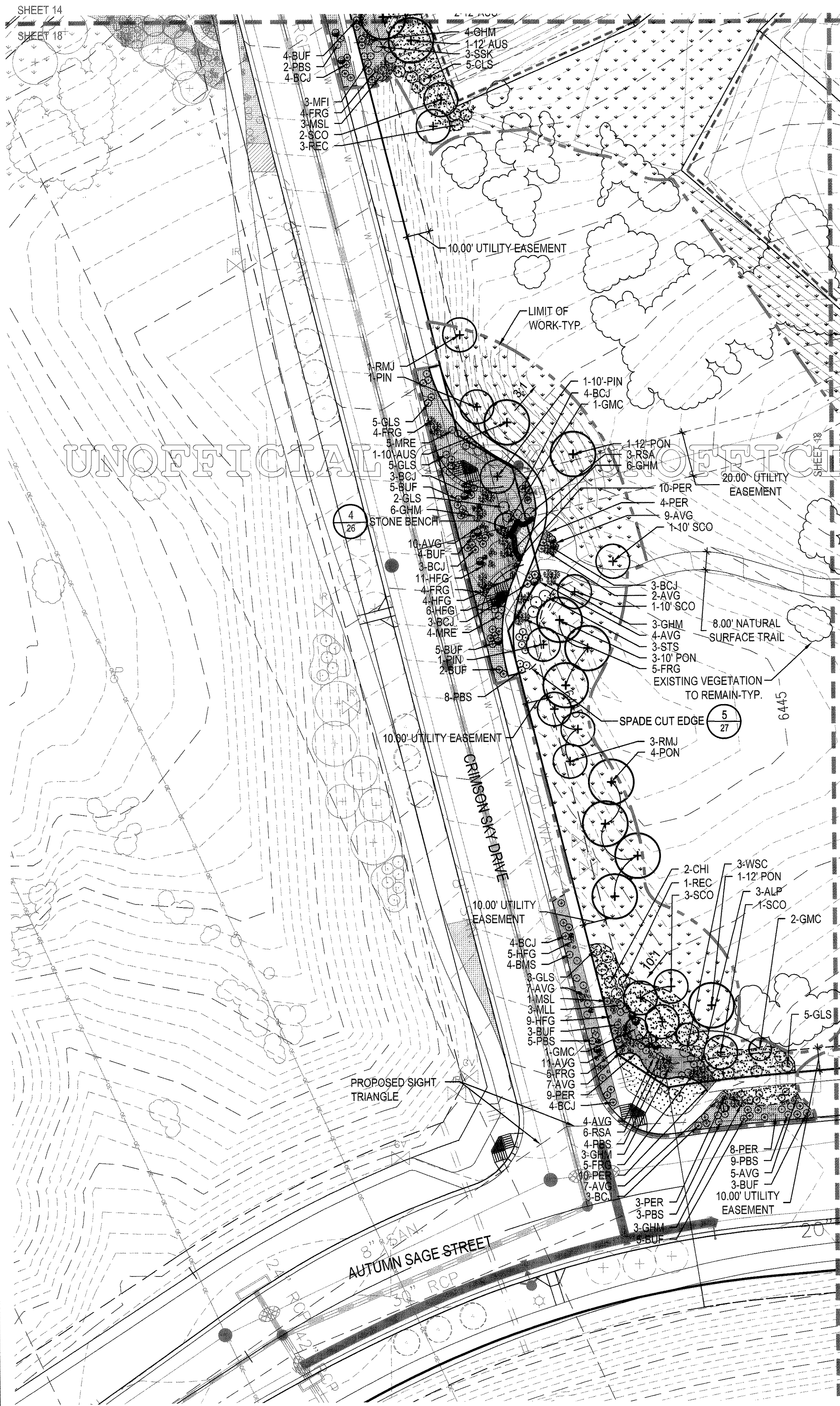
### REVISIONS

NO.	DESCRIPTION

DR. --- CH. ---  
P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO. 17

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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### PLANT PALETTE

SYM.	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BURR OAK
<b>EVERGREEN TREES</b>	
SCO	SCOTCH PINE
PIN	PINON PINE
AUS	AUSTRIAN PINE
PON	PONDEROSA PINE
RMJ	ROCKY MOUNTAIN JUNIPER
<b>DECIDUOUS ORNAMENTAL TREES</b>	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
<b>DECIDUOUS SHRUBS</b>	
MRE	CREEPING OREGON GRAPE HOLLY
TLS	THREE LEAF SUMAC
STS	STAGHORN SUMAC
GLS	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
CLS	CUTLEAF SUMAC
ALP	ALPINE CURRANT
REC	RED CHOKEBERRY
MML	LITTLE LEAF MOUNTAIN MAHOGANY
RSA	RUSSIAN SAGE
PBS	PAWNEE BUTTES SAND CHERRY
MFI	MEIDLAND FIRE ROSE
CHI	CHIEFTAIN MANZANITA
WSC	WESTERN SAND CHERRY
MML	LITTLE LEAF MOCKORANGE
SSK	SASKATOON SERVICEBERRY
<b>EVERGREEN SHRUBS</b>	
BCJ	BLUE CHIP JUNIPER
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MSL	SLOWMOUND MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
AVG	BLUE AVENA GRASS
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NOTES:  
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	CANADIAN BLUE FESCUE MIX SOD
	IRRIGATED TALL GRASS SEED MIX
	NON-IRRIGATED GRASS SEED MIX
	BARK MULCH
	CRUSHER FINES (REF. DET. 2-27)
	3/4" ROCK MULCH (REF. DET. 3-27)
	4"-12" NEW COBBLE (REF. DET 3-27)
	EXISTING SHRUB BED

### LEGEND

	LANDSCAPE BOULDER
	3-RAIL FENCE (NOT A PART)
	RETAINING WALL
	METAL EDGER
	SPADE CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE

**NORRIS DESIGN**  
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F 303.892.1166

LANDSCAPE CERTIFICATION:  
JOHN M. BIRNEY, RLA, ASLA, AM  
CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 5123. THIS IS VALID THROUGH FEBRUARY 1, 2015. COLORADO LICENSE NUMBER IS 855

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT / FINAL PD SITE PLAN AMENDMENT NO. 7

DATE 09/27/2012

11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

REVISIONS

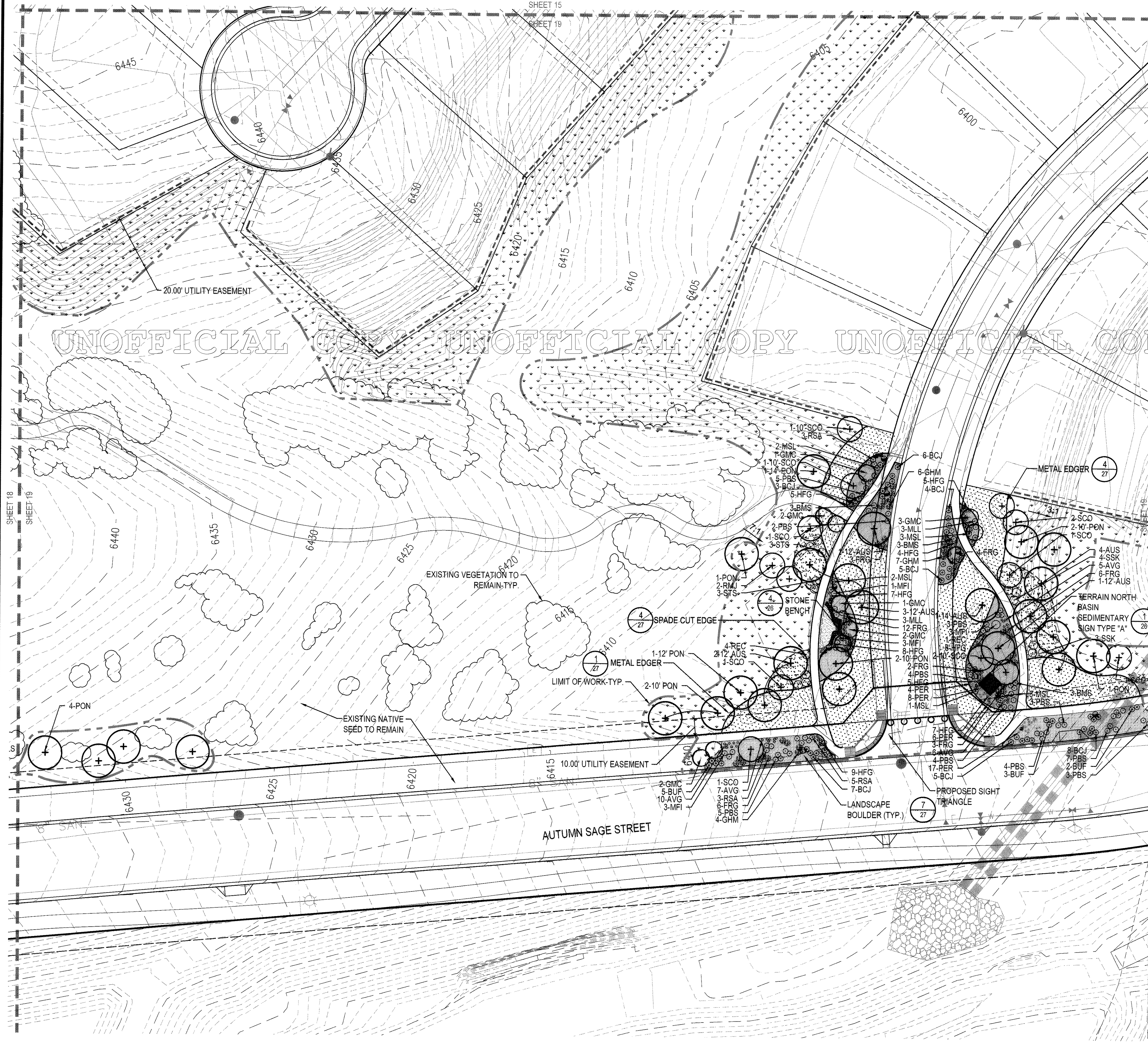
DR. --- CH. ---  
P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO. 18

SCALE 1" = 30'

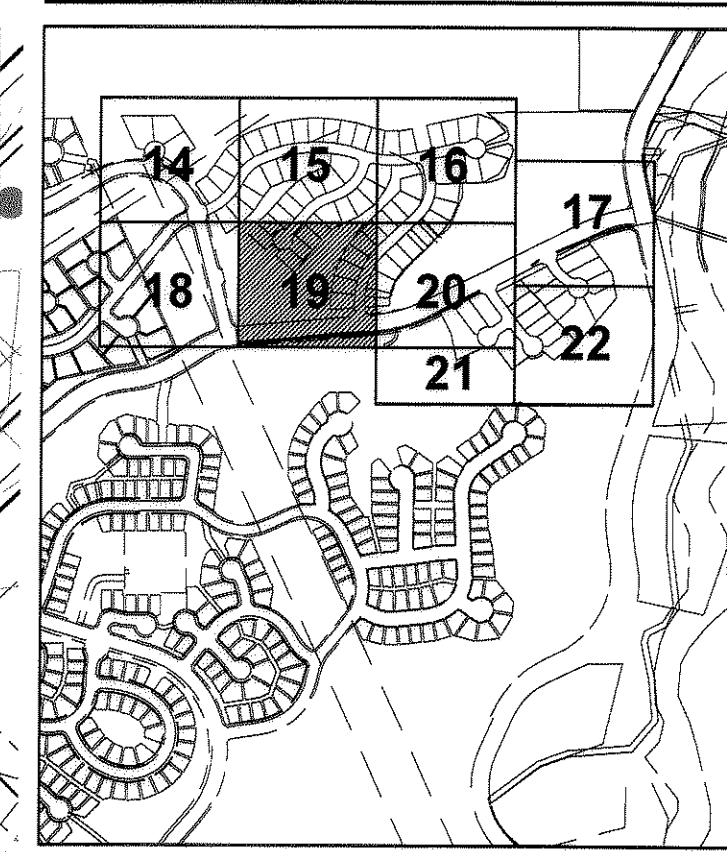
**811**  
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# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### KEY MAP



### PLANT PALETTE

SYM.	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BURR OAK
<b>EVERGREEN TREES</b>	
SCO	SCOTCH PINE
PIN	PINON PINE
AUS	AUSTRIAN PINE
PON	PONDEROSA PINE
RMJ	ROCKY MOUNTAIN JUNIPER
<b>DECIDUOUS ORNAMENTAL TREES</b>	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
<b>DECIDUOUS SHRUBS</b>	
MRE	CREeping OREGON GRAPE HOLLY
TLS	THREE LEAF SUMAC
STS	STAGHORN SUMAC
GLS	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
CLS	CUTLEAF SUMAC
ALP	ALPINE CURRANT
REC	RED CHOKEBERRY
MML	LITTLE LEAF MOUNTAIN MAHOGANY
RSA	RUSSIAN SAGE
PBS	PAWNEE BUTTES SAND CHERRY
MFI	MIDLAND FIRE ROSE
CHI	CHIEFTAIN MANZANITA
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MLL	LITTLELEAF MOCKORANGE
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MSL	SLOWMOUND MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
AVG	BLUE AVENA GRASS
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FRG	FEATHER REED GRASS
<b>PERENNIALS</b>	
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NOTES:  
\* DENOTES DROUGHT TOLERANT PLANT MATERIAL

	CANADIAN BLUE FESCUE MIX SOD
	IRRIGATED TALL GRASS SEED MIX
	NON-IRRIGATED GRASS SEED MIX
	BARK MULCH
	CRUSHER FINES (REF. DET. 2-27)
	3/4" ROCK MULCH (REF. DET. 3-27)
	4"-12" NEW COBBLE (REF. DET. 3-27)
	EXISTING SHRUB BED

### LEGEND

	LANDSCAPE BOULDER
	3-RAIL FENCE (NOT A PART)
	RETAINING WALL
	METAL EDGER
	SPADE CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE

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SCALE 1" = 30'



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LANDSCAPE CERTIFICATION:  
JOHN W. BERRY, P.L.A., A.S.A., A.L.A.M.  
CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER 6 8123. THIS IS VALID THROUGH FEBRUARY 1, 2018. COLORADO LICENSE NUMBER IS 885

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7

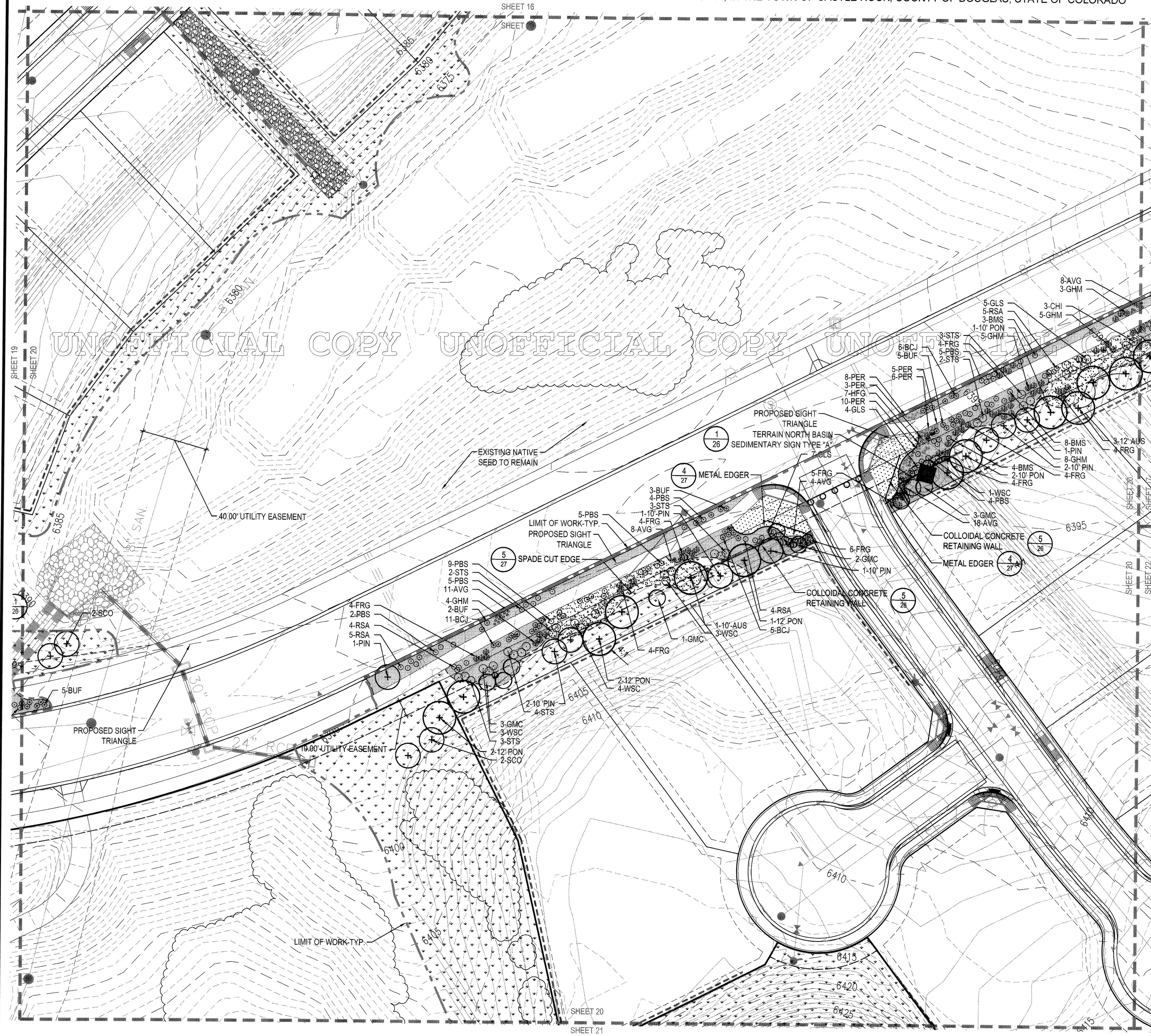
DATE 09/27/2012  
11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

REVISIONS

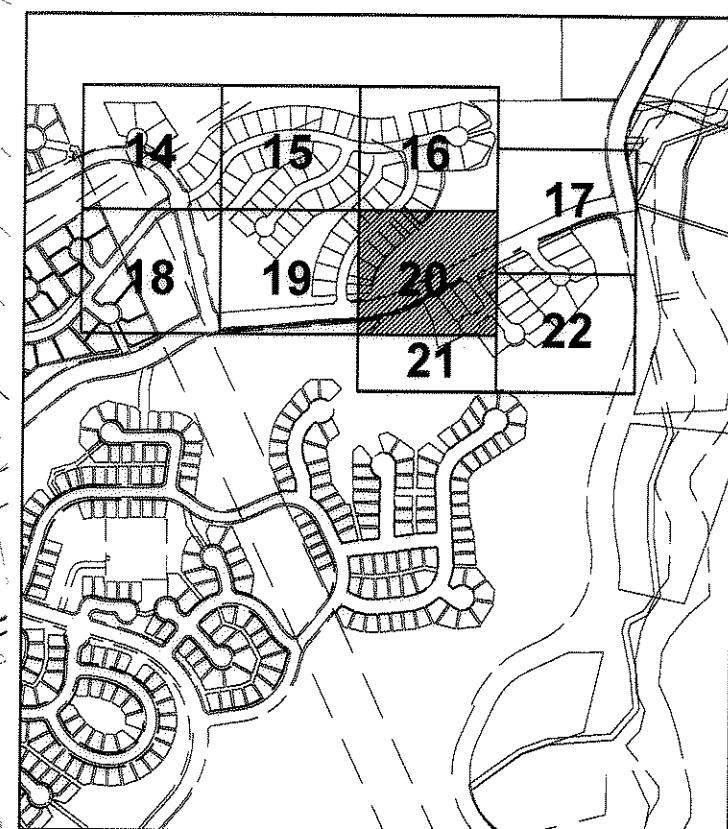
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P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO. 19

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### KEY MAP



### PLANT PALETTE

SYM.	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BURR OAK
<b>EVERGREEN TREES</b>	
SCO	SCOTCH PINE
PIN	PINON PINE
AUS	AUSTRIAN PINE
PON	PONDEROSA PINE
RMJ	ROCKY MOUNTAIN JUNIPER
<b>DECIDUOUS ORNAMENTAL TREES</b>	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
<b>DECIDUOUS SHRUBS</b>	
MRE	CREEPING OREGON GRAPE HOLLY
TL3	THREE LEAF SUMAC
STS	STAGHORN SUMAC
GLS	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
CLS	CUTLEAF SUMAC
ALP	ALPINE CURRANT
REC	RED CHOKEBERRY
MML	LITTLE LEAF MOUNTAIN MAHOGANY
RSA	RUSSIAN SAGE
PBS	PAWNEE BUTTES SAND CHERRY
MFI	MEIDLAND FIRE ROSE
CHI	CHEIFTAIN MANZANITA
WSC	WESTERN SAND CHERRY
MLL	LITTLELEAF MOCKORANGE
SSK	SASKATOON SERVICEBERRY
<b>EVERGREEN SHRUBS</b>	
BCJ	BLUE CHIP JUNIPER
BUF	BUFFALO JUNIPER
MSL	SLOWMOUND MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
AVG	BLUE AVENA GRASS
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FRG	FEATHER REED GRASS
<b>PERENNIALS</b>	
PER	SUNSET HYSSOP
PER	MOONBEAM COREOPSIS
PER	ROCKY MOUNTAIN PENSTEMON
PER	PURPLE CONEFLOWER
PER	YELLOW COLUMBINE
PER	BLACK-EYED SUSAN

NOTES:  
\* DENOTES DROUGHT TOLERANT PLANT MATERIAL

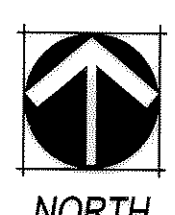
	CANADIAN BLUE FESCUE MIX SOD
	IRRIGATED TALL GRASS SEED MIX
	NON-IRRIGATED GRASS SEED MIX
	BARK MULCH
	CRUSHER FINES (REF. DET. 2-27)
	3/4" ROCK MULCH (REF. DET. 3-27)
	4"-12" NEW COBBLE (REF. DET 3-27)
	EXISTING SHRUB BED

### LEGEND

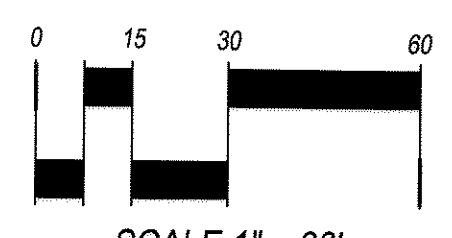
	LANDSCAPE BOULDER
	3-RAIL FENCE (NOT A PART)
	RETAINING WALL
	METAL EDGER
	SPADE CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE



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### LANDSCAPE CERTIFICATION:

JOHN M. BURKEY, R.L.A., A.S.L.A. AM  
CERTIFIED WITH THE TOWN OF  
CASTLE ROCK AS A LANDSCAPE  
DESIGNER. TOWN OF CASTLE ROCK  
REGISTRATION NUMBER IS 5123. THIS  
IS VALID THROUGH FEBRUARY 1, 2015.  
COLORADO LICENSE NUMBER IS 855

SECTION 31
TOWNSHIP 7 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.
CASTLE OAKS ESTATES
FILING NO. 1
PRELIMINARY PLAT /
FINAL PD SITE PLAN AMENDMENT NO. 7

DATE	09/27/2012
11/20/12 PER TOWN COMMENTS	
12/28/12 PER TOWN COMMENTS	
01/16/13 PER TOWN COMMENTS	
03/25/13 PER TOWN COMMENTS	
5/03/13 ISSUED FOR APPROVAL	

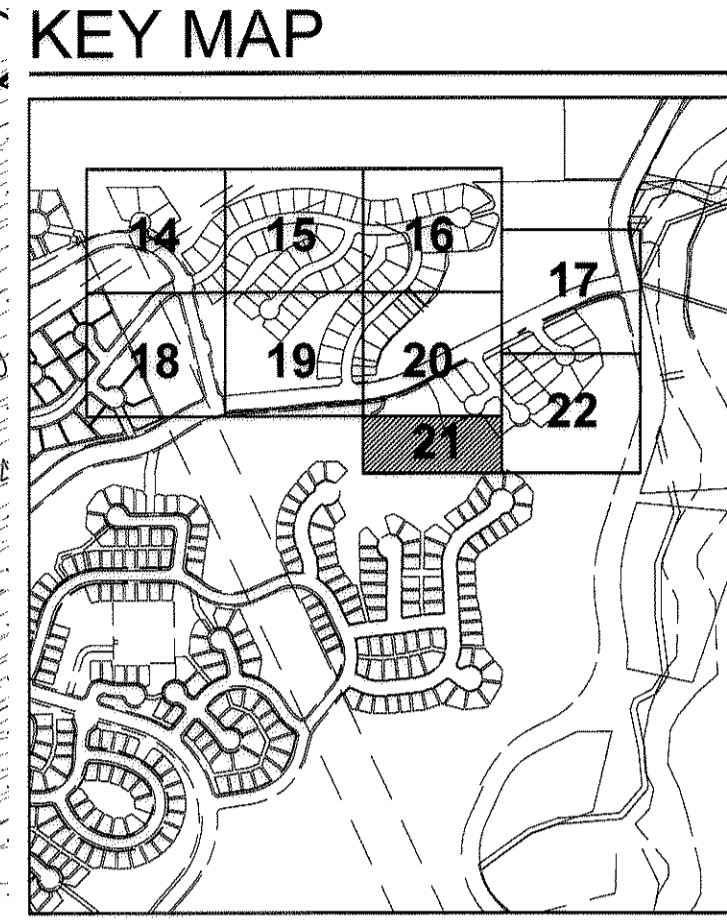
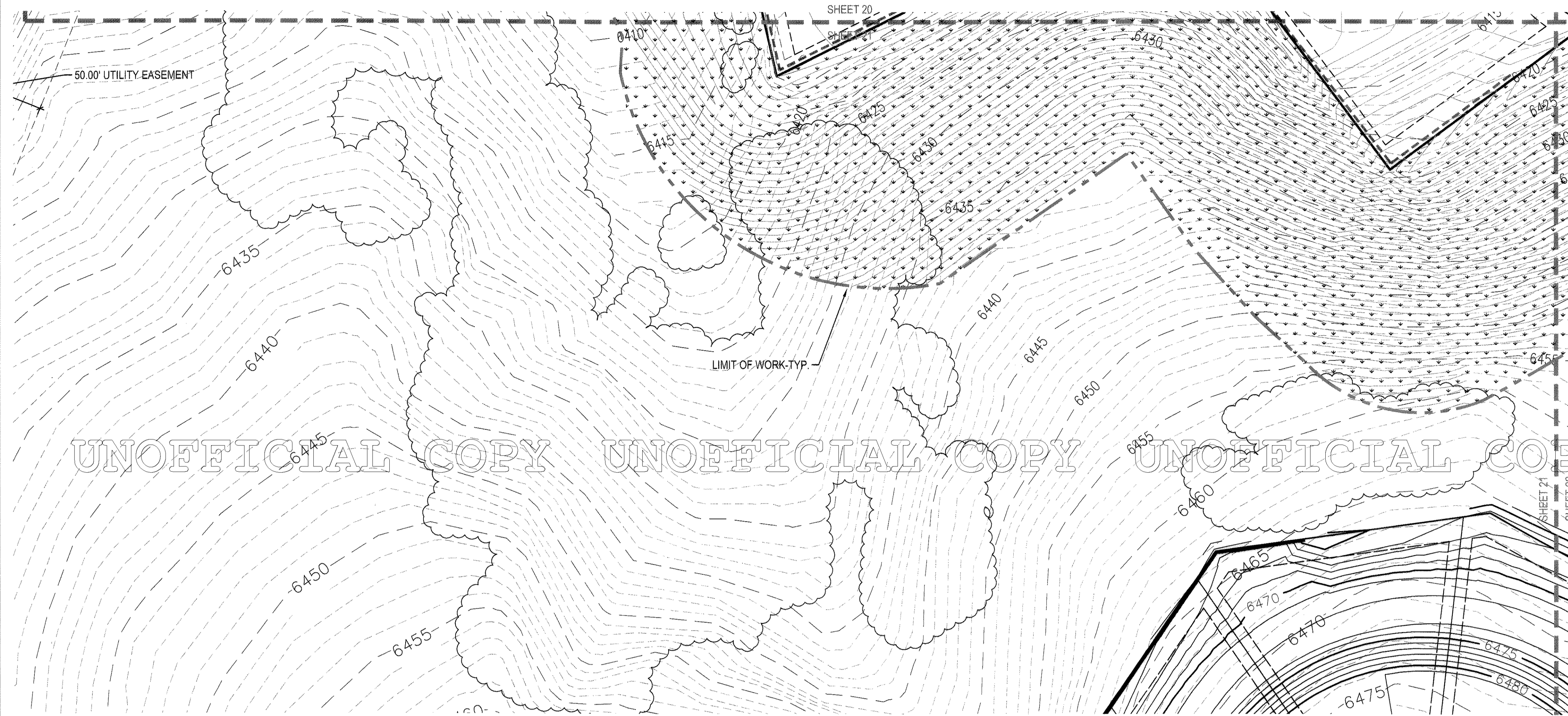
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P.M.	
BOOK	
CAD FILE:	
JOB	12001027
FILE CODE:	

REVISIONS	

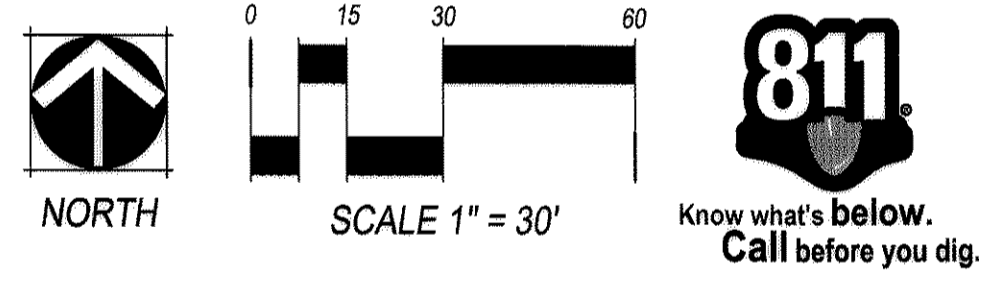
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BOOK	
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JOB	12001027
FILE CODE:	

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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### PLANT PALETTE

SYM.	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
SWO	SWAMP WHITE OAK
HAC	WESTERN HACKBERRY
BOA	BURR OAK
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RMJ	ROCKY MOUNTAIN JUNIPER
<b>DECIDUOUS ORNAMENTAL TREES</b>	
GMC	GINNALA MAPLE
GAM	GAMBEL OAK
<b>DECIDUOUS SHRUBS</b>	
MRE	CREEPING OREGON GRAPE HOLLY
TLS	THREE LEAF SUMAC
STS	STAGHORN SUMAC
GLS	GRO-LOW SUMAC
BMS	BLUE MIST SPIREA
CLS	CUTLEAF SUMAC
ALP	ALPINE CURRANT
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NOTES:  
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	CANADIAN BLUE FESCUE MIX SOD
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### LEGEND

	LANDSCAPE BOULDER
	3-RAIL FENCE (NOT A PART)
	RETAINING WALL
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	LIMIT OF WORK
	MATCHLINE

**NORRIS DESIGN**  
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P 303.892.1186  
F 303.892.1186

LANDSCAPE CERTIFICATION:  
I, JOHN M. BIRKEY, RLA, ASLA, AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 9129. THIS IS VALID THROUGH FEBRUARY 1, 2015. COLORADO LICENSE NUMBER IS 855

*John M. Birkey*

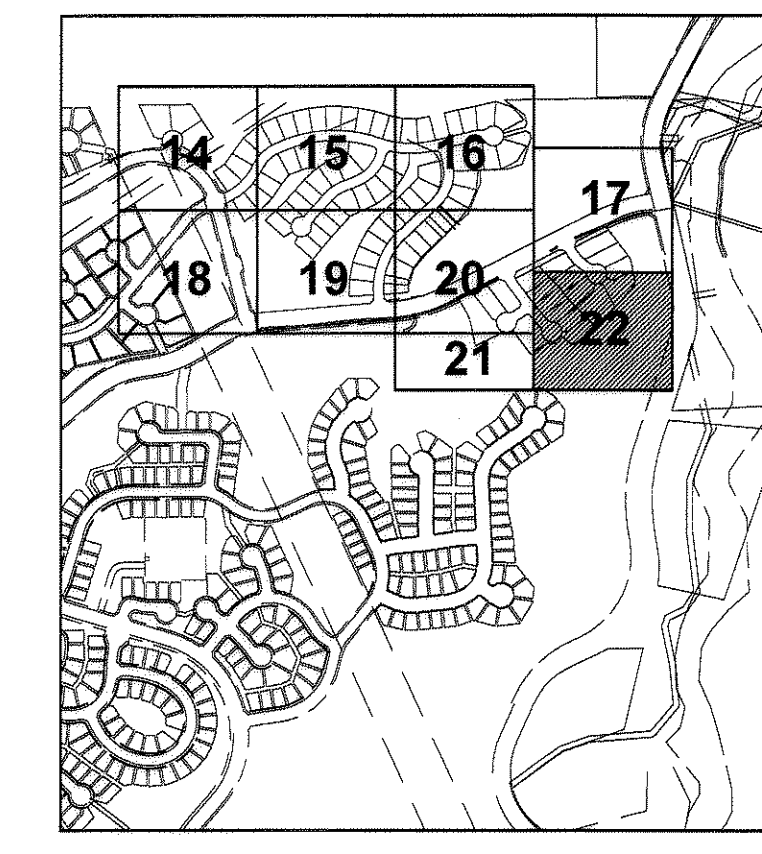
SECTION 31	TOWNSHIP 7 SOUTH, RANGE 66 WEST	OF THE SIXTH PRINCIPLE MERIDIAN
SLV CASTLE OAKS, LLC.	CASTLE OAKS ESTATES FILING NO. 1	PRELIMINARY PLAT / AMENDMENT NO. 7
FINAL PD SITE PLAN AMENDMENT NO. 7		
DATE: 09/27/2012		
11/20/12 PER TOWN COMMENTS 12/28/12 PER TOWN COMMENTS 01/16/13 PER TOWN COMMENTS 03/25/13 PER TOWN COMMENTS 5/03/13 ISSUED FOR APPROVAL		
REVISIONS		
DR. --	CH. --	
P.M. --		
BOOK --		
CAD FILE: --		
JOB 12001027		
FILE CODE: --		
SHEET NO. 21		

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### KEY MAP



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BUF	BUFFALO JUNIPER
MSL	SLOWMOUND MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
AVG	BLUE AVENA GRASS
GHM	SUNBURST SWITCH GRASS
HFG	HARDY FOUNTAIN GRASS
FRG	FEATHER REED GRASS
<b>PERENNIALS</b>	
PER	SUNSET HYSSOP
PER	MOONBEAM COREOPSIS
PER	ROCKY MOUNTAIN PENSTEMON
PER	PURPLE CONEFLOWER
PER	YELLOW COLUMBINE
PER	BLACK-EYED SUSAN

NOTES:  
\* DENOTES DROUGHT TOLERANT PLANT MATERIAL

	CANADIAN BLUE FESCUE MIX SOD
	IRRIGATED TALL GRASS SEED MIX
	NON-IRRIGATED GRASS SEED MIX
	BARK MULCH
	CRUSHER FINES (REF. DET. 2-27)
	3/4" ROCK MULCH (REF. DET. 3-27)
	4"-12" NEW COBBLE (REF. DET 3-27)
	EXISTING SHRUB BED

### LEGEND

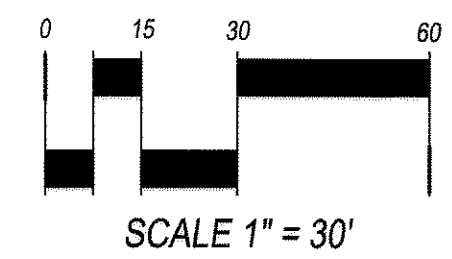
	LANDSCAPE BOULDER
	3-RAIL FENCE (NOT A PART)
	RETAINING WALL
	METAL EDGER
	SPAED CUT EDGER
	CONCRETE TRAIL
	LIMIT OF WORK
	MATCHLINE



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NORTH



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Denver, Colorado 80204  
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### LANDSCAPE CERTIFICATION:

JOHN M. BIRKEY, RLA, ASLA AM  
CERTIFIED WITH THE TOWN OF  
CASTLE ROCK AS A LANDSCAPE  
DESIGNER. TOWN OF CASTLE ROCK  
REGISTRATION NUMBER: 8-5129. THIS  
IS VALID THROUGH FEBRUARY 1, 2015.  
COLORADO LICENSE NUMBER: 10-055

*John M. Birkey*

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO. 1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7

DATE  
09/27/2012

11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

### REVISIONS

DR.	CH.
---	---
P.M.	---
BOOK	---
CAD FILE:	---
JOB	12001027
FILE CODE:	---

SHEET NO.  
22

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

LANDSCAPE CERTIFICATION:  
JOHN M. BIRNEY, RLA, ASLA, AIA  
CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 6123. THIS IS VALID THROUGH FEBRUARY 1, 2015. COLORADO LICENSE NUMBER IS 655

*John M. Birney*

**SEEDING AND MULCHING INSTALLATION NOTES**

1. SEE PLAN VIEW FOR:
  - AREA OF SEEDING AND MULCHING.
  - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAF WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN GESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENEED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-FREE LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL PLAT GUM OF PLANTAGO INSULARIS, (DESERT INDIANWHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.6 +/-0.2%; ASH CONTENT = 2.7 +/-0.2%; FIBER = 4.0 +/-0.4%; PH 1% SOLUTION = 6.5 - 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 - PAR. 8, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

**SEEDING AND MULCHING MAINTENANCE NOTES**

1. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE GESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE GESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE, AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
  - 5.1. THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.
  - 5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO- FEET BY TWO- FEET OR EQUIVALENT).
  - 5.3. FREE OF ERODED AREAS.
- 5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
  - 6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
  - 6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO- FEET BY TWO- FEET OR EQUIVALENT).
  - 6.3. FREE OF ERODED AREAS.
  - 6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

**DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX**

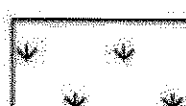
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
TOTAL				9.2

**DOUGLAS COUNTY AND CASTLE ROCK TEMPORARY DRILL SEEDING MIX**

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	OAHE	PICS	30	4.5
PUBESCENT WHEATGRASS	LUNA	PICS	30	4.2
ANNUAL RYEGRASS	N/A	AICB	10	0.8
TOTAL				13.4

**DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX**

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
TOTAL				11.0



SM

SEEDING AND MULCHING

17

Sheet Revisions			
R1	3/11	GESC MANUAL UPDATES	DVD

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.



**UTILITIES DEPARTMENT**  
Stormwater Engineering Division

**GESC**

GRADING, EROSION, AND SEDIMENT CONTROL

**GESC PLAN STANDARD NOTES AND DETAILS**

**SHEET 10 OF 14**

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES FILING NO.1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7

DATE 09/27/2012  
11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

REVISIONS

DR. --- CH. ---  
P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO.

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PLANT SCHEDULE

IRRIGATION ZONE	SYM	HYDRO ZONE	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE	QTY
<b>DECIDUOUS CANOPY TREES</b>						
TREE	SWO	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL. B&B	0
TREE	BOA	2	QUERCUS MACROCARPA	BUR OAK	2 1/2" CAL. B&B	0
TREE	HAC	2	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2 1/2" CAL. B&B	0
<b>TOTAL</b>						<b>0</b>
<b>EVERGREEN TREES</b>						
TREE	SCO	2 AND 3	PINUS SYLVESTRIS	SCOTCH PINE	8' HT.**	27
TREE	PIN	1	PINUS EDULIS	PINON PINE	8' HT.**	23
TREE	AUS	2	PINUS NIGRA	AUSTRIAN PINE	8' HT.**	30
TREE	PON	1,2, AND 3	PINUS PONDEROSA	PONDEROSA PINE	8' HT.**	47
TREE	SKR	1 AND 2	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	8' HT.**	8
TREE	RMJ	1 AND 2	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	8' HT.**	6
<b>TOTAL</b>						<b>141</b>
<b>DECIDUOUS ORNAMENTAL TREES</b>						
TREE	GMC	2	ACER GINNALA	GINNALA MAPLE	8' HT. / 1.5" CAL. MULTI-STEM	25
TREE	GAM	1	QUERCUS GAMBELII	GAMBLE OAK	8' HT. / 1.5" CAL. MULTI-STEM	0
<b>TOTAL</b>						<b>25</b>
<b>DECIDUOUS SHRUBS</b>						
SHRUB	TL3	1 AND 2	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL. CONT.	3
SHRUB	STS	1 AND 2	RHUS TYPHINA	STAGHORN SUMAC	5 GAL. CONT.	42
SHRUB	GLS	1 AND 2	RHUS AROMATICA 'GROW-LOW'	GROW-LOW SUMAC	5 GAL. CONT.	35
SHRUB	BMS	2 AND 3	C. X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	5 GAL. CONT.	48
SHRUB	CLS	1 AND 2	RHUS GLABRA 'LACINIATA'	CUTLEAF SUMAC	5 GAL. CONT.	21
SHRUB	ALP	3	RIBES ALPINUM	ALPINE CURRANT	5 GAL. CONT.	20
SHRUB	REC	2 AND 3	PRUNUS VIRGINIANA MELANOCARPA	RED CHOKEBERRY	5 GAL. CONT.	20
SHRUB	MLL	1	CERCOCARPUS LEDIFOLIUS INTICATUS	LITTLE LEAF MOUNTAIN MAHOGANY	5 GAL. CONT.	5
SHRUB	RSA	1 AND 2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL. CONT.	53
SHRUB	PBS	2 AND 3	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL. CONT.	135
SHRUB	MFI	2 AND 3	ROSA 'MEIPSIDUE'	MEIDLJAND FIRE ROSE	5 GAL. CONT.	20
SHRUB	WSC	2 AND 3	PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL. CONT.	14
SHRUB	SSK	2 AND 3	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL. CONT.	17
SHRUB	CHI	1	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	5 GAL. CONT.	9
SHRUB	MRE	1 AND 2	MAHONIA REPENS	CREEPING OREGON GRAPE HOLLY	5 GAL. CONT.	9
SHRUB	MLL	3	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL. CONT.	20
<b>TOTAL</b>						<b>471</b>
<b>EVERGREEN SHRUBS</b>						
SHRUB	BCJ	2	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL. CONT.	118
SHRUB	BUF	2	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL. CONT.	80
SHRUB	MSL	2	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL. CONT.	39
<b>TOTAL</b>						<b>237</b>
<b>ORNAMENTAL GRASSES</b>						
SHRUB	AVG	2 AND 3	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL. CONT.	190
SHRUB	GHM	2	PANICUM VIRGATUM 'SUNBURST'	SUNBURST SWITCH GRASS	1 GAL. CONT.	98
SHRUB	HFG	2 AND 3	PENNISETUM ORIENTALE	HARDY FOUNTAIN GRASS	1 GAL. CONT.	178
SHRUB	FRG	2 AND 3	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	1 GAL. CONT.	151
<b>TOTAL</b>						<b>166</b>
<b>PERENNIALS</b>						
SHRUB	PER	2 AND 3	AGASTACHE RUPESTRIS	SUNSET HYSOOP	1 GAL. CONT.	
SHRUB	PER	3	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL. CONT.	
SHRUB	PER	2 AND 3	HELICTOTRICHON SEMPERVIRENS	ROCKY MOUNTAIN PENSTEMON	1 GAL. CONT.	
SHRUB	PER	2 AND 3	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL. CONT.	
SHRUB	PER	2 AND 3	AQUILEGIA CHRYSANTHA 'DENVER GOLD'	YELLOW COLUMBINE	1 GAL. CONT.	
SHRUB	PER	2 AND 3	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	1 GAL. CONT.	
<b>TOTAL</b>						<b>166</b>

HYDRO ZONE 1: VERY LOW WATERING REQUIREMENTS  
 HYDRO ZONE 2: LOW WATERING REQUIREMENTS  
 HYDRO ZONE 3: MODERATE WATERING REQUIREMENTS  
 HYDRO ZONE 4: HIGH WATERING REQUIREMENTS

\*\* HEIGHT AT PLANTING FOR EVERGREEN TREES SHALL BE 8' UNLESS OTHERWISE NOTED ON PLAN.

IRRIGATION ZONE	SPECIES	VARIETY	% OF MIX	PLS/ ACRE
<b>IRRIGATED SOD</b>				
TURF	IRRIGATED CANADIAN BLUE FESCUE MIX SOD AS SUPPLIED BY TURF MASTER SOD, (970) 493-8311, OR APPROVED EQUAL CONTRACTOR SHALL SUBMIT MIX FOR APPROVAL			
<b>NON-IRRIGATED GRASS SEED MIX</b>				
SEED	BIG BLUESTEM	KAW	10	1.1
SEED	YELLOW INDIANGRASS	CHEYENNE	10	1
SEED	SWITCHGRASS	BLACKWELL	10	0.4
SEED	SIDEOATS GRAMA	VAUGHN	10	0.9
SEED	WESTERN WHEATGRASS	ARRIBA	10	1.6
SEED	BLUE GRAMA	HACHITA	10	0.3
SEED	THICKSPKE WHEATGRASS	CRITANA	10	1
SEED	PRAIRIE SANDREED	GOSHEN	10	0.7
SEED	GREEN NEEDLEGRASS	LODORM	10	1
SEED	SLENDER WHEATGRASS	PRYOR	5	0.6
SEED	STREAMBANK WHEATGRASS	SODAR	5	0.6
APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED				
NOTE: CONTRACTOR SHALL FOLLOW GESC #17 DETAIL ON SHEET L-10 FOR SEEDING AND ESTABLISHMENT.				
<b>WOOD MULCH</b>				
GORILLA HAIR (WASHINGTON CEDAR) SHREDDED CEDAR MULCH, 4" MIN. DEPTH AS SUPPLIED BY PIONEER MATERIALS (WWW.PIONEERSAND.COM) OR APPROVED EQUAL				
<b>ROCK MULCH</b>				
HORIZON 3/4", 4" MIN. DEPTH AS SUPPLIED BY PIONEER MATERIALS (WWW.PIONEERSAND.COM) OR APPROVED EQUAL				
<b>CRUSHER FINES</b>				
TAN BREEZE AS SUPPLIED BY PIONEER MATERIALS (WWW.PIONEERSAND.COM) OR APPROVED EQUAL				
<b>COBBLE</b>				
HORIZON 4-12", 4" MIN. DEPTH, MUST COMPLETELY COVER GROUND AS SUPPLIED BY PIONEER MATERIALS (WWW.PIONEERSAND.COM) OR APPROVED EQUAL				

## COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWUR RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES: THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	CANADIAN BLUE FESCUE MIX SOD	3.0 in./mo.	MODERATE	25.0%	16,369	3.0	65,347	0.75
SPRAY	TALL GRASS SEED	2.0 in./mo.	LOW	0.0%	0	2.0	65,347	0
DRIP	CANOPY TREES (0)*	2.0 in./mo.	LOW	0.0%	0	2.0	65,347	0
DRIP	EVERGREEN TREES (70)*	2.0 in./mo.	LOW	25.7%	16,800	2.0	65,347	0.51
DRIP	SHRUB BED	2.0 in./mo.	LOW	48.5%	31,678	2.0	65,347	0.97
DRIP	PERENNIAL BED	3.0 in./mo.	MODERATE	0.8%	500	3.0	65,347	0.02
<b>TOTALS</b>					<b>100</b>		<b>65,347</b>	<b>2.26</b>

\* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

<b>TOTAL OF THE CLWUR</b>	<b>2.26</b>
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## LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED CANADIAN BLUE FESCUE MIX SOD	16,369	25.0%
IRRIGATED TALL GRASS	0	0.0%
IRRIGATED TREES*	16,800	25.7%
IRRIGATED SHRUBS	31,678	48.5%
IRRIGATED PERENNIALS	500	0.8%
<b>TOTAL AREA LANDSCAPE</b>	<b>65,347</b>	<b>100.0%</b>
NON-DISTURBED AREAS: N/A		
REQUIRED TREES/SHRUBS: N/A		
PROVIDED TREES/SHRUBS: 166 TREES, 708 SHRUBS		

\* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

## CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

- ALL 'IRRIGATED LANDSCAPE' AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS THE TOWN OF CASTLE ROCK REQUIREMENTS. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
- ALL PUBLIC AND PRIVATE LANDSCAPING AND IRRIGATION MAINTENANCE, INSTALLATION, AND INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
- REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, AND HANDICAP RAMPS.
- IT IS THE INTENT TO SAVE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE. CONTRACTOR SHALL AVOID UNNECESSARY DISTURBANCE OF NATIVE VEGETATION DURING THE CONSTRUCTION PROCESS. TRAILS SHALL BE FIELD LOCATED BY OWNER'S AUTHORIZED REPRESENTATIVE TO ACHIEVE THIS END.
- PRIOR TO ISSUE OF BUILDING PERMIT, A SOIL ANALYSIS SHALL BE CONDUCTED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE SOIL CONDITIONS AND PROPER SOIL AMENDMENT TO THE LANDSCAPE AREA. AT A MINIMUM, ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC MATTER PREPARATION AT 4 cu yds/1,000sf OF ORGANIC MATTER TILLED TO A DEPTH OF 6". REFER TO SPECIFICATIONS.
- THE LANDSCAPE PLAN SHALL MEET TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS AND PRINCIPLES AT TIME OF FINAL PD APPROVAL AND IRRIGATION PLANS SHALL MEET REGULATIONS AND WATER USE MANAGEMENT PLAN AT TIME OF CONSTRUCTION DOCUMENT PLAN APPROVAL. TOWN OF CASTLE ROCK MAY REQUIRE CHANGES TO THE LANDSCAPE PLAN BEFORE FINAL IRRIGATION PLAN IS APPROVED WITH CONSTRUCTION DOCUMENTS.
- MAINTENANCE SHALL BE BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
- TREES, LARGE SHRUBS, AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS AND TREES, LARGE SHRUBS, PERMANENT STRUCTURES, ETC. MUST BE SEPARATED FROM UTILITY LINES BY A MINIMUM OF 10'.
- TOP SOIL TO BE STOCK PILED AND REUSED ON SITE.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN IN THE PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD NOTES AND DETAILS FOR SEEDING AND MULCHING DETAIL #17 PROVIDED BY THE TOWN OF CASTLE ROCK. NO TEMPORARY IRRIGATION IS PROPOSED AS PART OF THE ESTABLISHMENT PROGRAM.
- ESTABLISHMENT IRRIGATION MAY REQUIRE AN IRRIGATION EXEMPTION FROM THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN RESTRICTION SCHEDULE AND SHALL BE APPLIED FOR PRIOR TO INSTALLATION OF PLANT MATERIAL.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK. TOCR LANDSCAPE REGULATION 4.2.3.D68

## LAYOUT NOTES

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL INSTALL OR COORDINATE INSTALLATION OF SLEEVING FOR IRRIGATION AND UTILITY IMPROVEMENTS PRIOR TO INSTALLING ALL PAVING. REFER TO IRRIGATION AND UTILITY PLANS FOR SIZE AND LOCATIONS.
- CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SUB-GRADE COMPACTION UNDER PAVED AREAS. REFER TO PLANS, DETAILS, SPECIFICATIONS OR GEOTECHNICAL REPORTS WHICH IDENTIFY COMPACTION REQUIREMENTS. COORDINATE ALL COMPACTION TESTING WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF ANY PAVING THAT CRACKS OR MOVES RESULTING FROM IMPROPER COMPACTION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE A FORM INSPECTION WITH THE OWNER'S REPRESENTATIVE NO LESS THAN 24 HOURS PRIOR TO PLACEMENT OF ANY SURFACING SHOWN IN LANDSCAPE PLANS.
- CONCRETE EDGES, SAW CUTS AND/OR TROWELED SCORE JOINTS SHALL BE CRISP, CLEAN, COMPLETE AND NEAT IN APPEARANCE. LOCATE ALL JOINTS AS IDENTIFIED ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL EXPOSED PAVING SHALL BE FINISHED PER DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE ALL PROTECTION AND FACILITIES NECESSARY TO INSURE PROPER CURING AND FINISH OF PAVING.
- DIMENSIONS PROVIDED ON PLANS ARE FOR REFERENCE ONLY. UTILIZE SURVEY FOR HORIZONTAL AND VERTICAL CONTROL.



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LANDSCAPE CERTIFICATION:

JOHN M. BRISKEY, R.L.A. ASLA AIA  
 CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 9123. THIS IS VALID THROUGH FEBRUARY 1, 2016. COLORADO LICENSE NUMBER IS 866.

*John M. Briskey*

SECTION 31  
 TOWNSHIP 7 SOUTH, RANGE 66 WEST  
 OF THE SIXTH PRINCIPLE MERIDIAN  
 TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
 CASTLE OAKS ESTATES FILING NO. 1  
 PRELIMINARY PLAT /  
 FINAL PD SITE PLAN AMENDMENT NO. 7

DATE 09/27/2012  
 11/20/12 PER TOWN COMMENTS  
 12/28/12 PER TOWN COMMENTS  
 01/16/13 PER TOWN COMMENTS  
 03/25/13 PER TOWN COMMENTS  
 5/03/13 ISSUED FOR APPROVAL

REVISIONS

DR. --- CH. ---  
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 CAD FILE: ---  
 JOB 12001027  
 FILE CODE: ---  
 SHEET NO.

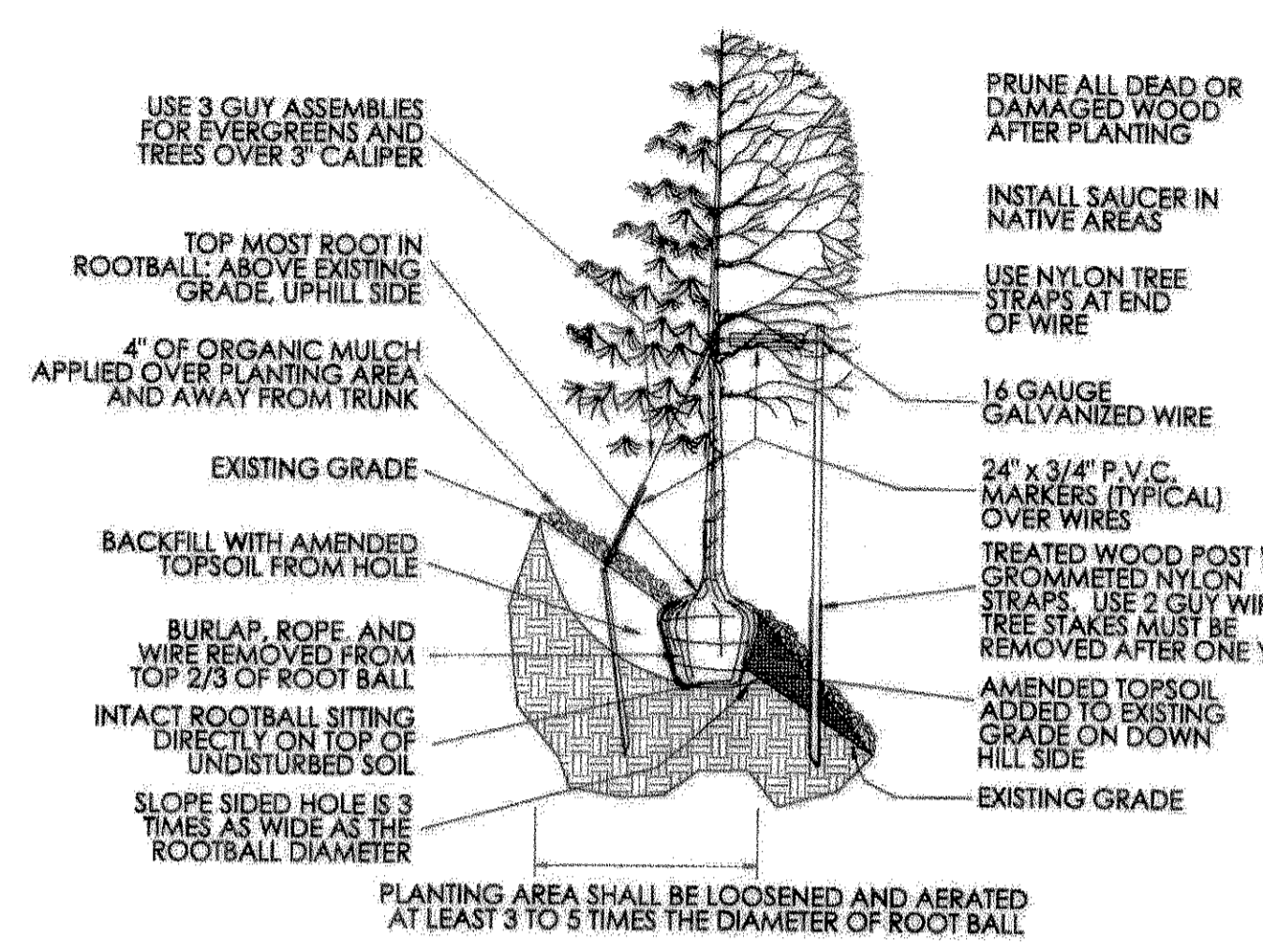


# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

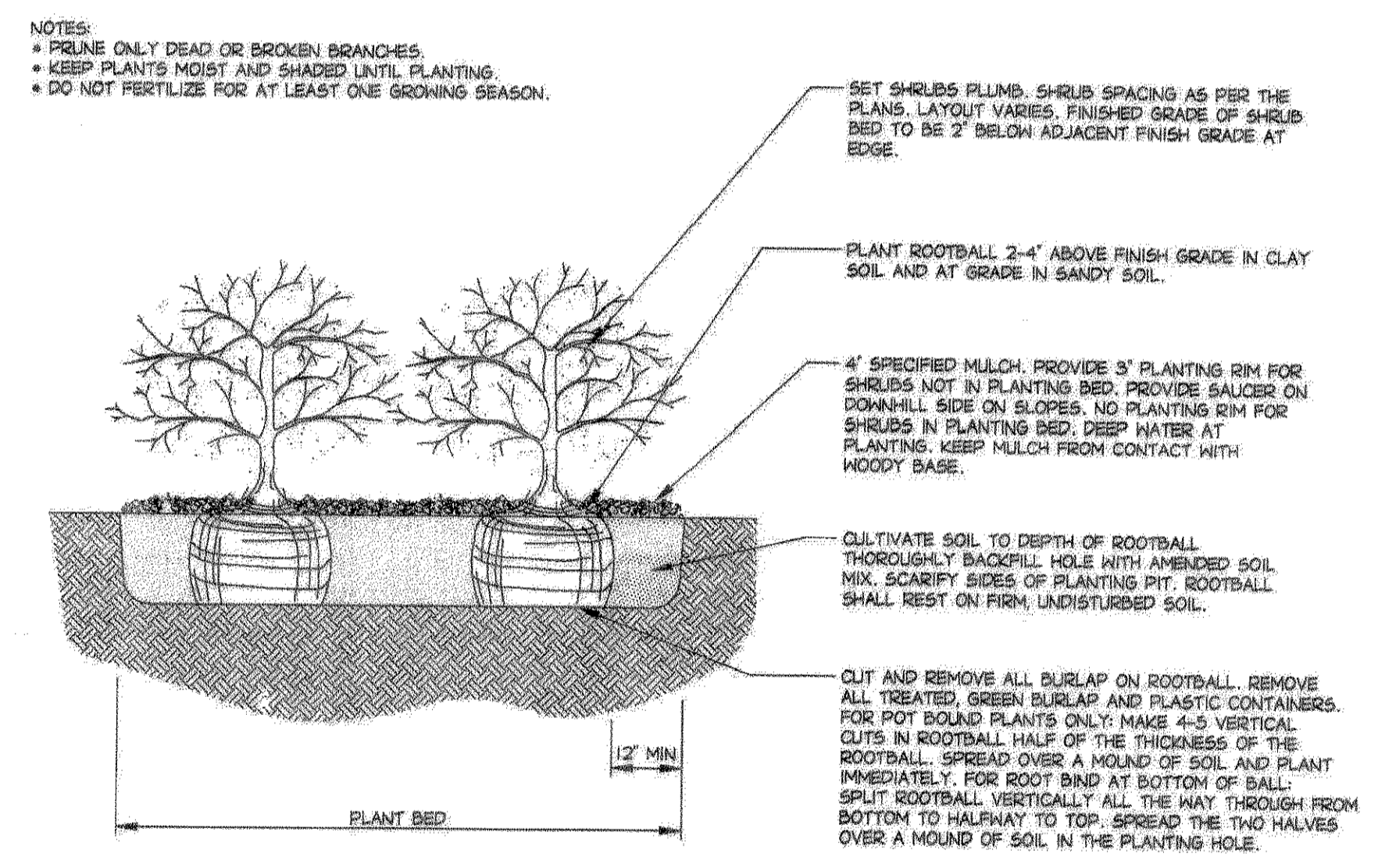
A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE NOTES:

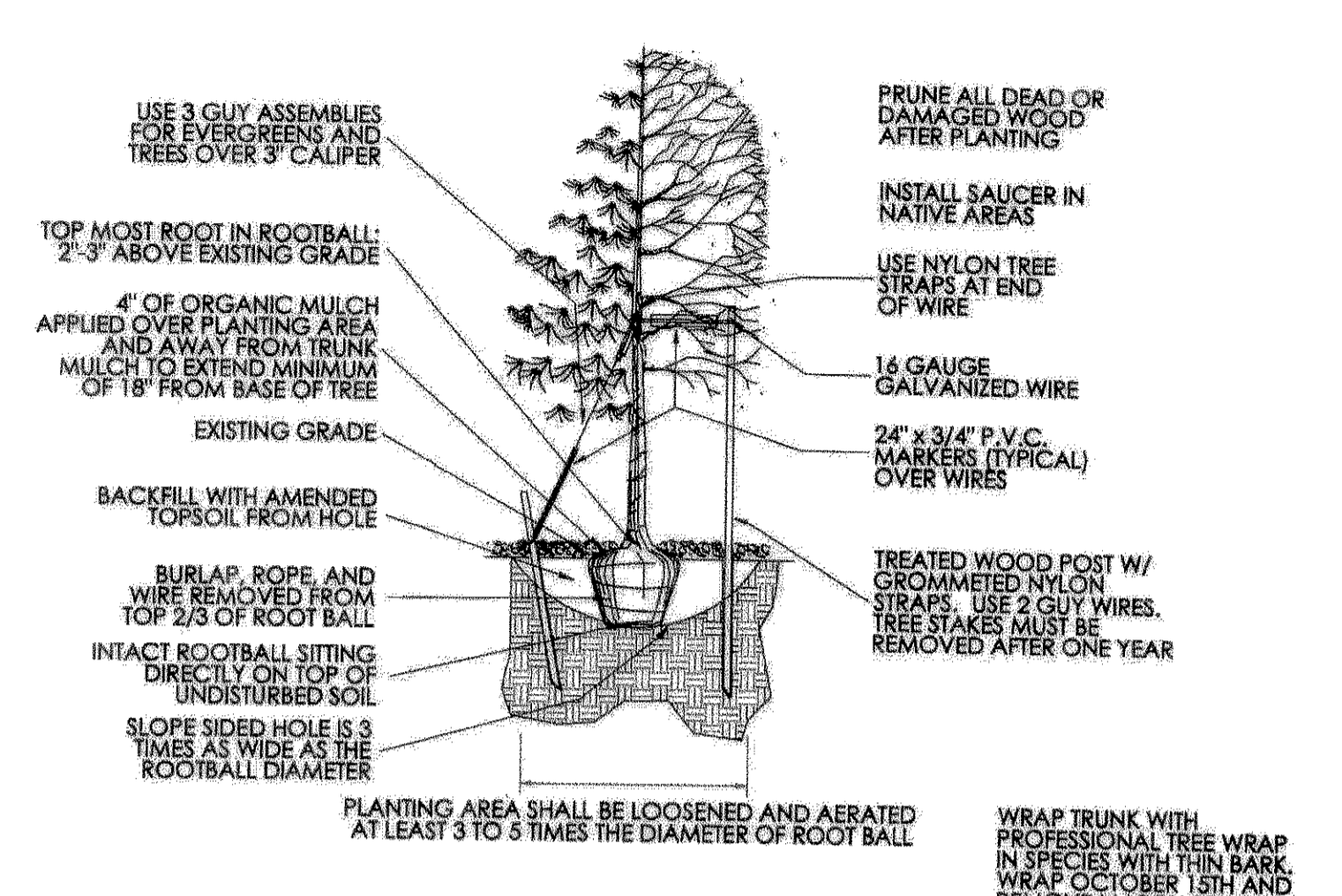
1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
11. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
12. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
13. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
14. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
15. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE WOOD MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
16. SOD AREAS ADJACENT TO BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE BLACK, PERFORATED, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, NATIVE AREAS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
17. A SPADE DUG EDGER SHALL BE USED TO SEPARATE BEDS FROM SEED AND SOD AREAS.
18. PER THE LANDSCAPE PLANS, SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, GORILLA HAIR SHREDDED CEDAR (WASHINGTON CEDAR) WOOD MULCH; MIN. 4" DEPTH, 3/4" HORIZON LANDSCAPE ROCK MULCH; OR MIN. 4" DEPTH, 4-12" HORIZON ROCK COBBLE (50% 4"-8" AND 50% 8"-12"). WEED CONTROL FABRIC IS REQUIRED UNDER ALL ROCK MULCH, NO WEED BARRIER IS TO BE USED IN WOOD MULCH BEDS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.



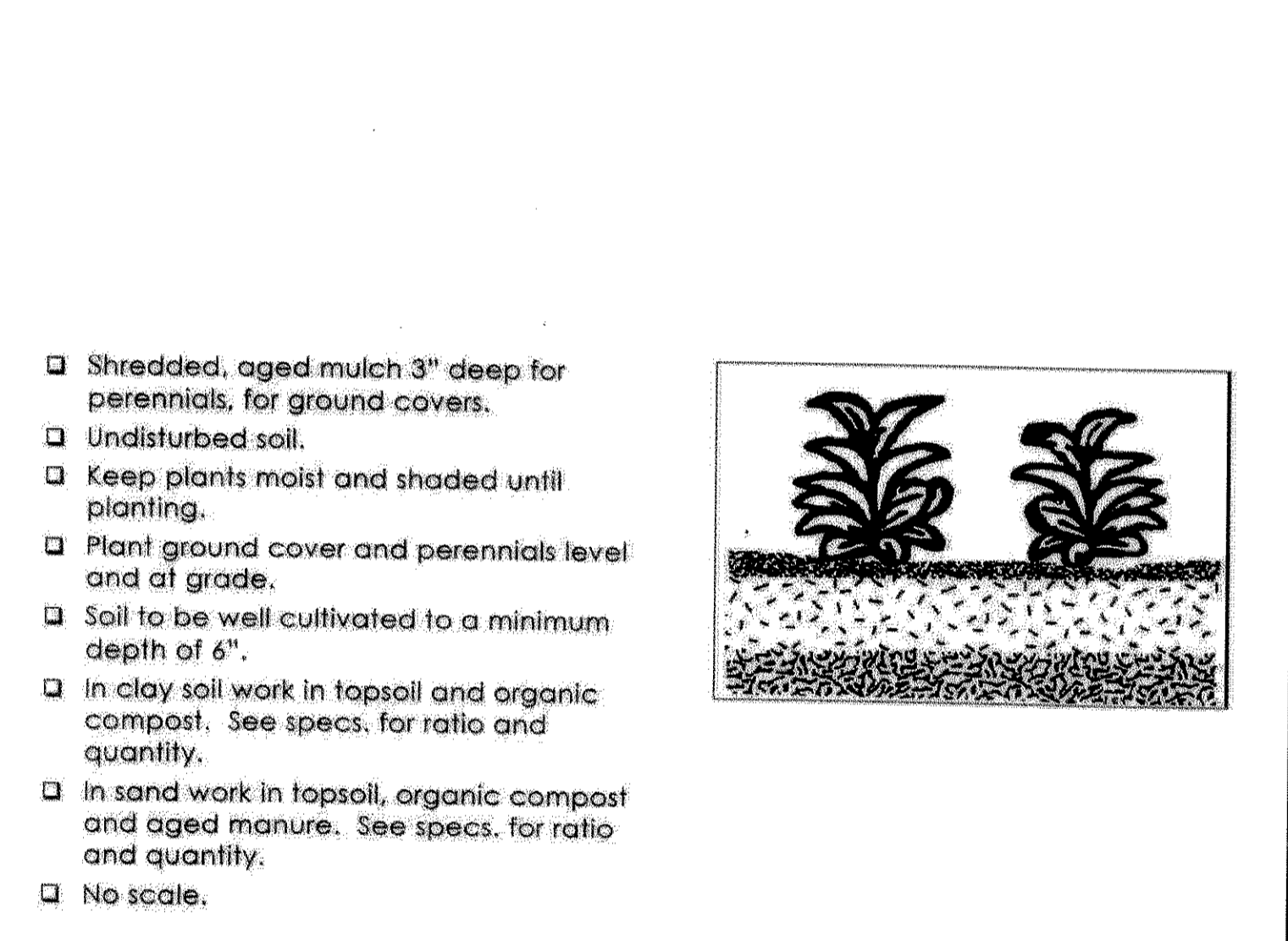
**1 TREE PLANTING ON SLOPE DETAIL**  
NO SCALE



**3 BAREROOT DECIDUOUS SHRUB DETAIL**  
DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE SCALE: NTS



**2 TREE PLANTING DETAIL**  
NO SCALE



**4 PERENNIAL AND GROUND COVER DETAIL**  
DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE SCALE: NTS

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**LANDSCAPE CERTIFICATION:**  
I, JOHN M. BIRKEY, RLA, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK, REGISTRATION NUMBER IS 9123. THIS IS VALID THROUGH FEBRUARY 1, 2015. COLORADO LICENSE NUMBER IS 8605.

SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT / FINAL PD SITE PLAN AMENDMENT NO. 7

DATE 09/27/2012  
11/20/12 PER TOWN COMMENTS  
12/28/12 PER TOWN COMMENTS  
01/16/13 PER TOWN COMMENTS  
03/25/13 PER TOWN COMMENTS  
5/03/13 ISSUED FOR APPROVAL

REVISIONS

DR. --- CH. ---  
P.M. ---  
BOOK ---  
CAD FILE: ---  
JOB 12001027  
FILE CODE: ---  
SHEET NO. 25







# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## Irrigation Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PROS-06-PRS30-CV W/ TORO PRECISION NOZZLES	POP-UP SPRAY HEAD	IR-4
	HUNTER	PROS-06-PRS40-CV W/ MPROTATOR NOZZLES	ROTARY SPRAY HEAD	IR-4
	RAIN BIRD	PEB SERIES WITH CD-111 DECODER	ELECTRIC CONTROL VALVE	1-2
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	IR-6
		LINE SIZE	GATE VALVE	IR-7
	MATCO	201X	MANUAL DRAIN VALVE	IR-5
	RAIN BIRD	PEB SERIES	MASTER CONTROL VALVE	5
	DATA INDUSTRIAL	IR220P	FLOW SENSOR	6
	HUNTER	KRF-CLIK	RAIN SENSOR	IR-24
	HUNTER	CONSPED125HD	2WIRE ELECTRIC CONTROLLER WITH RADIO	IR-27
		FEBCO B25YA	BACKFLOW PREVENTER	IR-10
		65-1	BACKFLOW PREVENTER ENCLOSURE	IR-1
		CLASS 200 BE	PVC MAINLINE (NEW)	IR-21
		CLASS 200 BE	PVC LATERAL	IR-21
		CLASS 180	PVC SLEEVING	7
		CLASS 200 BE - 1"	PVC LATERAL	IR-21
	IRRITROL	DURA-POL	POLY DRIP TUBING - 3/4" MIN. WIDTH	IR-25,8,9,11
		CLASS 200 BE	SUBSURFACE HEADER PIPE - 1" PVC	IR-21
	NETAFIM	TLCV60-1810	SUBSURFACE DRIPLINE RING - TREE	9
	RAIN BIRD	XCZ-100 WITH CD-111 DECODER	DRIP VALVE ASSEMBLY	IR-18,IR-19
	NETAFIM	LVGZ-100TS	SUBSURFACE DRIP VALVE ASSEMBLY	IR-18,IR-19
			INLINE CHECK VALVE	10
	RAIN BIRD	XERI-BUG	DRIP LINE BLOW-OUT STUB	IR-22
			WATER METER	IR-25,8,9
	SIGNATURE	TWSPK	SURGE PROTECTION - GROUNDING	3,4

CONTROLLER & STATION NO.  
 CONTROL VALVE SIZE

## Irrigation Construction Notes

- DRAWINGS AND BASE INFORMATION** - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY NORRIS DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS\*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS\*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE** - HYDROSYSTEMS\*KDI HAS CONTACTED THE UTILITIES DEPT AND CONFIRMED THAT THE STATIC WATER PRESSURE IS 79 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS\*KDI OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS\*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED MINIMUM STATIC PRESSURE OF 79. THE TOWN OF CASTLE ROCK PROVIDES A MINIMUM OF 43PSI.
- IRRIGATION SYSTEM OPERATION INTENT** - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN AN EVERY THIRD NIGHT, SEVEN HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.  

CANADA BLUE FESCUE SEED	1.02" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.68" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION** - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
- SLEEVING** - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.  

SLEEVED PIPE SIZE/WIRE QTY	REQUIRED SLEEVE SIZE & (QTY)
1" - 1" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
2" - 3" PIPING	6" PVC (1)

 COMMUNICATION WIRE 3" PVC (1)
- POP-UP SPRAY NOZZLES** - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL FIXED ARC NOZZLES ALONG ALL WALKS AND BEDS FOR ALL STANDARD ANGLES. RAINBIRD HEVAN VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'.
- DRIP IRRIGATION** - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- 2-WIRE SYSTEM NOTES - CONTROLLER A** - CONTRACTOR SHALL GROUND ALL DECODERS AND DECODER WIRE PER MANUFACTURERS RECOMMENDATIONS AND STANDARDS. (MAXIMUM OF EVERY 500' OF WIRE OR EVERY 5TH DECODER AND AT ALL ENDS OF WIRE RUN).  
 9.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE ( PAIGE # 14/14 UF 170116RB ) WIRE.  
 9.2 ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FORMODEL#).  
 9.3 LOOP 5' OF 2-WIRE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.  
 9.4 USE ONLY 3M DBR-6 WATER PROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE TO ROUND VALVE BOX FOR WIRE SPLICES.
- ADJUSTMENT** - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- EXISTING IRRIGATION DAMAGE** - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION** - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- MAINLINE PIPING** - ALL NEW MAINLINE AND WIRES ARE SHOWN ON PLANS, AND CONNECTED UP TO EXISTING MAINLINE WHERE INDICATED ON PLANS. THE CONTRACTOR WILL NOT BE ABLE TO RE-USE ANY OLD SYSTEM PIPING WITHIN NEW LANDSCAPE AREAS.
- LATERAL PIPING** - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- BACKFLOW PREVENTION** - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
- THERE IS TO BE NO OVERHEAD IRRIGATION INSTALLED IN AREAS LESS THAN 10 FT.
- AREAS INSTALLED WHICH ARE LESS THAN 10 FT AND CONTAIN OVERHEAD IRRIGATION WILL NOT RECEIVE TOWN OF CASTLE ROCK INSPECTION APPROVAL.
- OVERHEAD IRRIGATION IS PROHIBITED ON SLOPES EQUAL TO 3:1.

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- 28 IRRIGATION NOTES
  - 29 IRRIGATION SCHEDULE
  - 29-35 IRRIGATION PLANS
  - 36-39 IRRIGATION DETAILS
  - 40 IRRIGATION CHARTS



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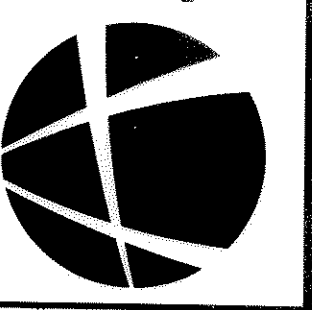
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SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPLE MERIDIAN  
TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO.1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7

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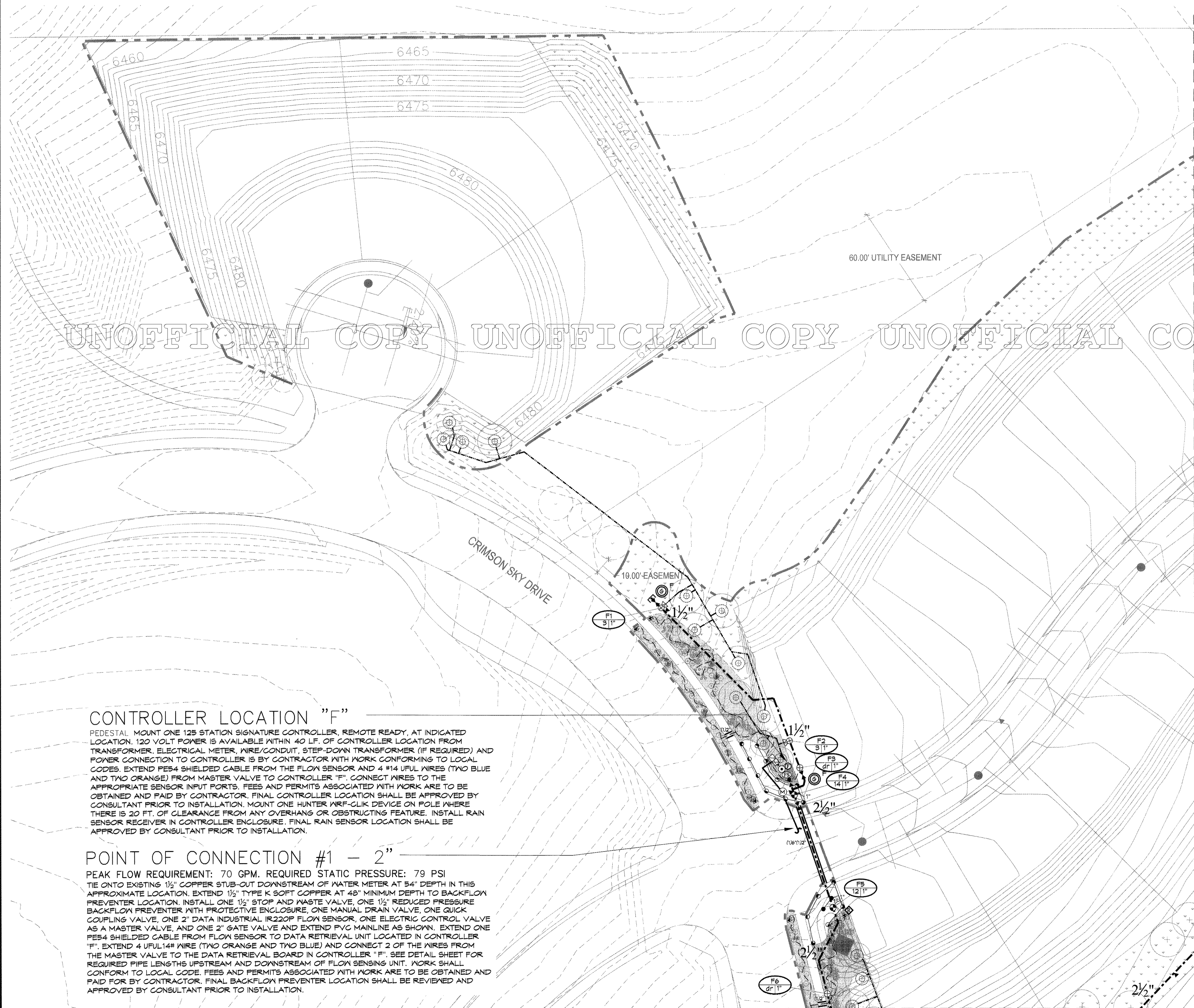
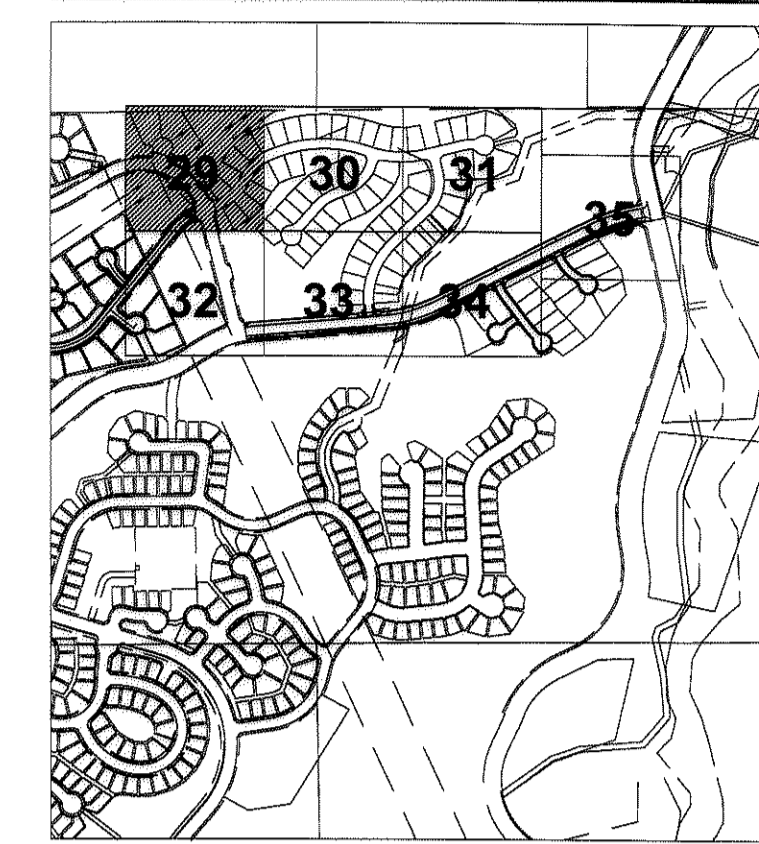


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 JOB 12001027  
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# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### KEY MAP



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### CONTROLLER LOCATION "F"

PEDESTAL MOUNT ONE 125 STATION SIGNATURE CONTROLLER, REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 40 LF. OF CONTROLLER LOCATION FROM TRANSFORMER. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND P654 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO CONTROLLER "F". CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE HUNTER WRF-CLIK DEVICE ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL RAIN SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

### POINT OF CONNECTION #1 - 2"

PEAK FLOW REQUIREMENT: 70 GPM. REQUIRED STATIC PRESSURE: 79 PSI  
TIE ONTO EXISTING 1 1/2" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 1 1/2" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1 1/2" STOP AND WASTE VALVE, ONE 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 2" DATA INDUSTRIAL IR220P FLOW SENSOR, ONE ELECTRIC CONTROL VALVE AS A MASTER VALVE, AND ONE 2" GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE P654 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN CONTROLLER "F". EXTEND 4 UFUL#14 WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER "F". SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

SHEET 32

SHEET 30

### REFER TO SHEET

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- 40 IRRIGATION CHARTS

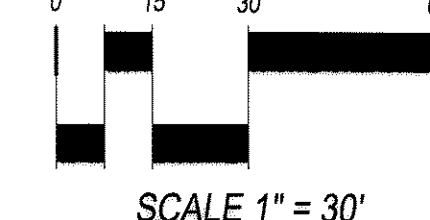


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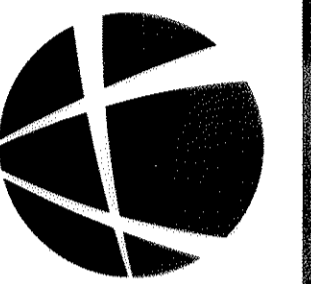


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SCALE 1" = 30'

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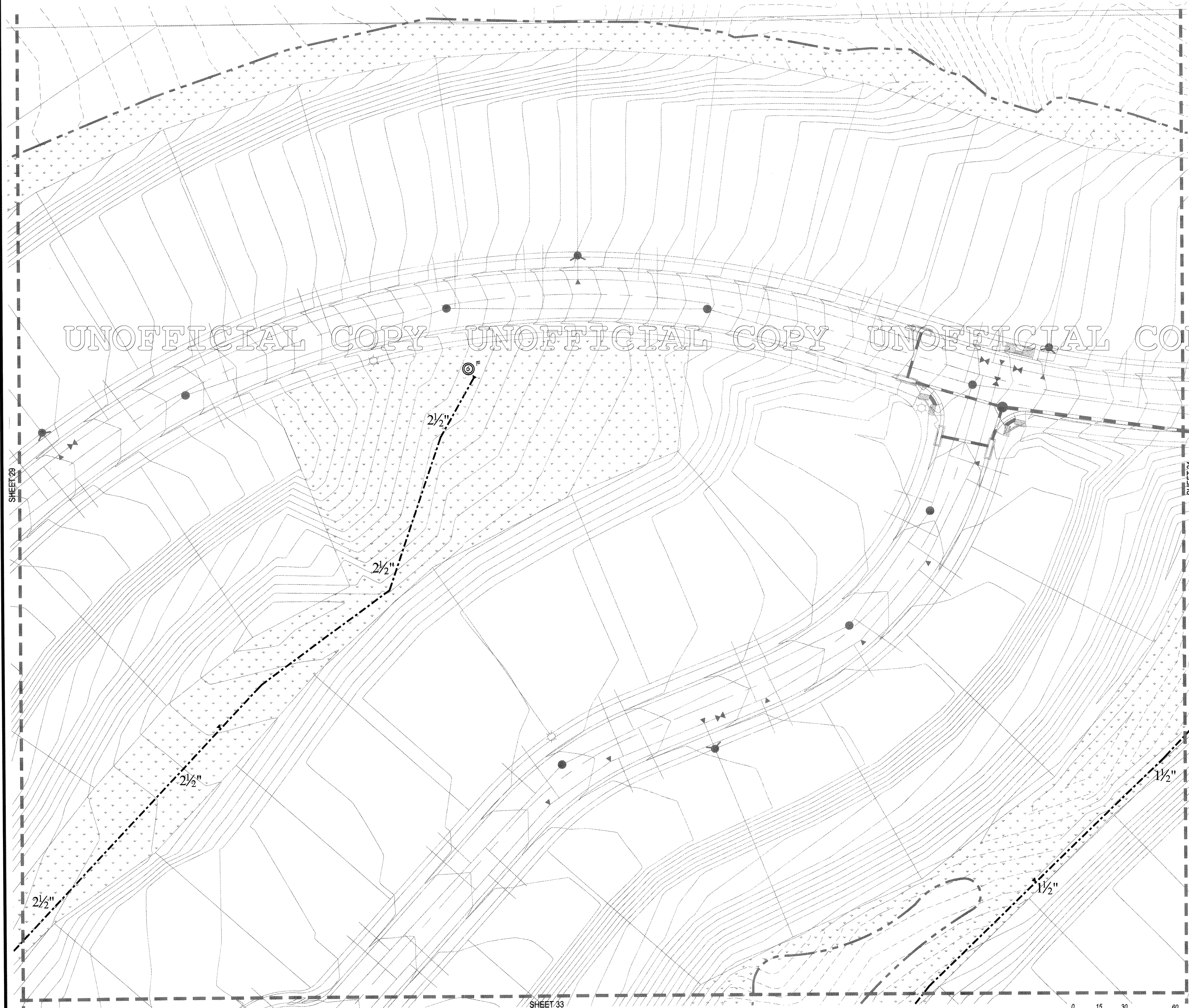
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 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP



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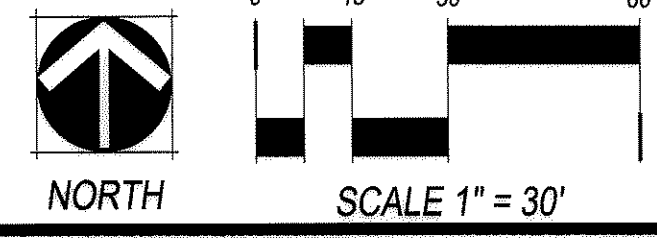
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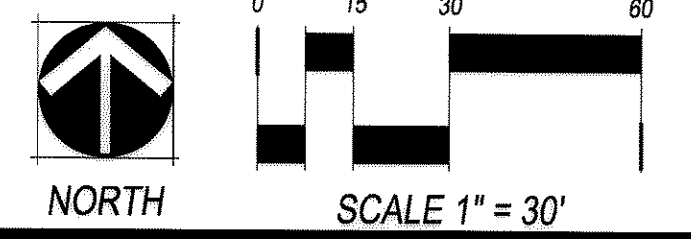
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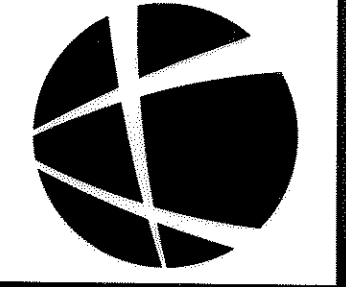
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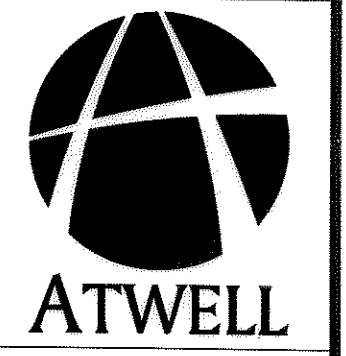


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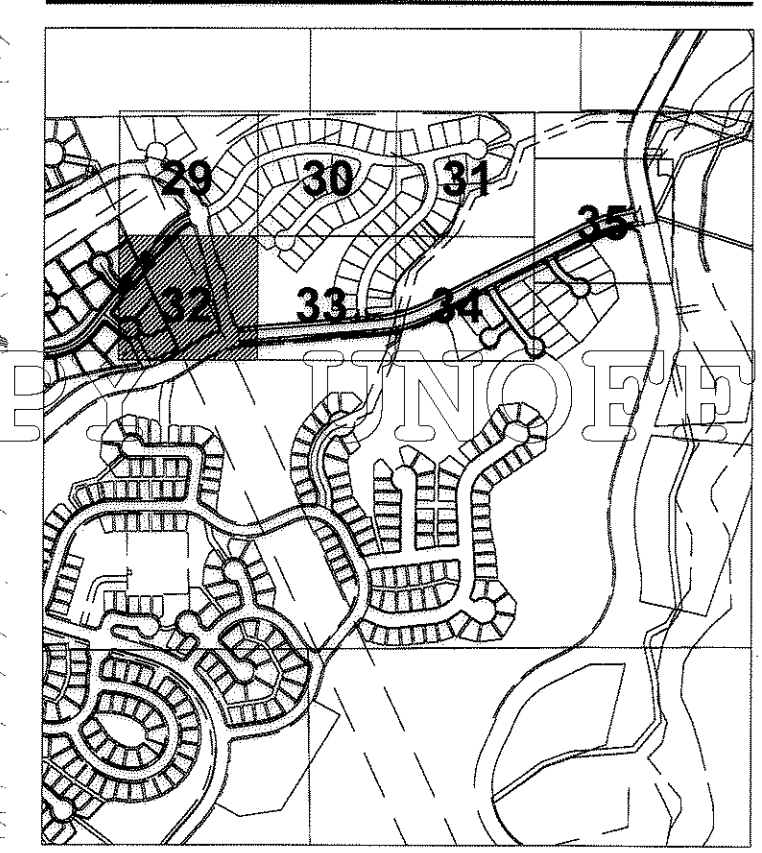


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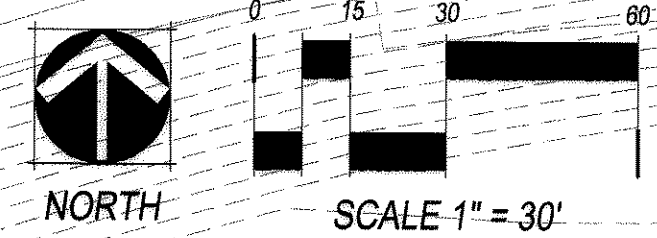


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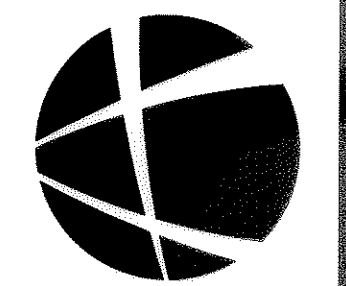
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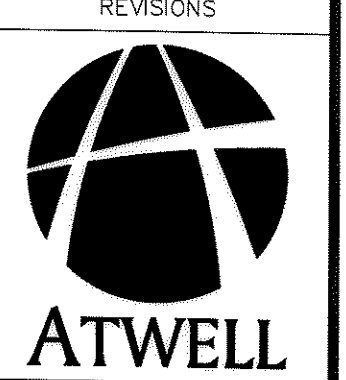
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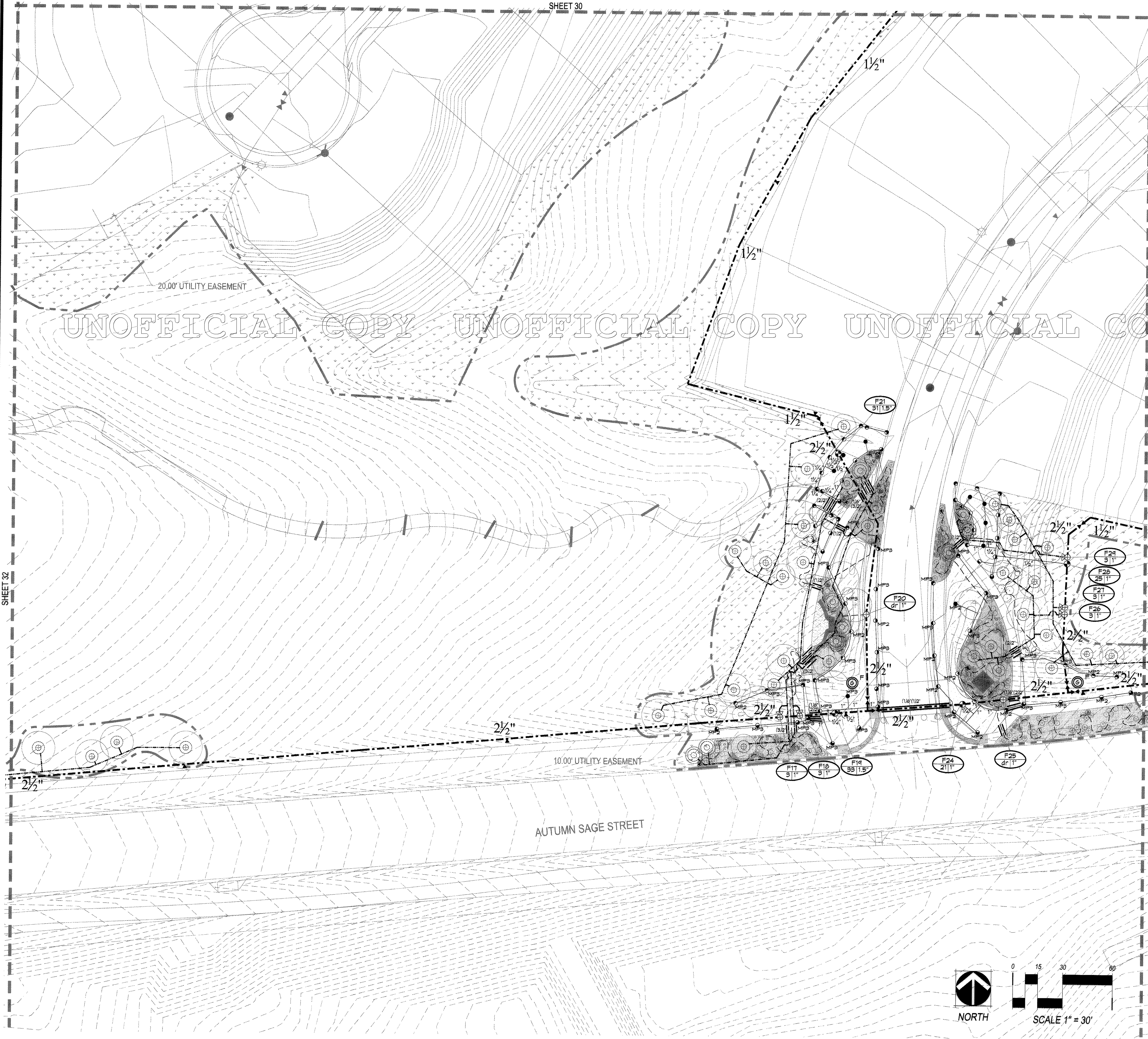
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SHEET 30



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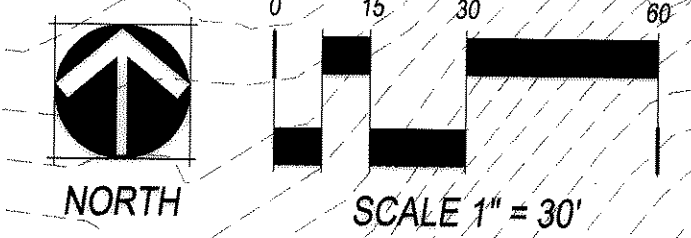


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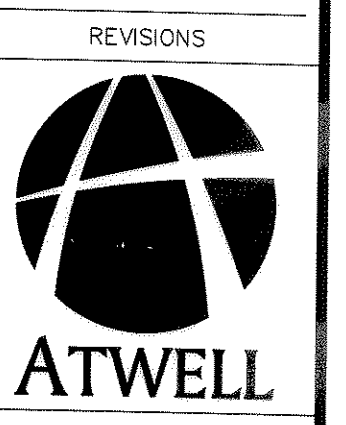


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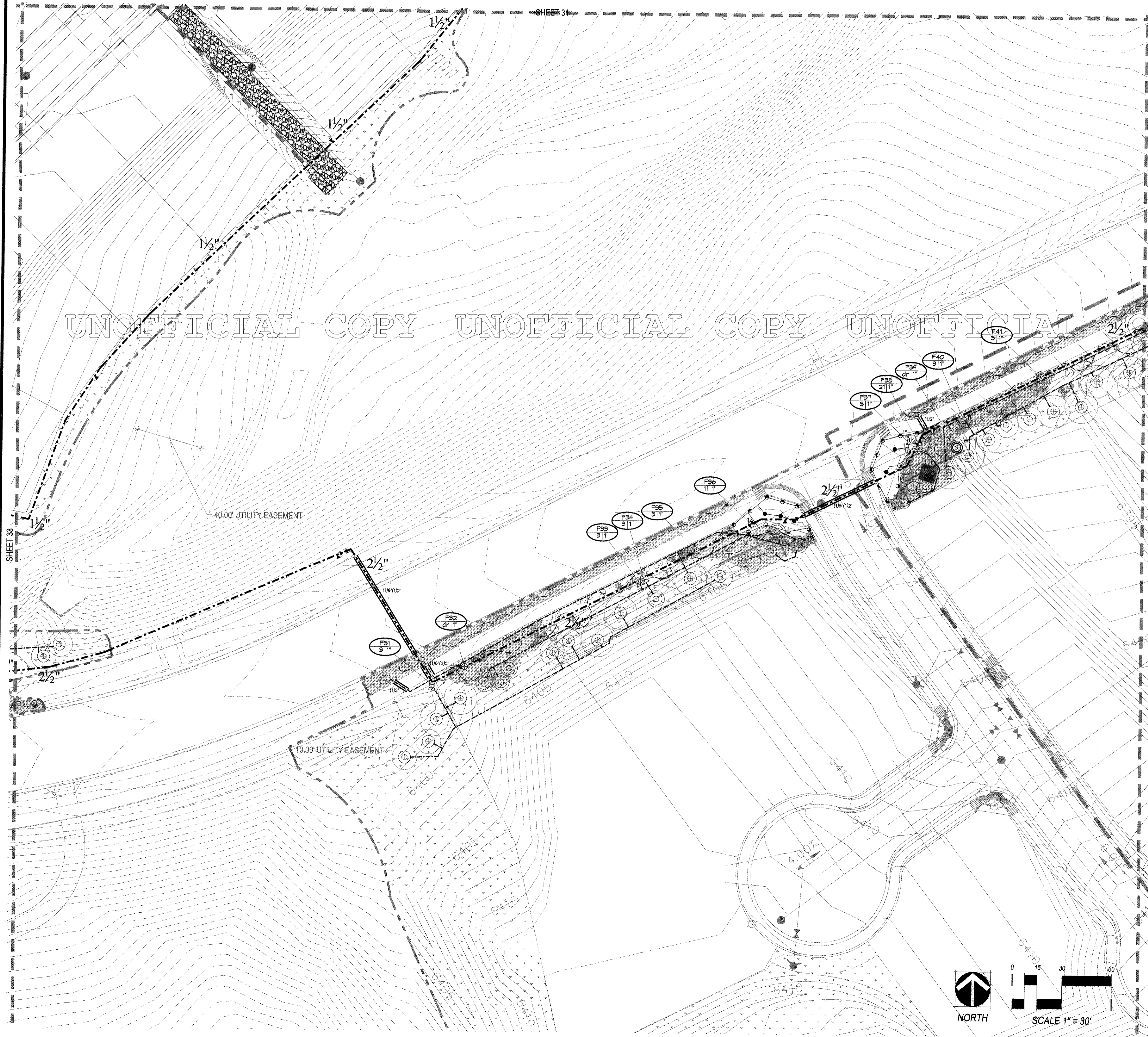
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KEY MAP



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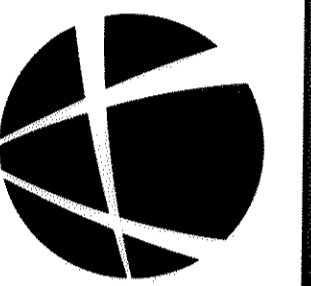
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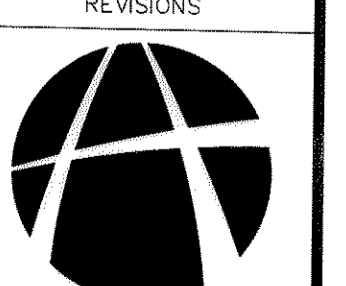
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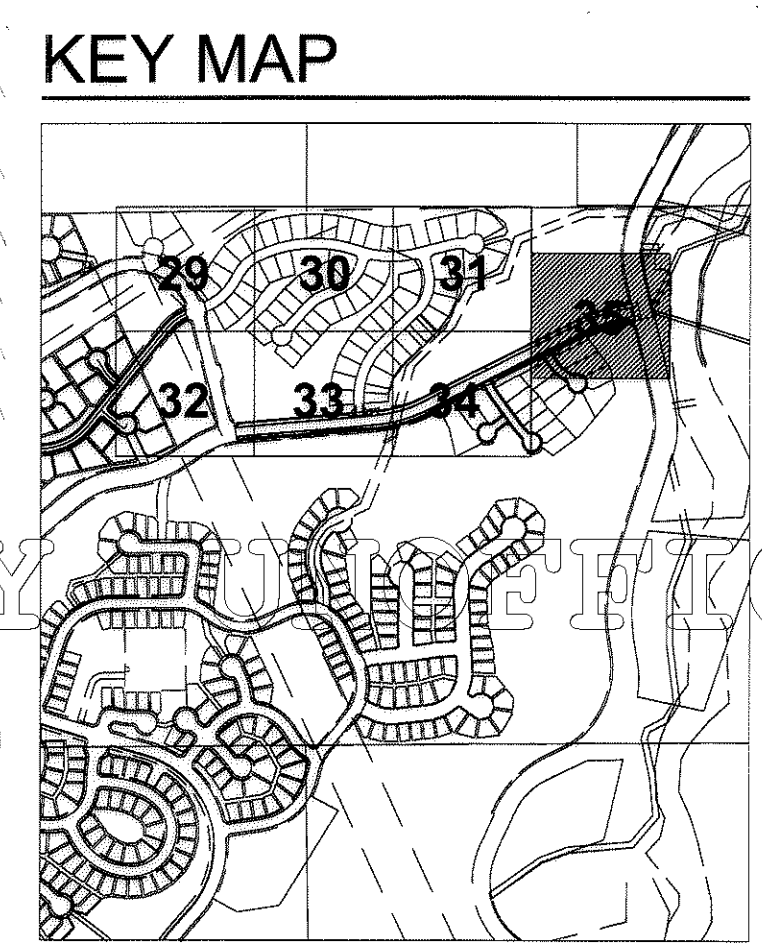
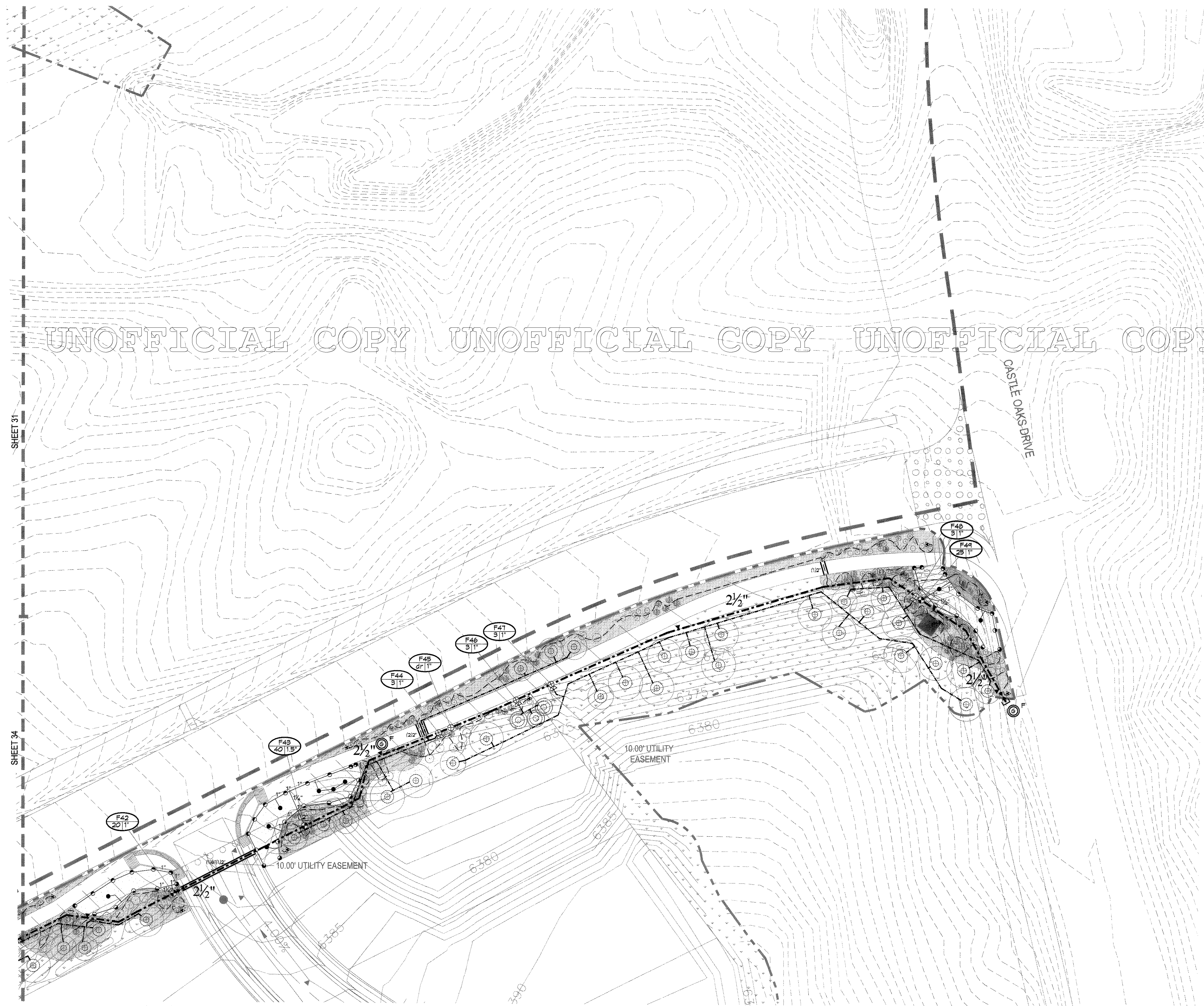
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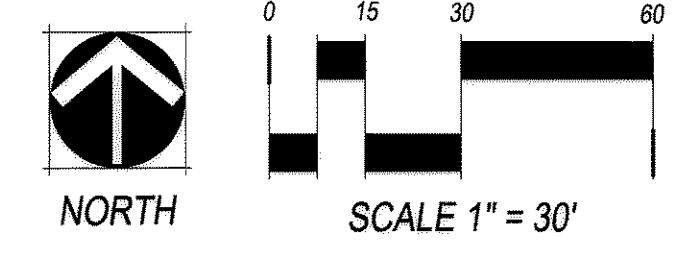
CASTLE OAKS ESTATES FILING NO. 1  
 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
 A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST  
 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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SHEET 31  
 SHEET 34

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- 28 IRRIGATION NOTES
  - 29 IRRIGATION SCHEDULE
  - 29-35 IRRIGATION PLANS
  - 36-39 IRRIGATION DETAILS
  - 40 IRRIGATION CHARTS



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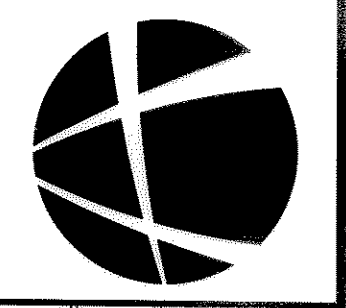
Registered Landscape  
 Professional/Irrigation Designer:  
 Israel Clark #9029

HydroSystems-KDI, Inc. Irrigation Consult  
 860 Taber Street,  
 Suite 200 Lakewood,  
 Colorado 80401  
 303-980-5327  
 303-980-5384 (fax)

CASTLE OAKS ESTATES FILING NO. 1  
 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
 PROJECT # PPP12-0001

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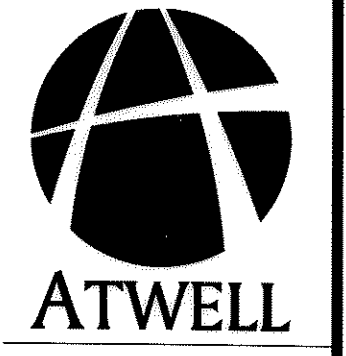


SECTION 31  
 TOWNSHIP 7 SOUTH, RANGE 66 WEST  
 OF THE SIXTH PRINCIPLE MERIDIAN  
 TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
 CASTLE OAKS ESTATES  
 FILING NO.1  
 PRELIMINARY PLAT /  
 FINAL PD SITE PLAN AMENDMENT NO. 7

DATE 09/27/2012  
 11/20/12 PER TOWN COMMENTS  
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 01/16/13 PER TOWN COMMENTS  
 03/25/13 PER TOWN COMMENTS  
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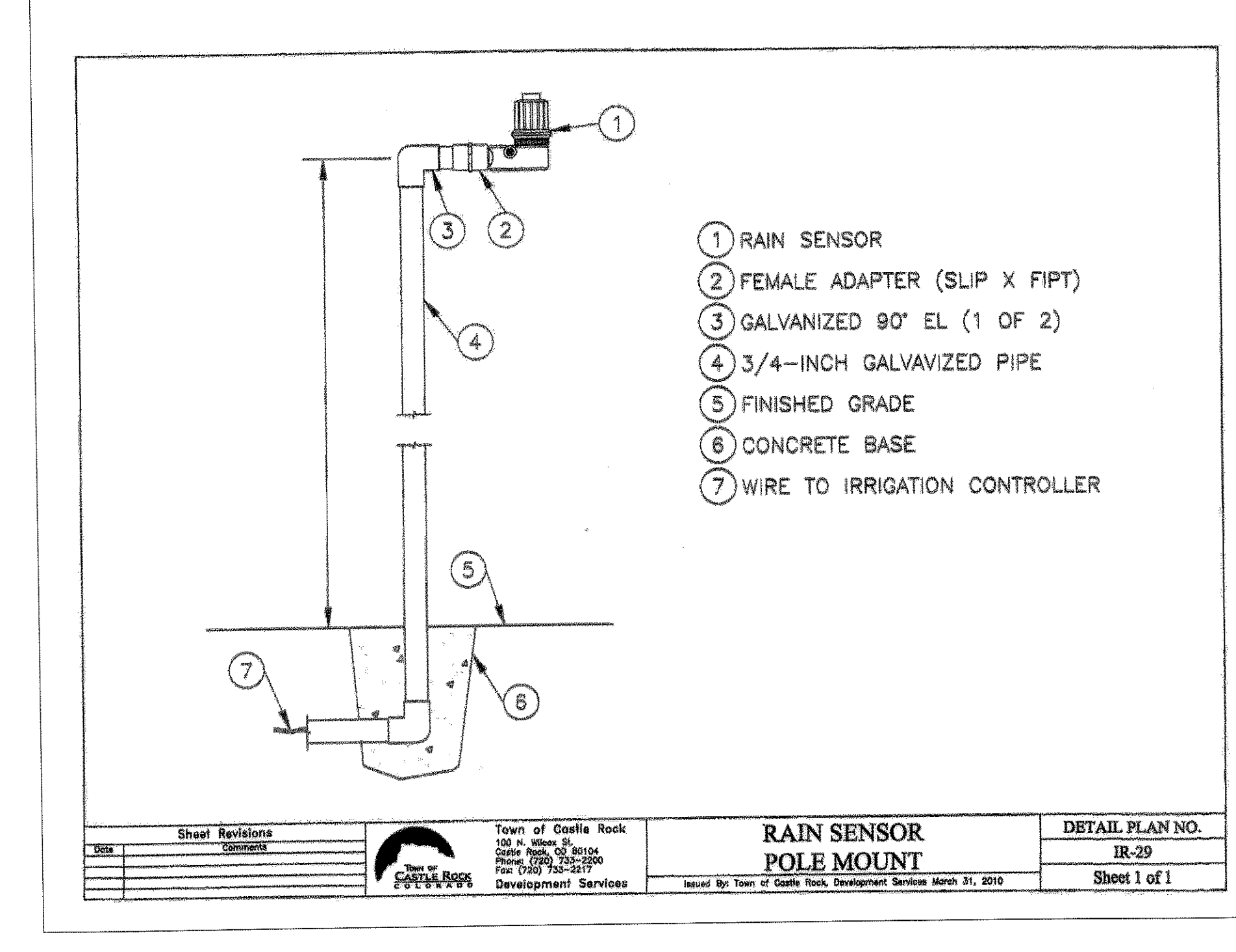
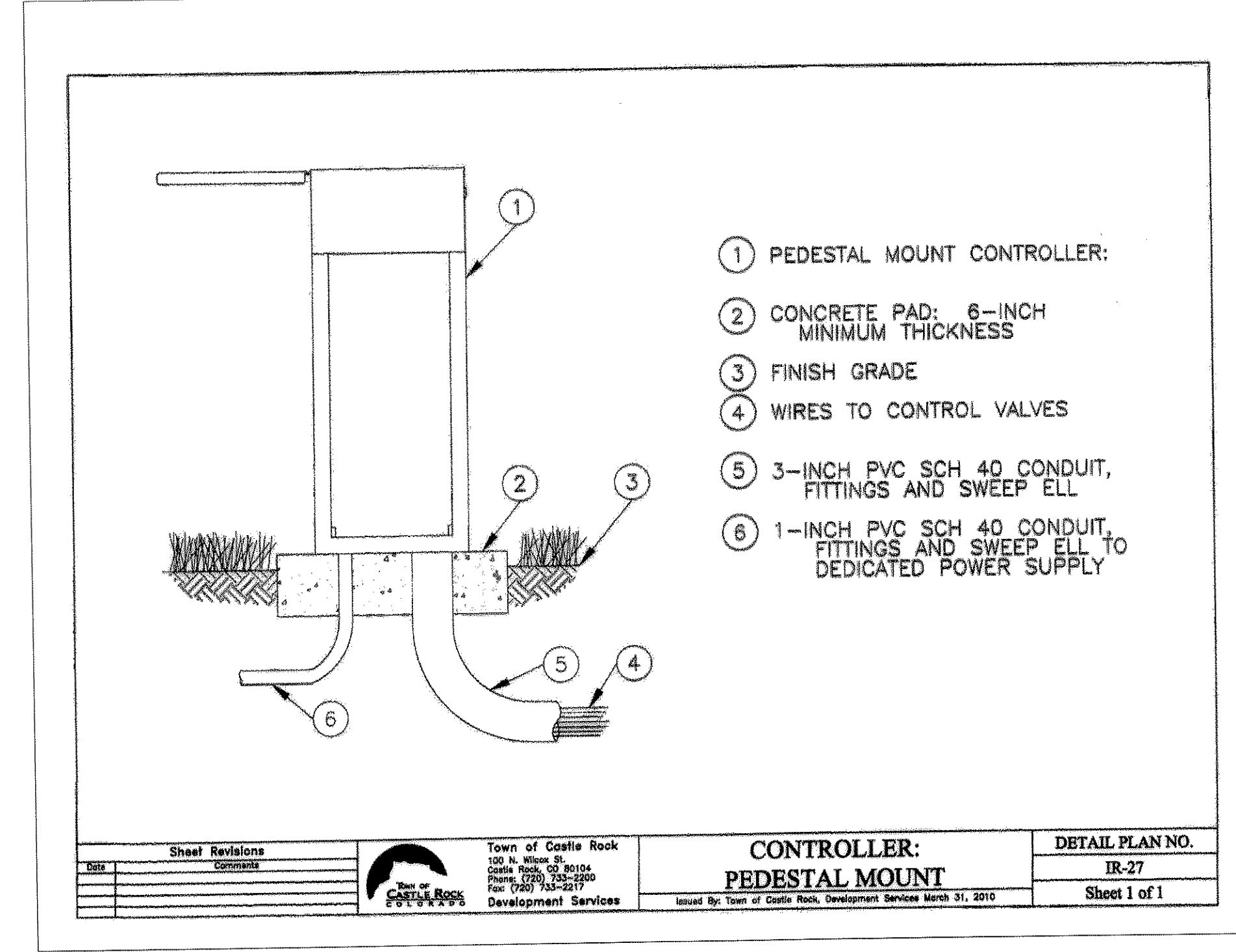
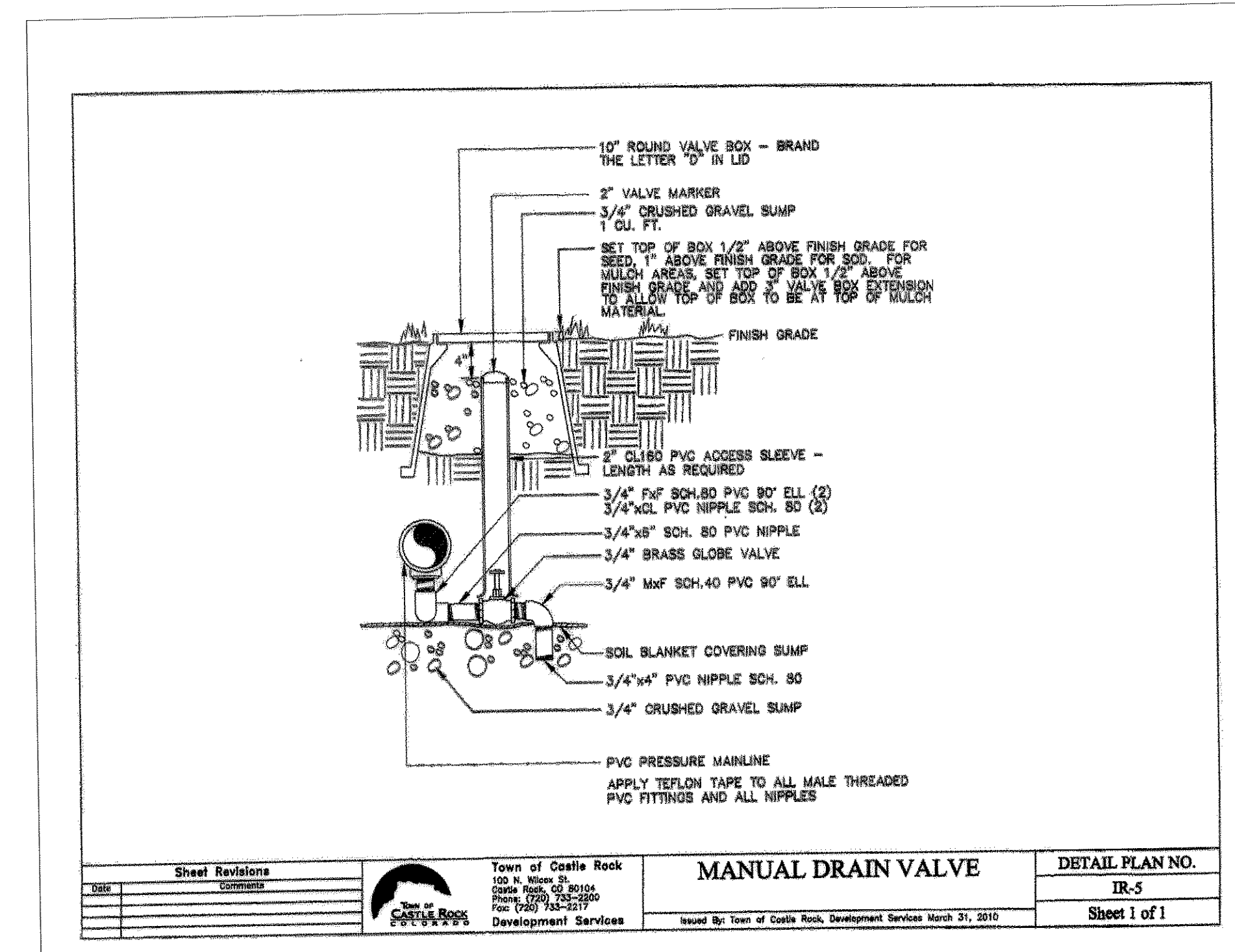
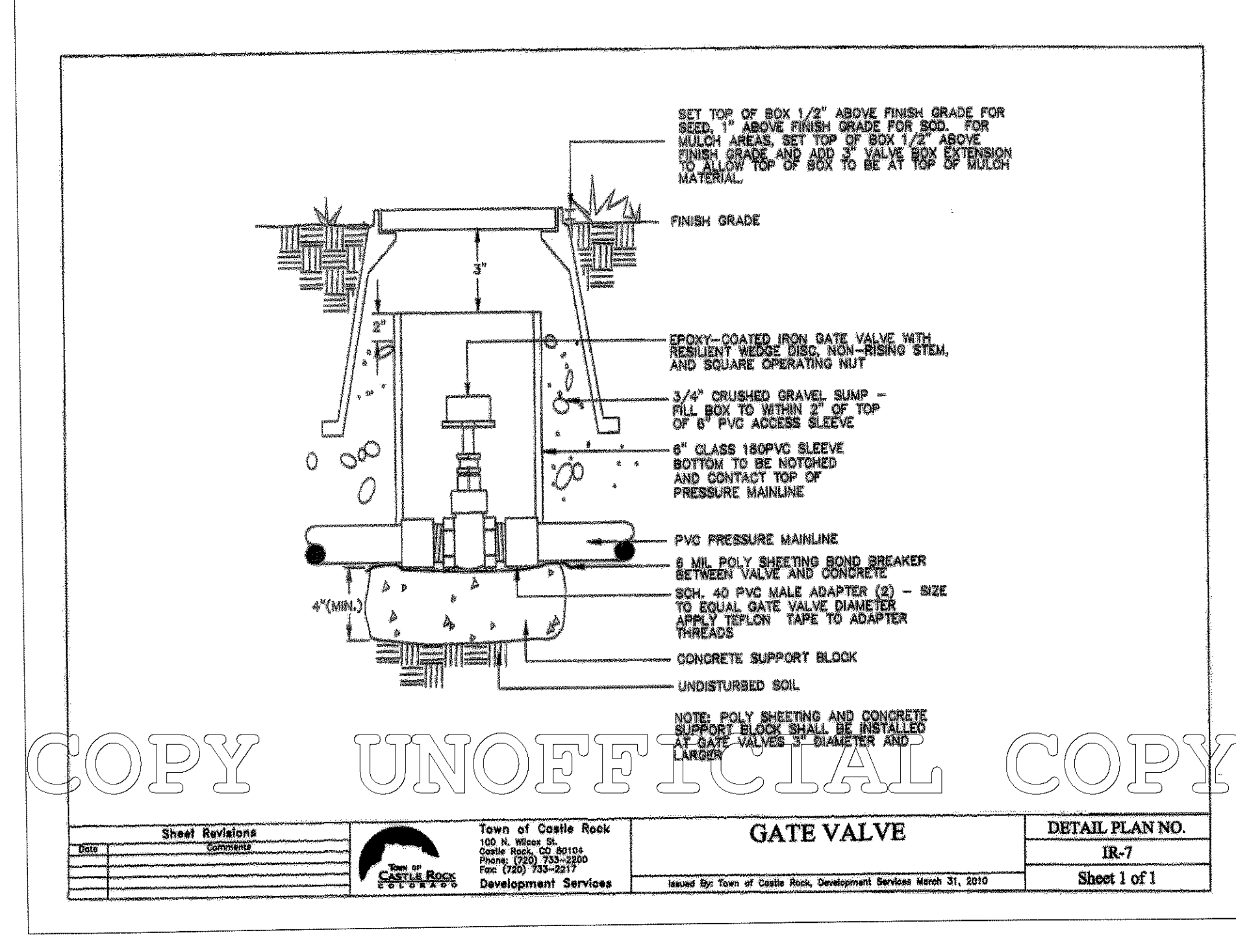
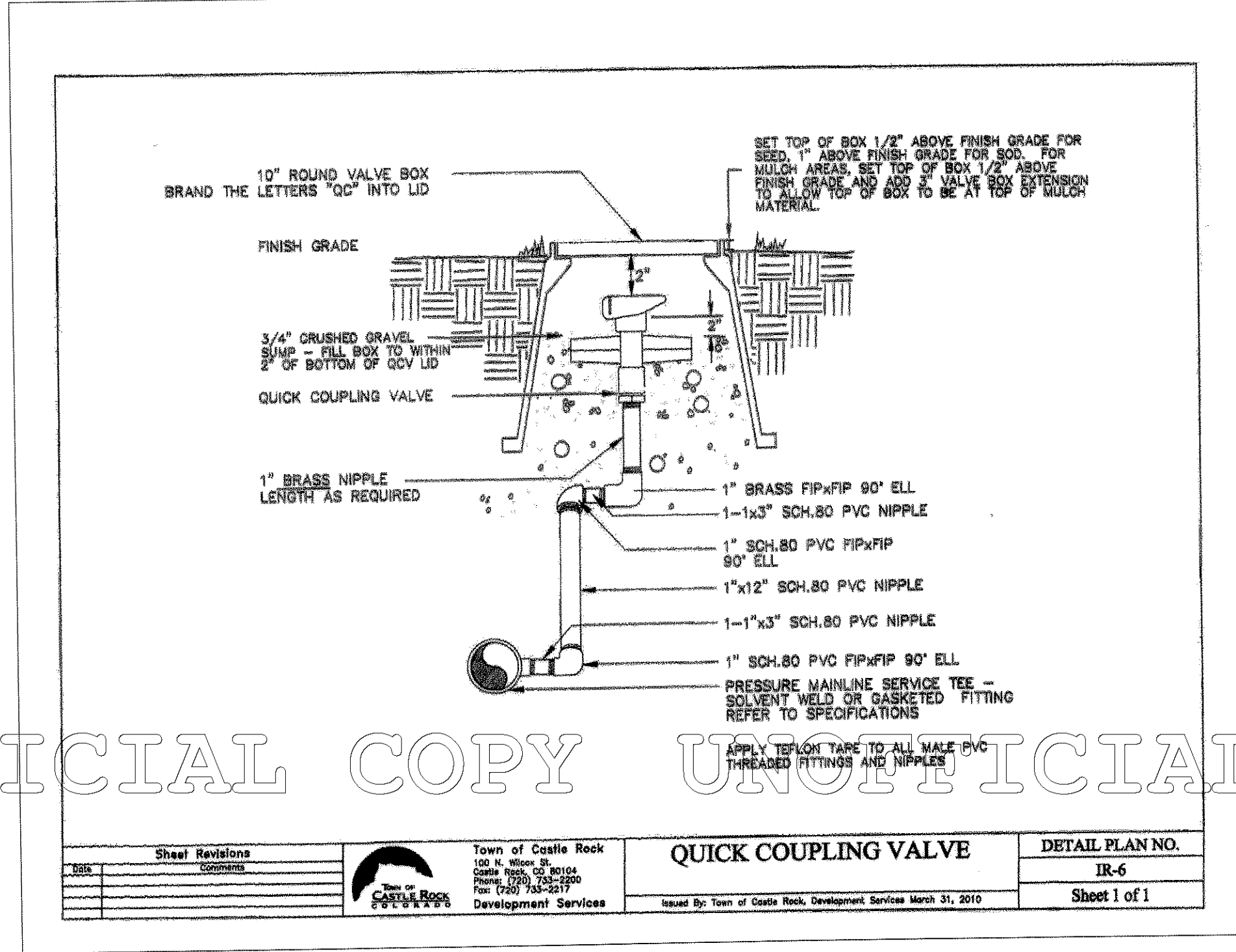
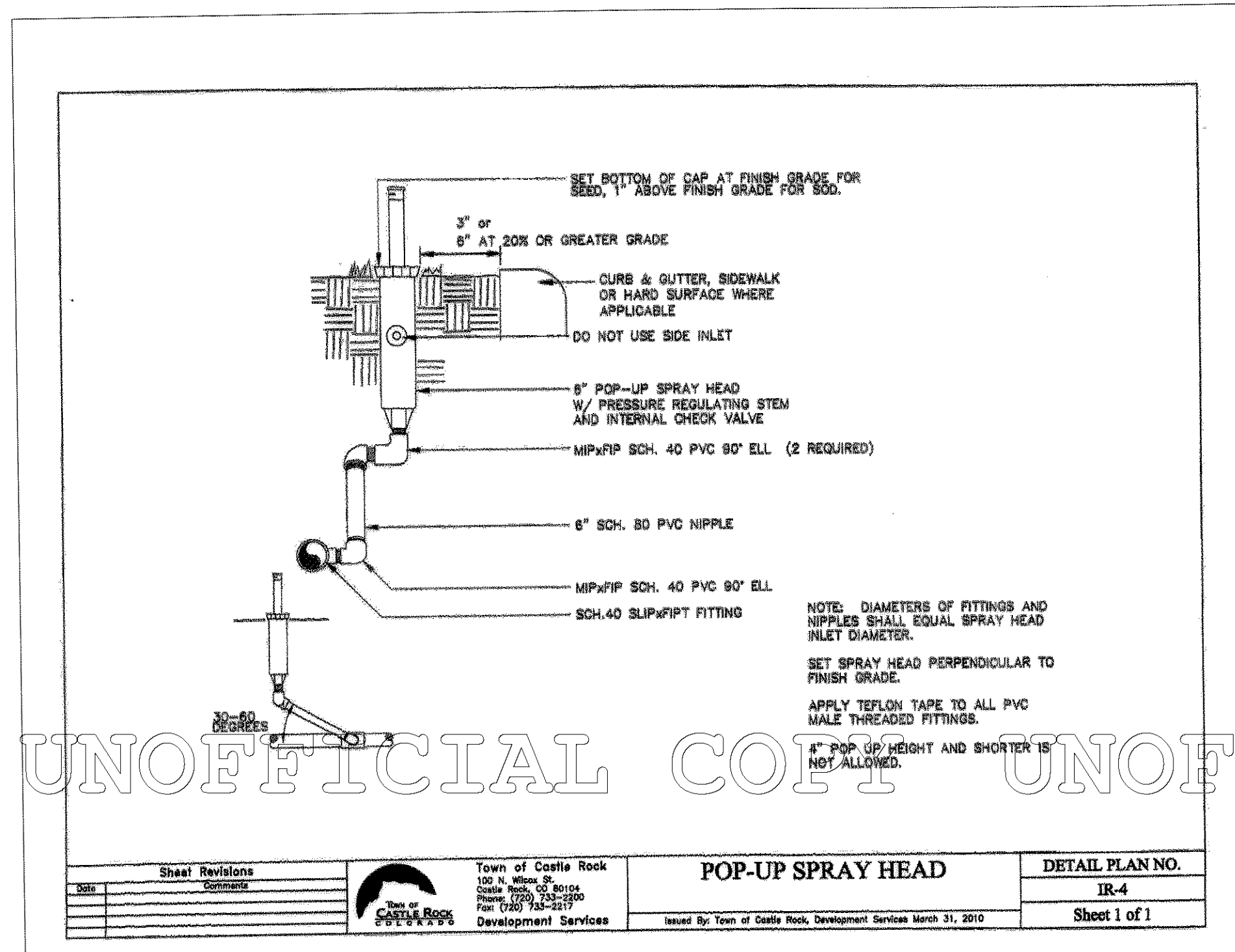
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JOB	12001027		
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# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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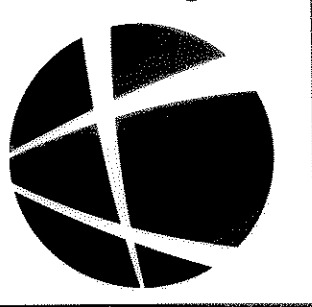
HydroSystems-KDI, Inc. Irrigation Consulting

Registered Landscape Professional/Irrigation Designer:  
Israel Clark #9029

CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
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SECTION 31  
TOWNSHIP 7 SOUTH, RANGE 66 WEST  
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TOWN OF CASTLE ROCK, COLORADO

SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO.1  
PRELIMINARY PLAT/  
FINAL PD SITE PLAN AMENDMENT NO. 7

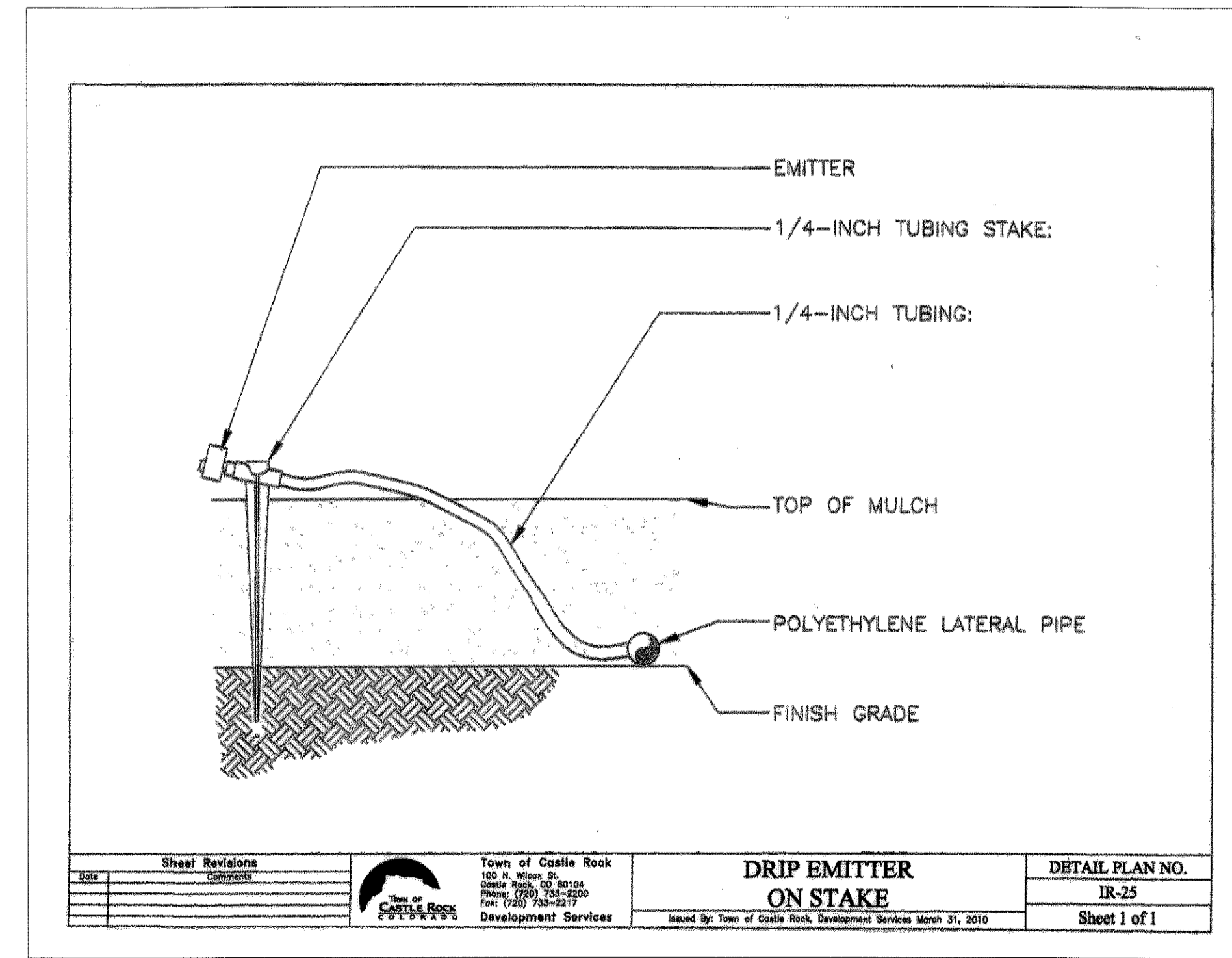
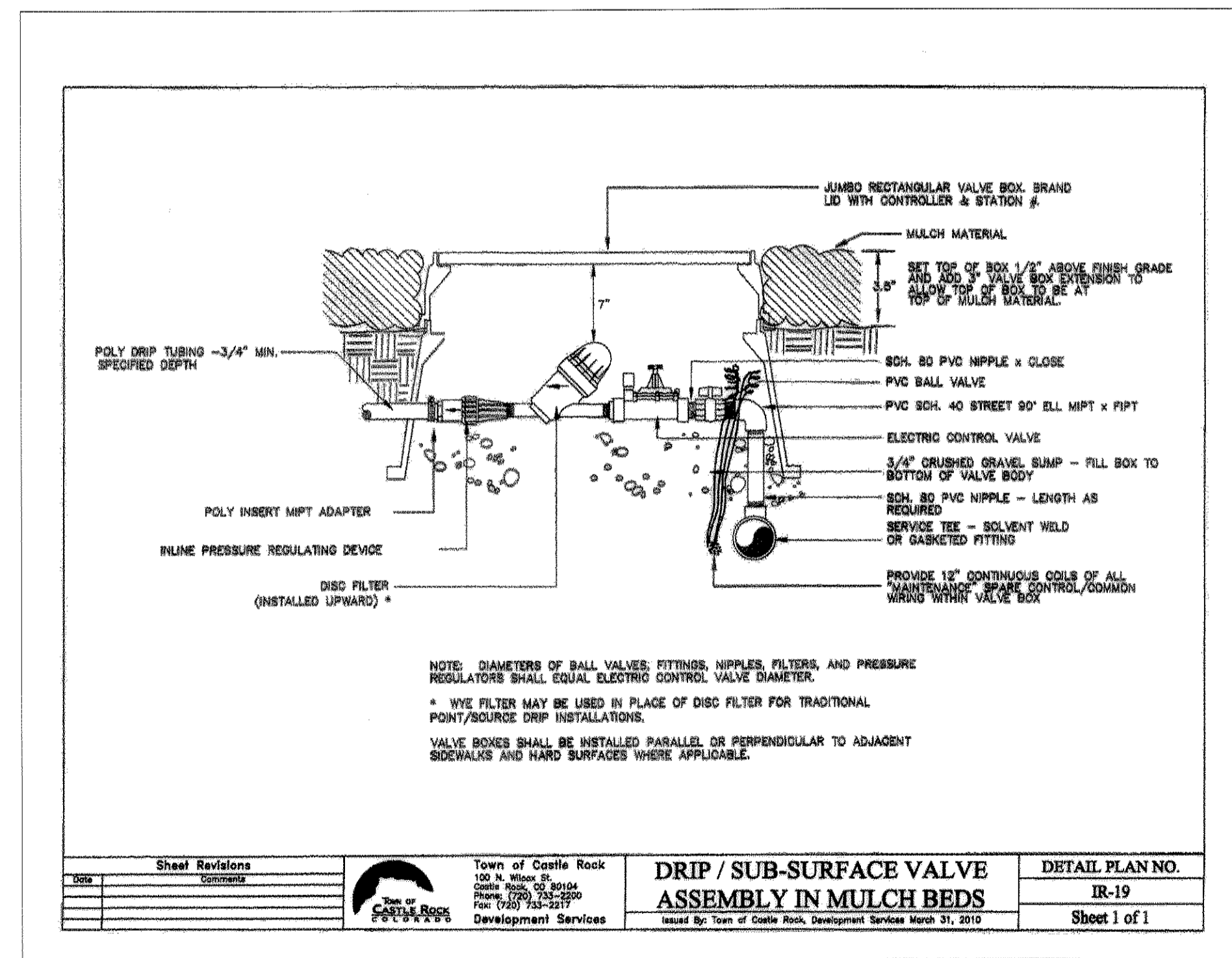
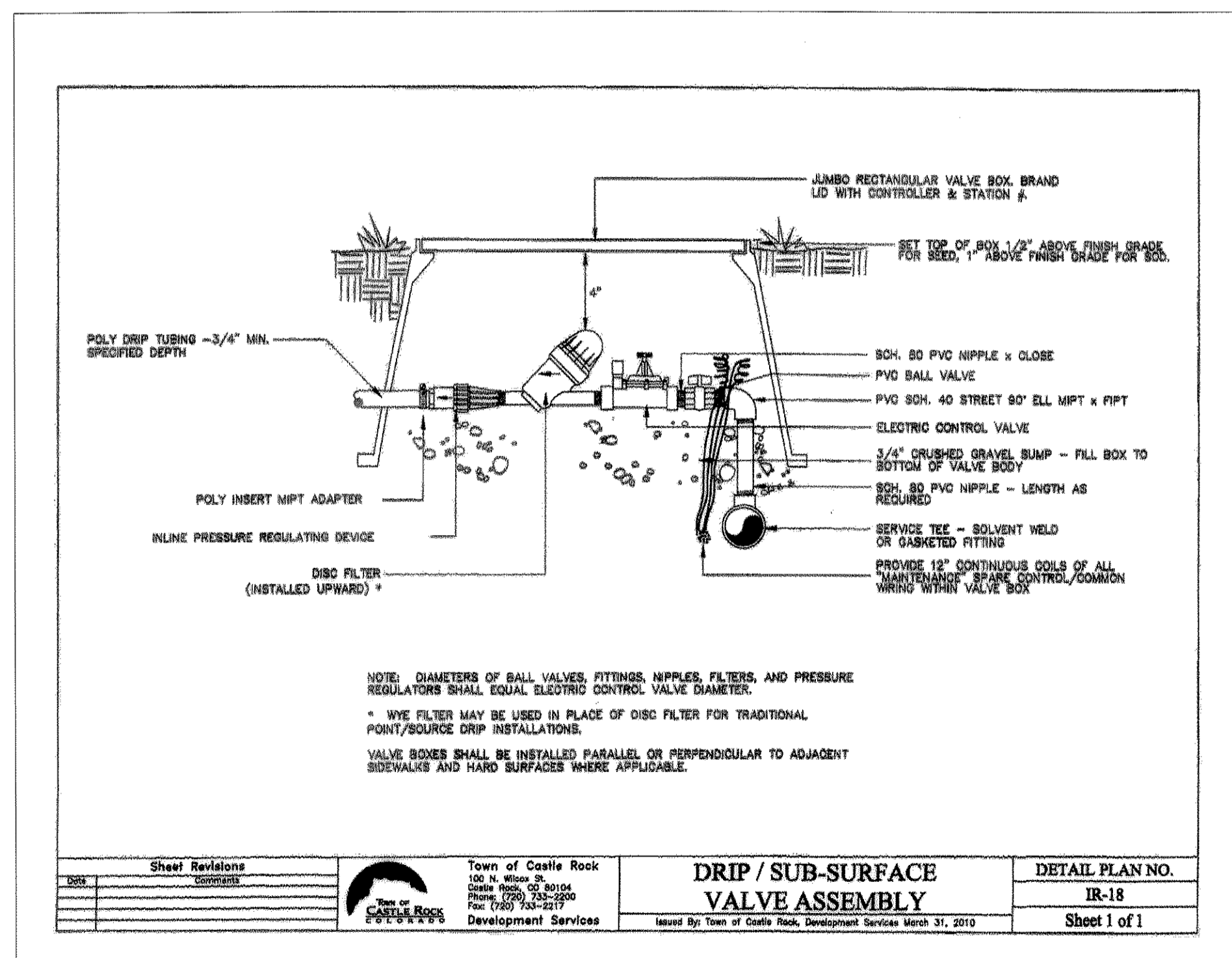
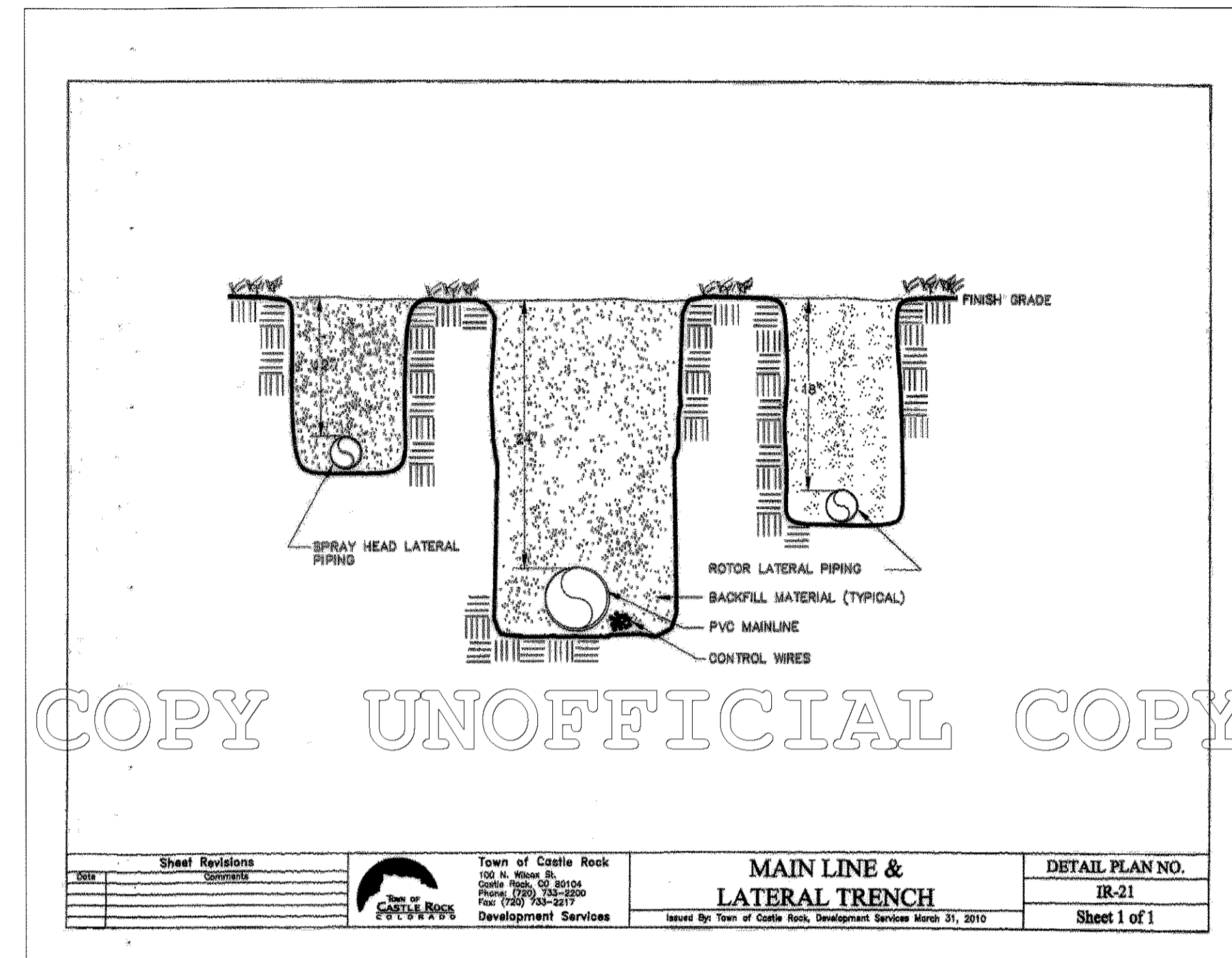
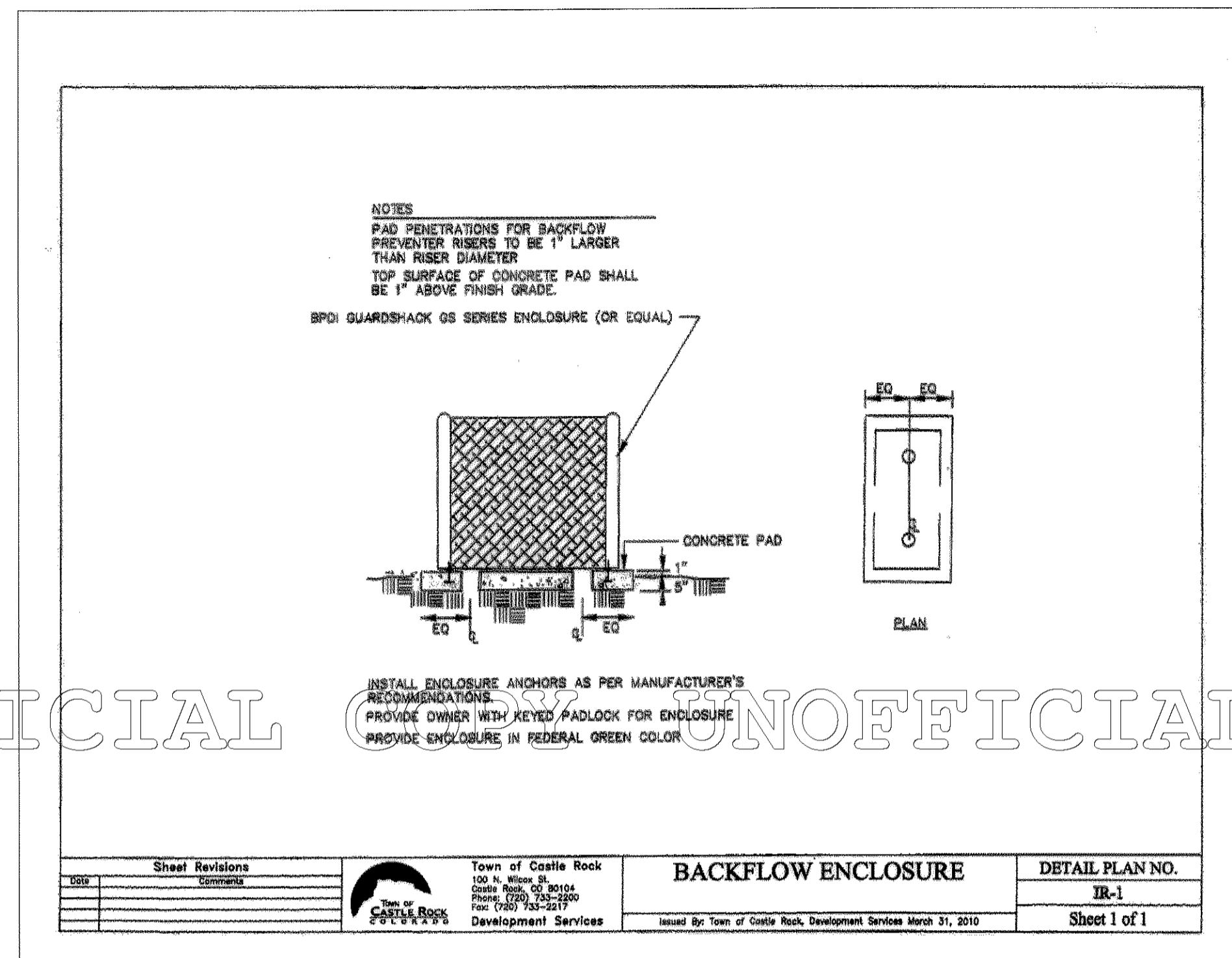
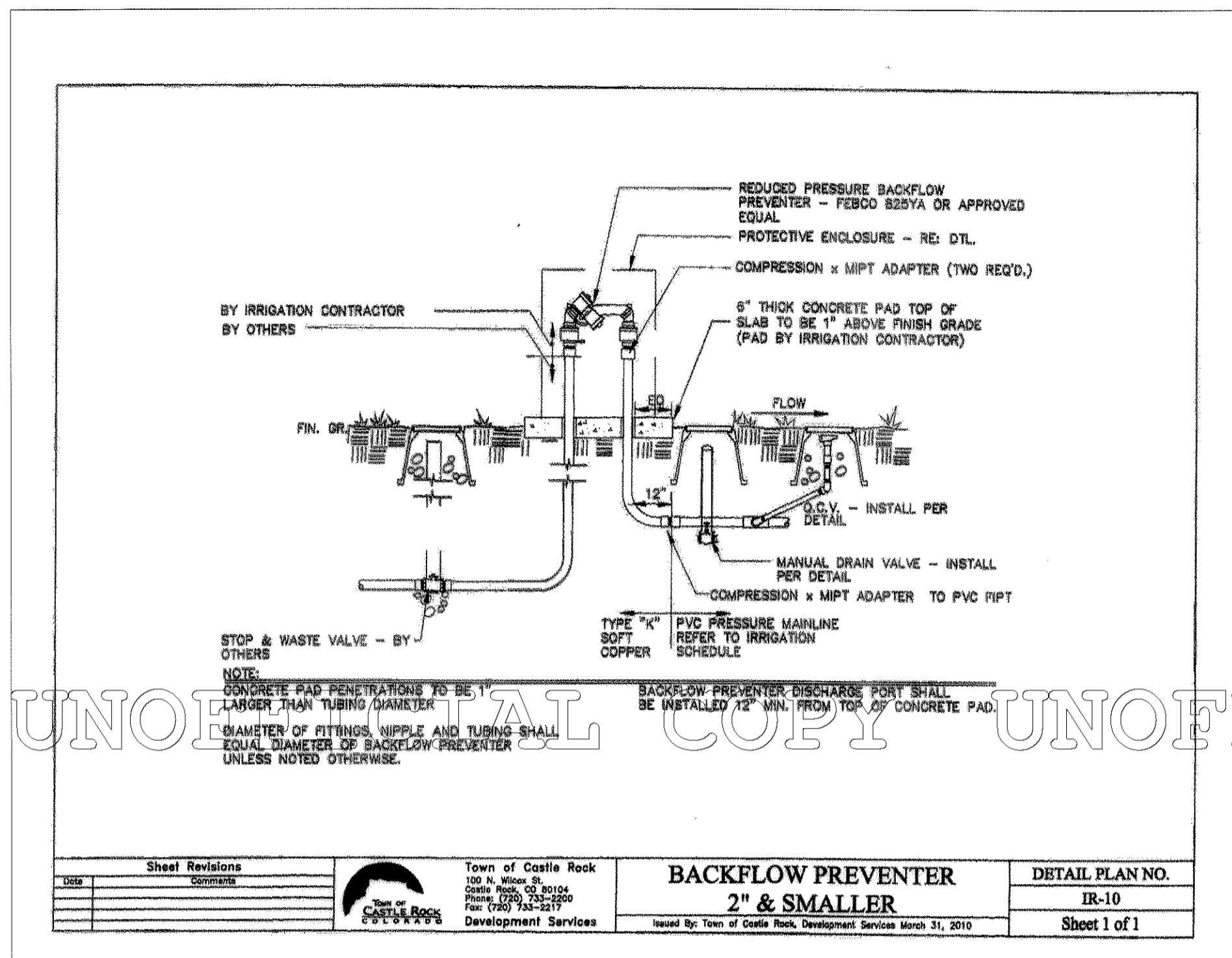
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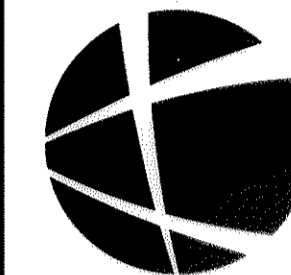
Registered Landscape  
Professional/Irrigation Designer:  
Israel Clark #9029

HydroSystems-KDI, Inc. Irrigation Consulting  
860 Tabor Street,  
Suite 200 Lakewood,  
Colorado 80401  
303-980-5327  
303-980-5384 (fax)

PROJECT # PPP12-0001

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SECTION 31  
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TOWN OF CASTLE ROCK, COLORADO

SILV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FLING NO.1

DATE: 09/27/2012

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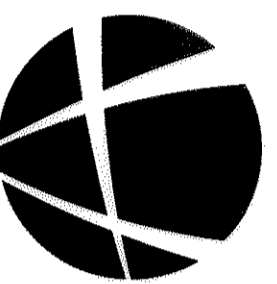
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P.M.	IC		
BOOK			
CAD FILE:			
JOB	12001027		
FILE CODE:			
SHEET NO.			

# CASTLE OAKS ESTATES FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7

A PORTION OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 2, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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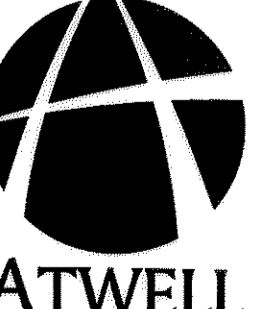


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OF THE SIXTH PRINCIPLE MERIDIAN  
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SLV CASTLE OAKS, LLC.  
CASTLE OAKS ESTATES  
FILING NO.1  
PRELIMINARY PLAT /  
FINAL PD SITE PLAN AMENDMENT NO. 7

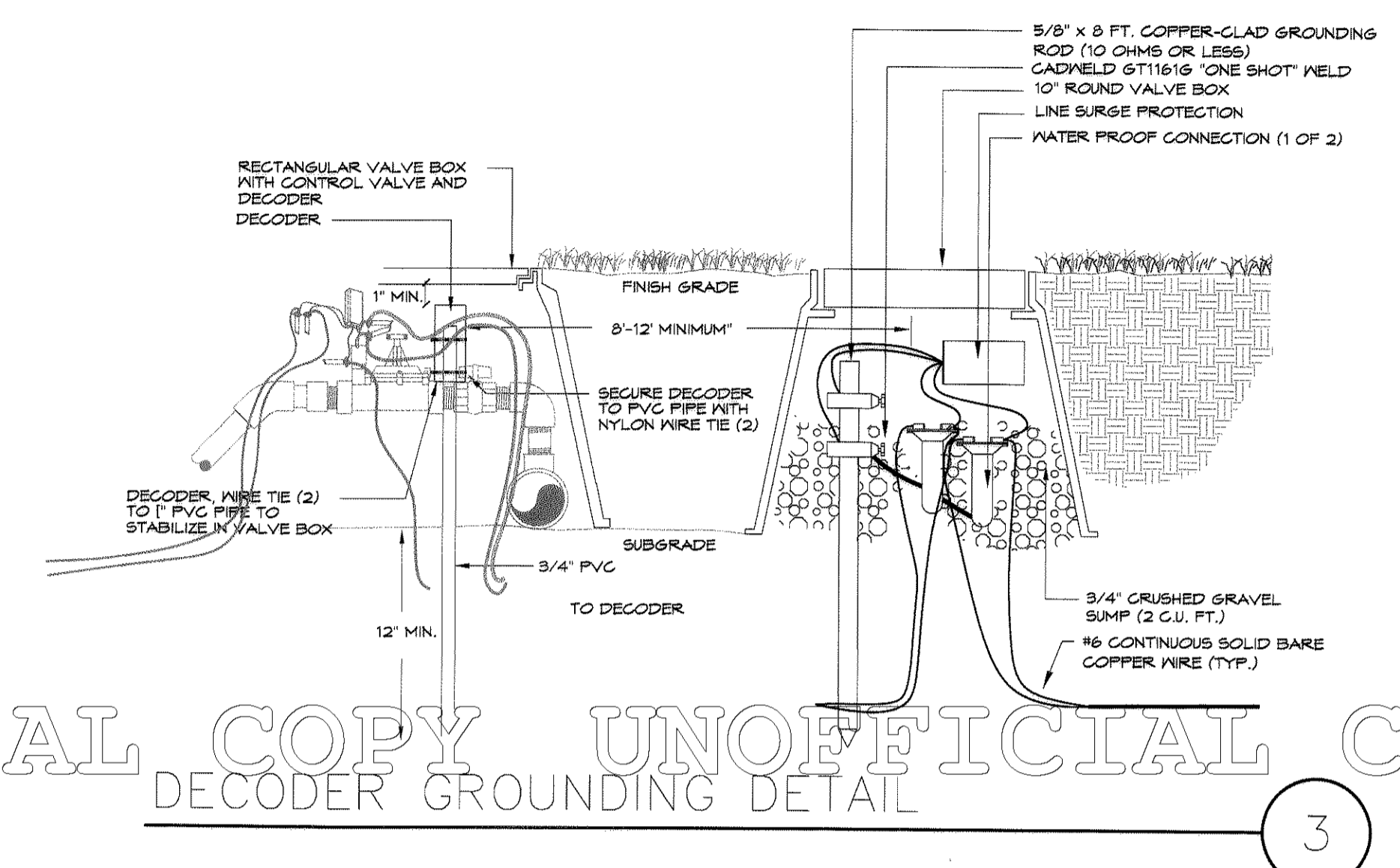
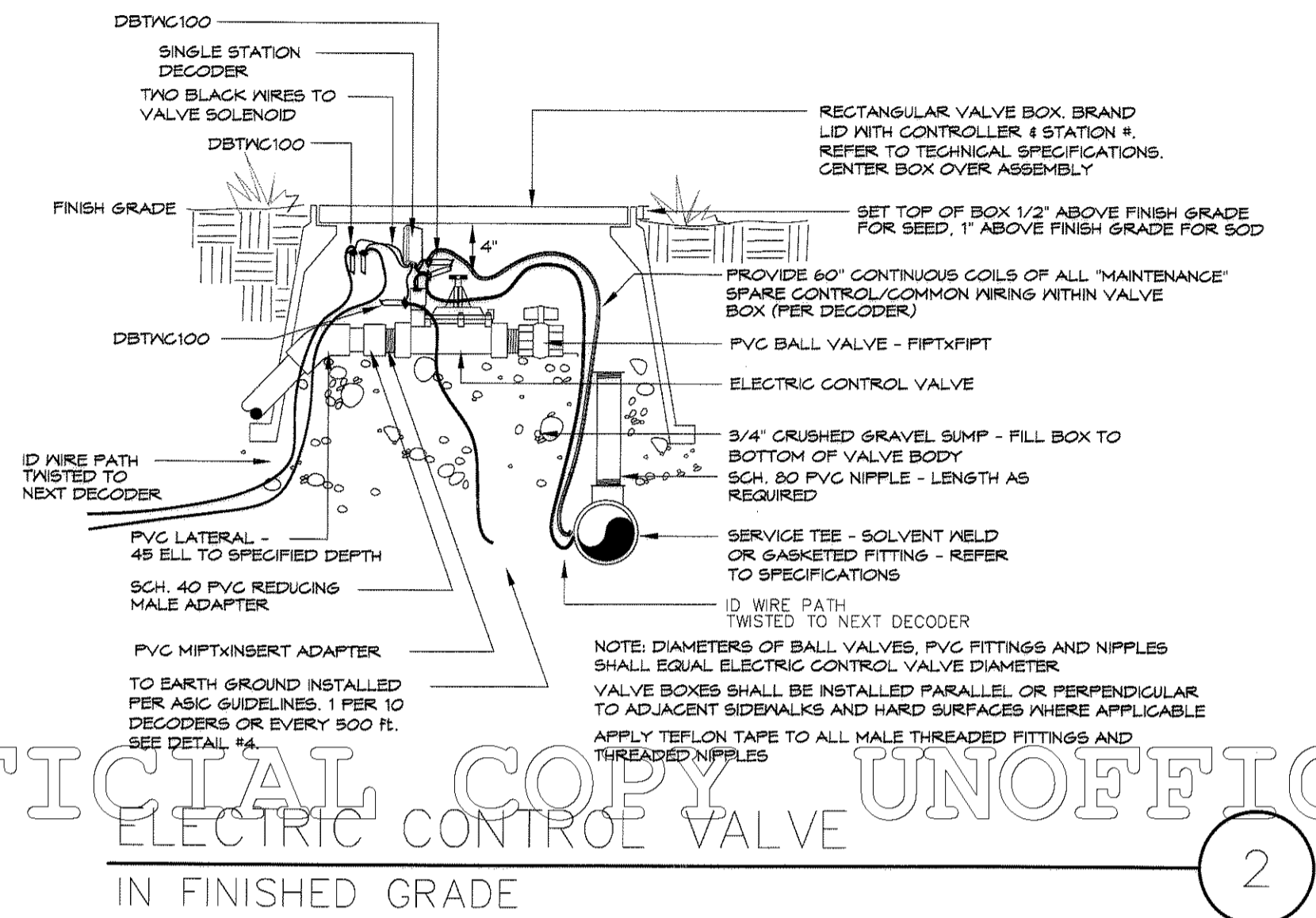
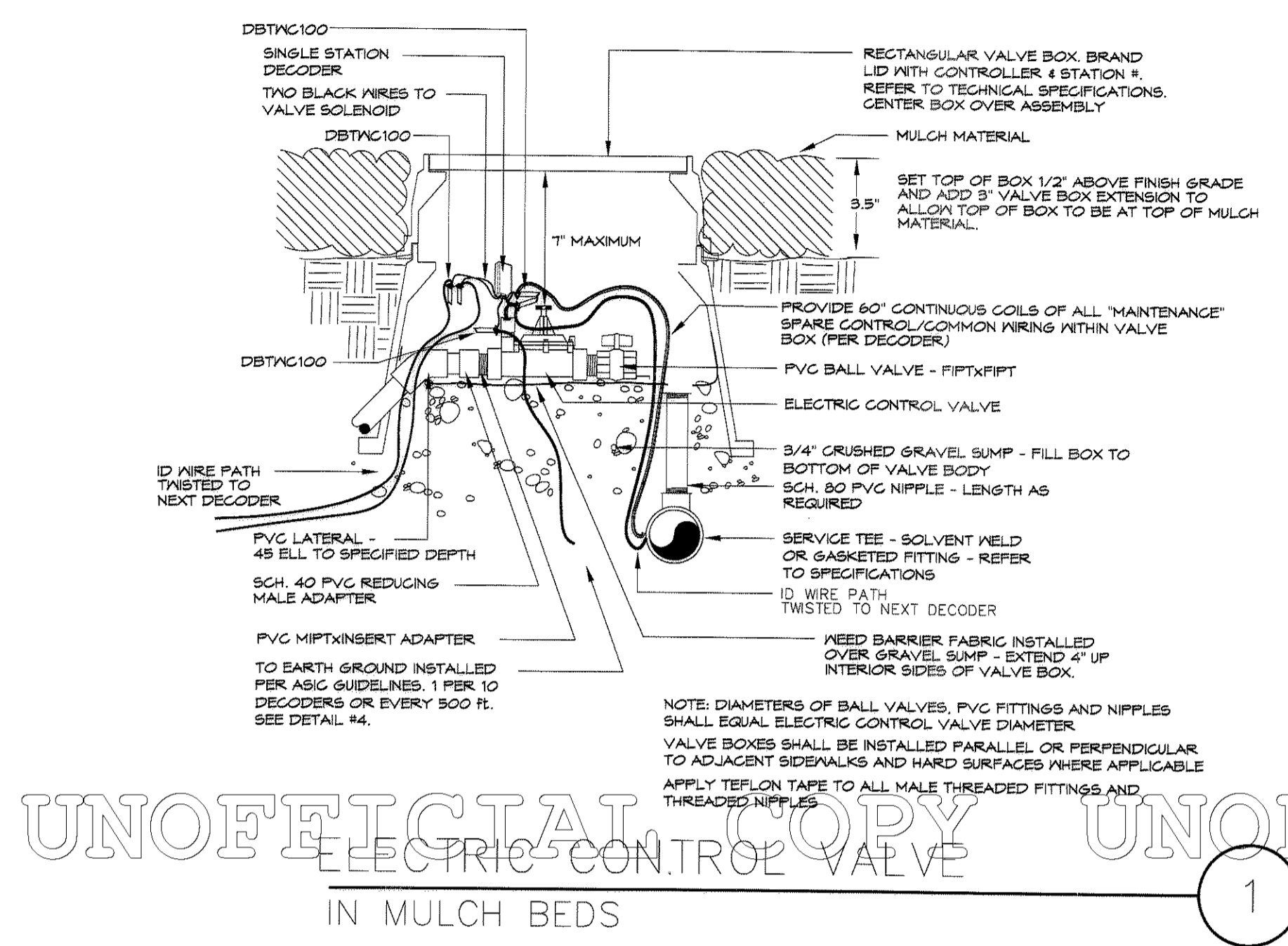
DATE 09/27/2012  
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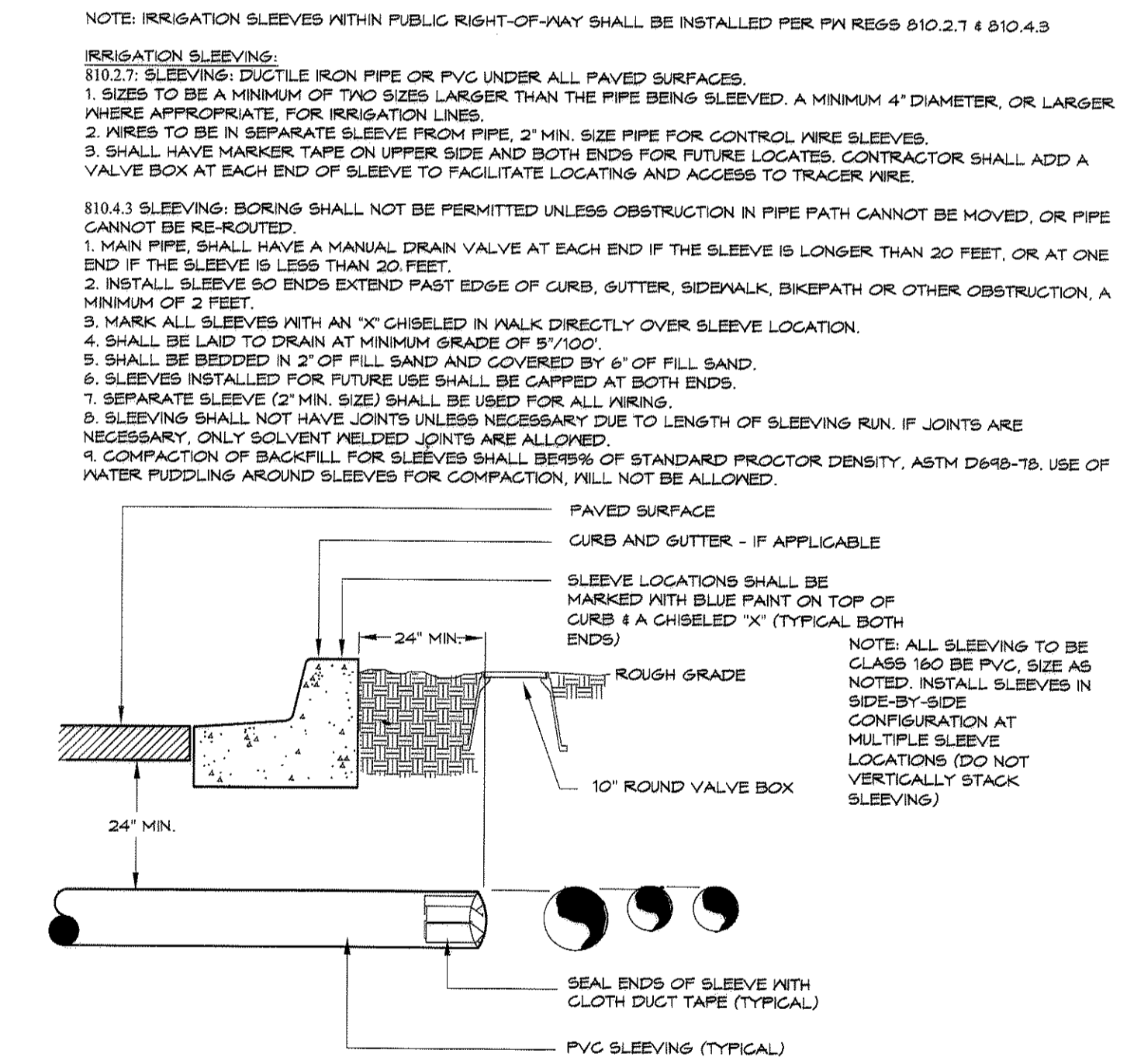
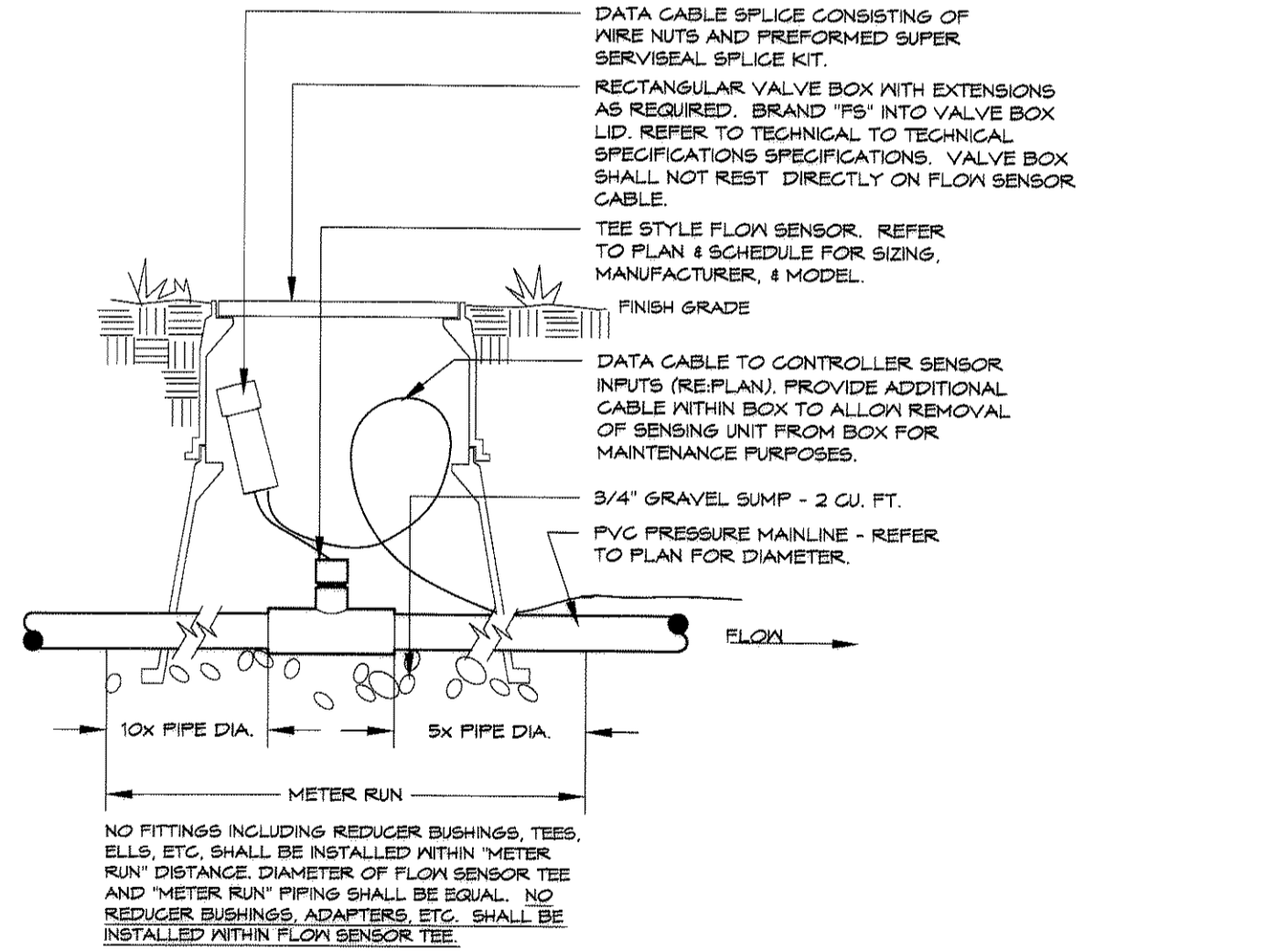
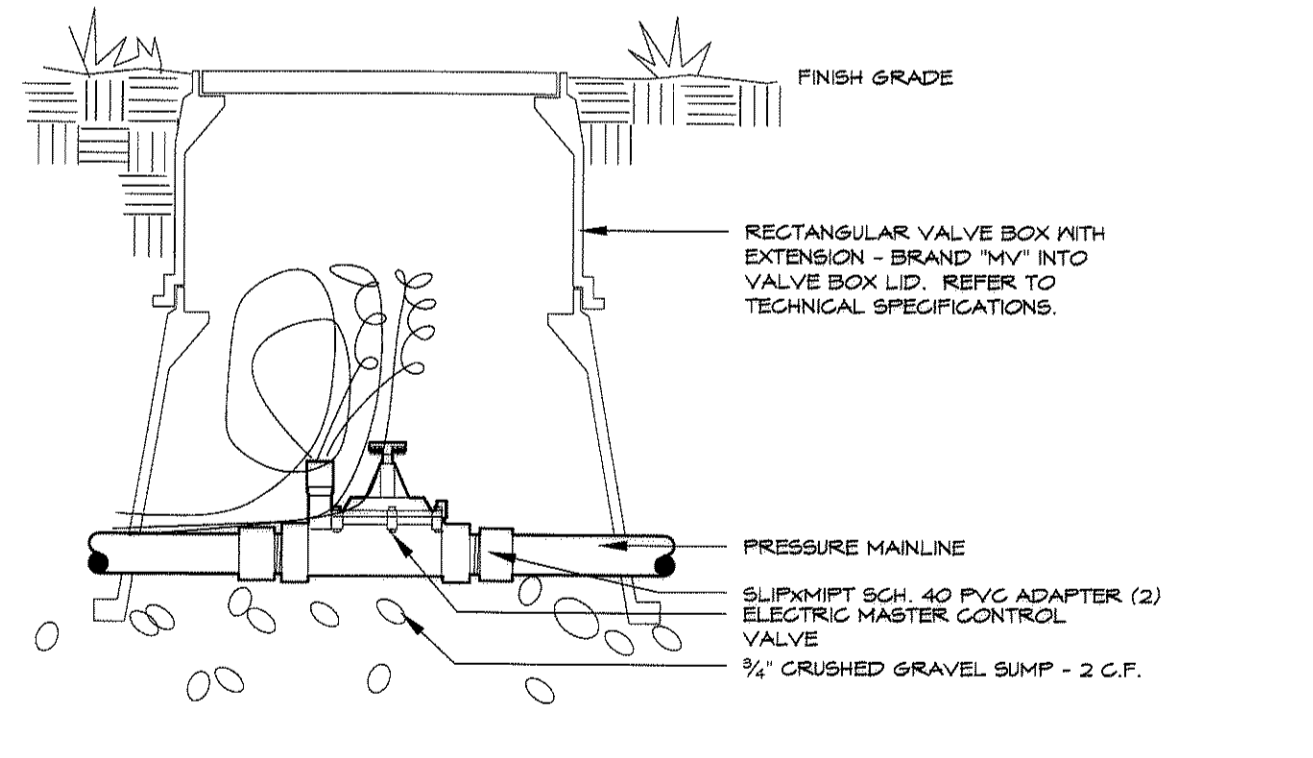
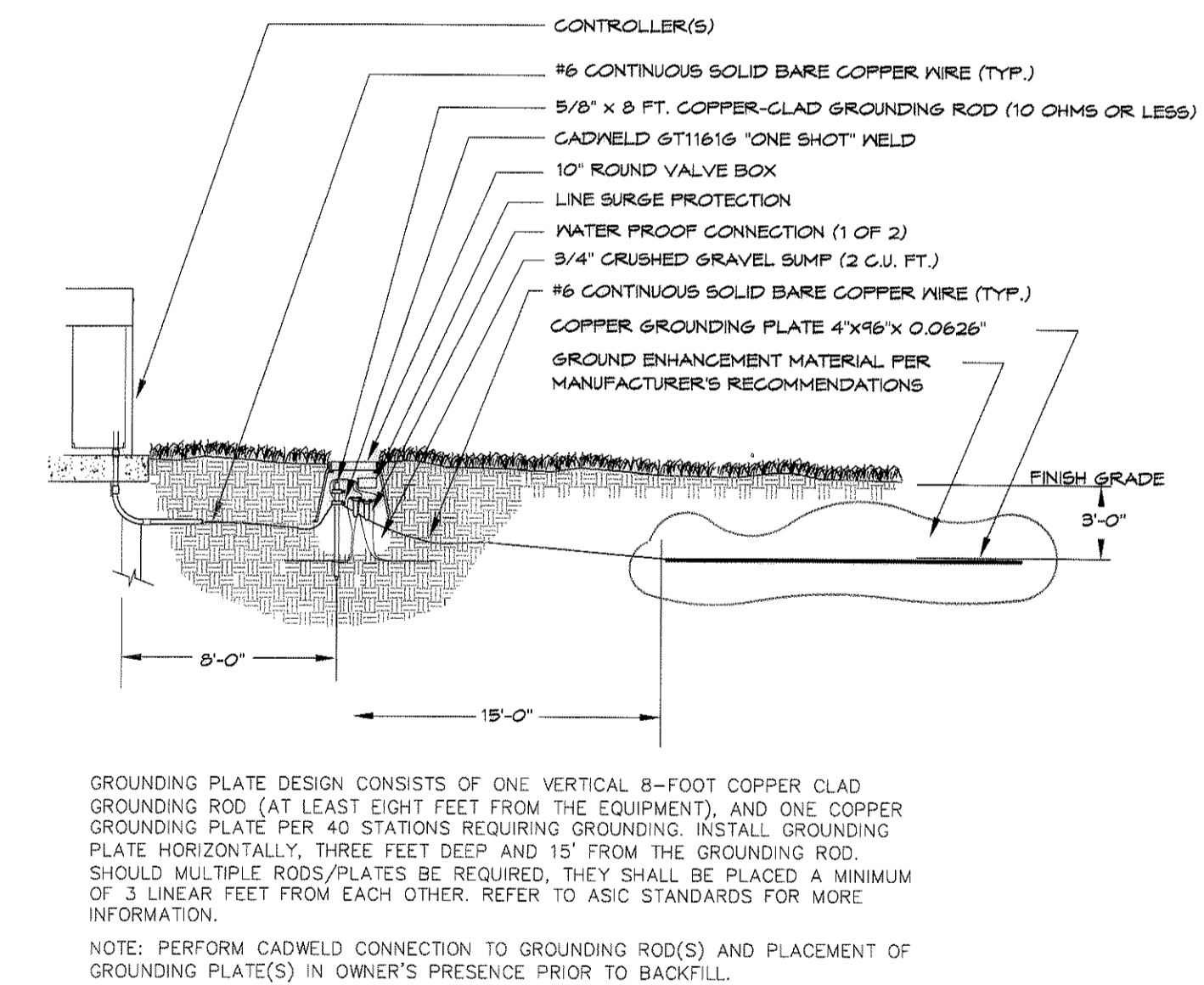


Registered Landscape  
Professional/Irrigation Designer:  
Israel Clark #9029

DR. IC GH. KJD  
P.M. IC  
BOOK ---  
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JOB 12001027  
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CONTROLLER GROUNDING

MASTER VALVE

FLOW SENSOR

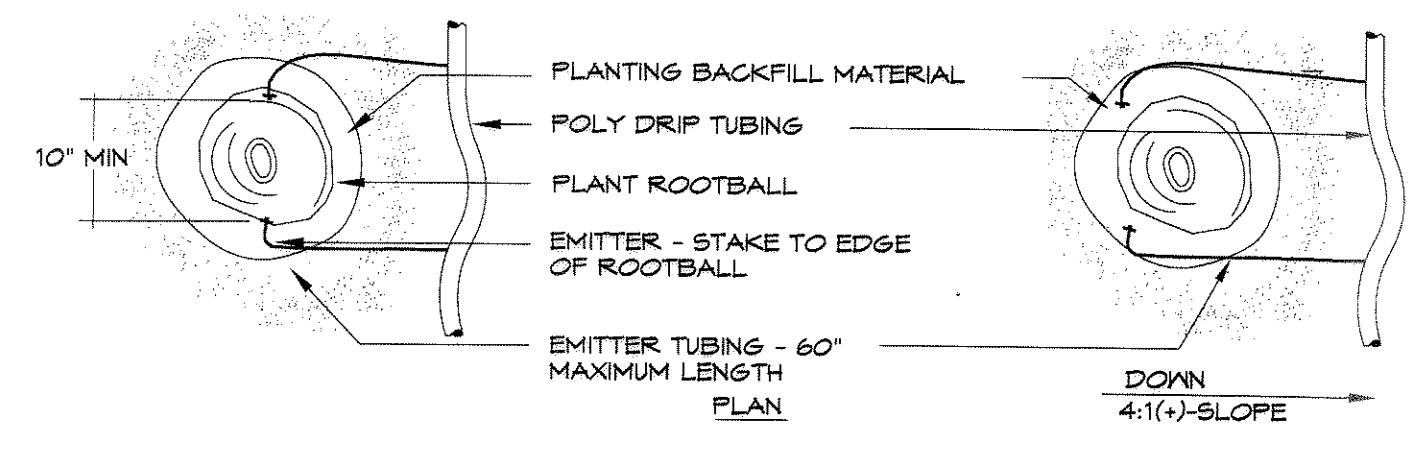
IRRIGATION SLEEVING

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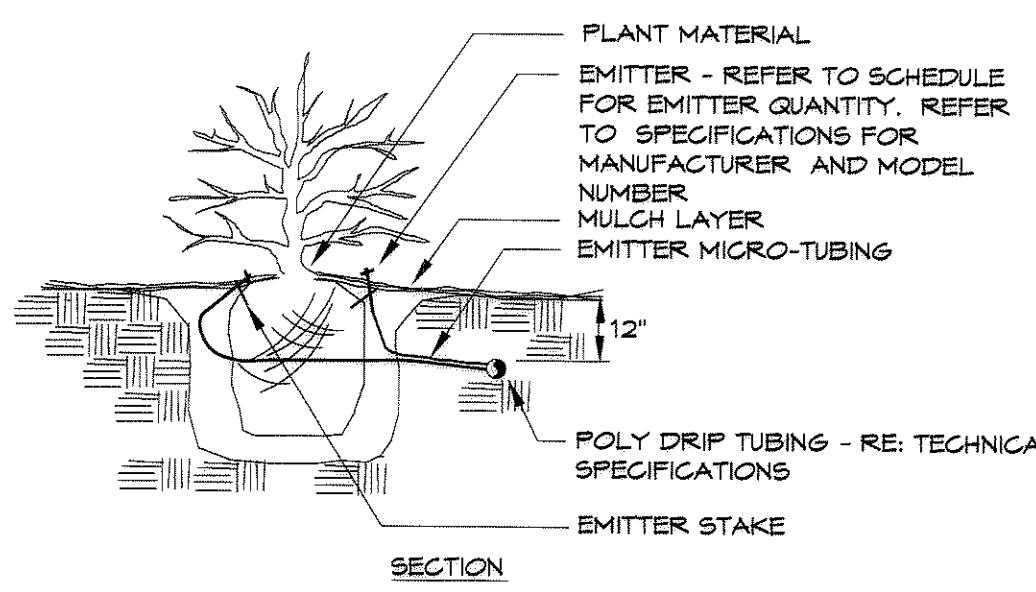
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HydroSystems-KDI, Inc. Irrigation Consulting  
860 130th Street,  
Suite 200, Greenwood,  
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303-980-5377  
303-980-5384 (fax)

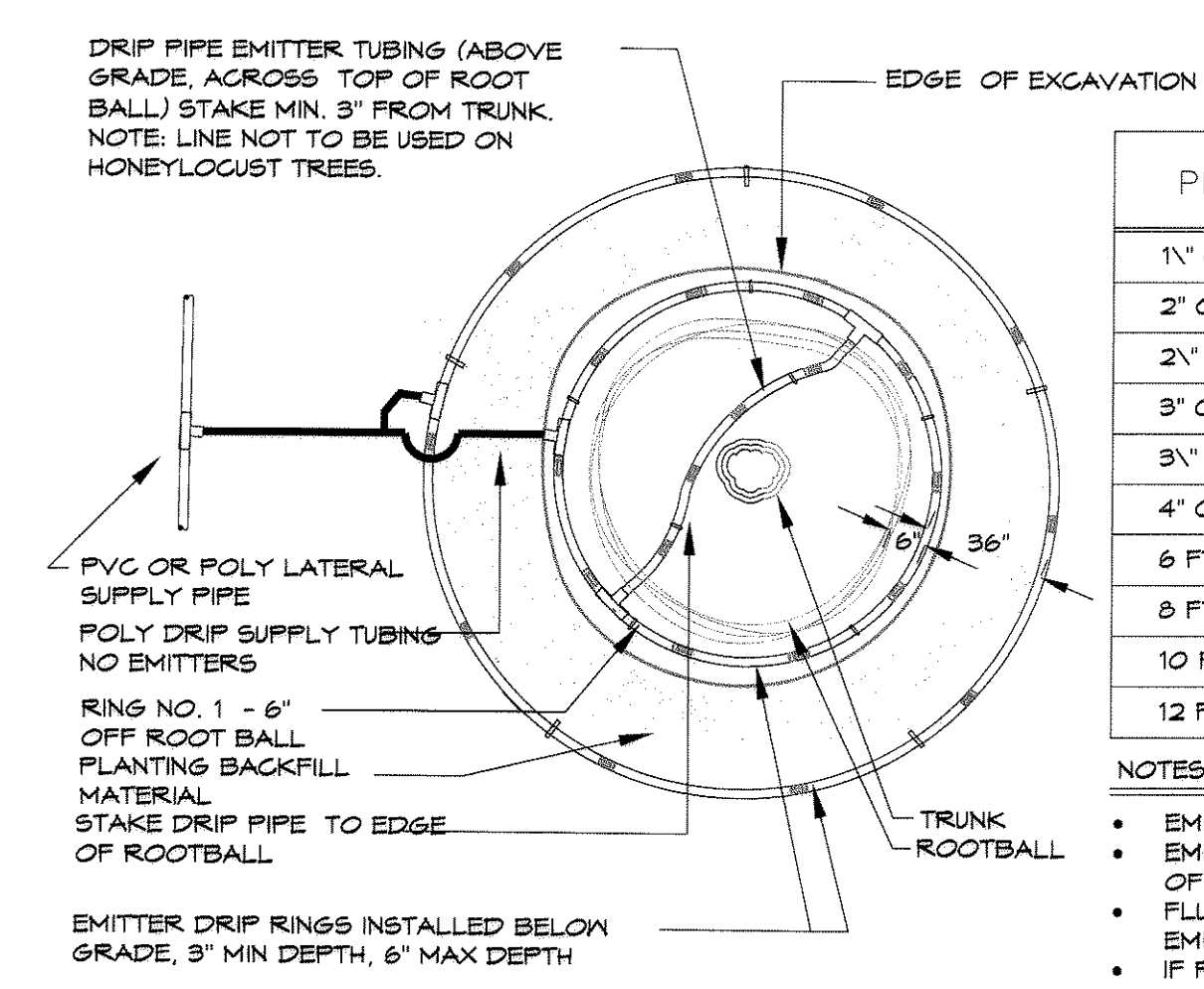
CASTLE OAKS ESTATES FILING NO. 1  
PRELIMINARY PLAT/FINAL PD SITE PLAN, AMENDMENT NO. 7  
PROJECT # PPP12-0001



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH



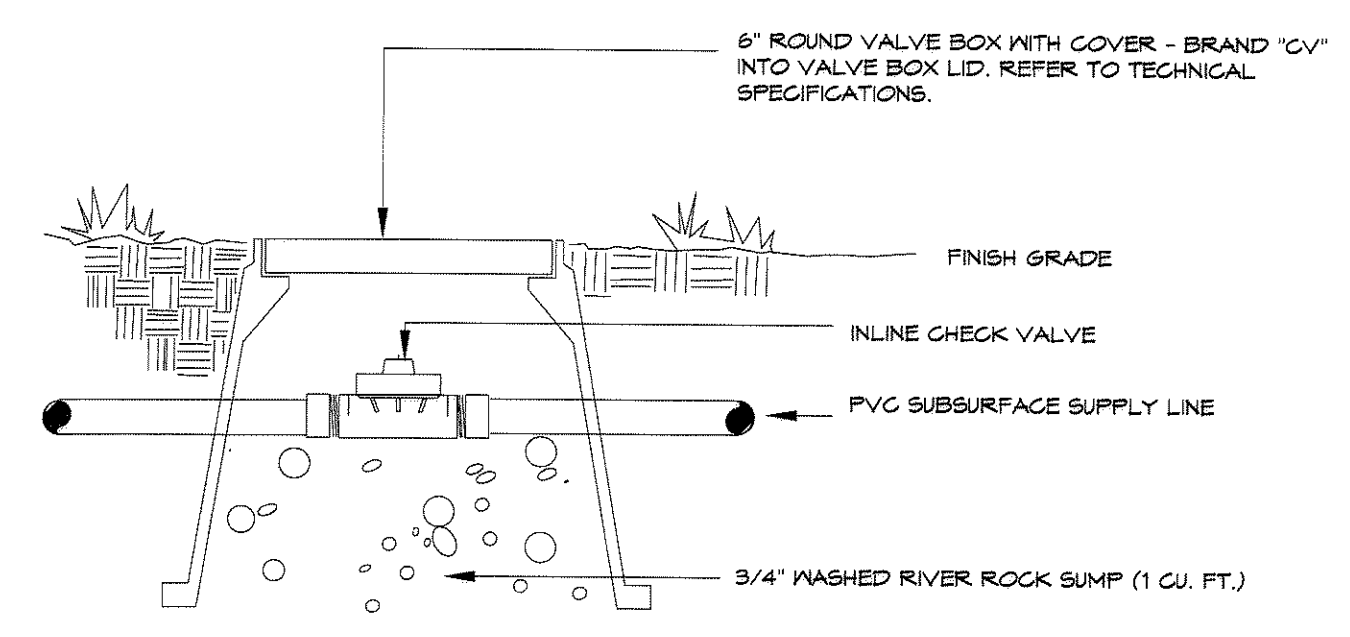
- NOTES:**
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
  - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
  - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
  - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
  - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
  - DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
  - CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
  - SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
    - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
    - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
    - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.



PLANT SIZE	EMITTER FLOW RATE	MINIMUM EMITTERS PER TREE		DRIPLINE EMITTER SPACING
		RING 1	RING 2	
1" CALIPER TREE	0.6 GPH	8 EA.	N/A	18" O.C.
2" CALIPER TREE	0.6 GPH	5 EA.	7 EA.	18" O.C.
2 1/2" CALIPER TREE	0.6 GPH	7 EA.	9 EA.	18" O.C.
3" CALIPER TREE	0.6 GPH	9 EA.	11 EA.	18" O.C.
3 1/2" CALIPER TREE	0.6 GPH	9 EA.	11 EA.	18" O.C.
4" CALIPER TREE	0.6 GPH	11 EA.	16 EA.	18" O.C.
6 FT. CONIFEROUS TREE	0.6 GPH	7 EA.	9 EA.	18" O.C.
8 FT. CONIFEROUS TREE	0.6 GPH	9 EA.	11 EA.	18" O.C.
10 FT. CONIFEROUS TREE	0.6 GPH	10 EA.	15 EA.	18" O.C.
12 FT. CONIFEROUS TREE	0.6 GPH	11 EA.	16 EA.	18" O.C.

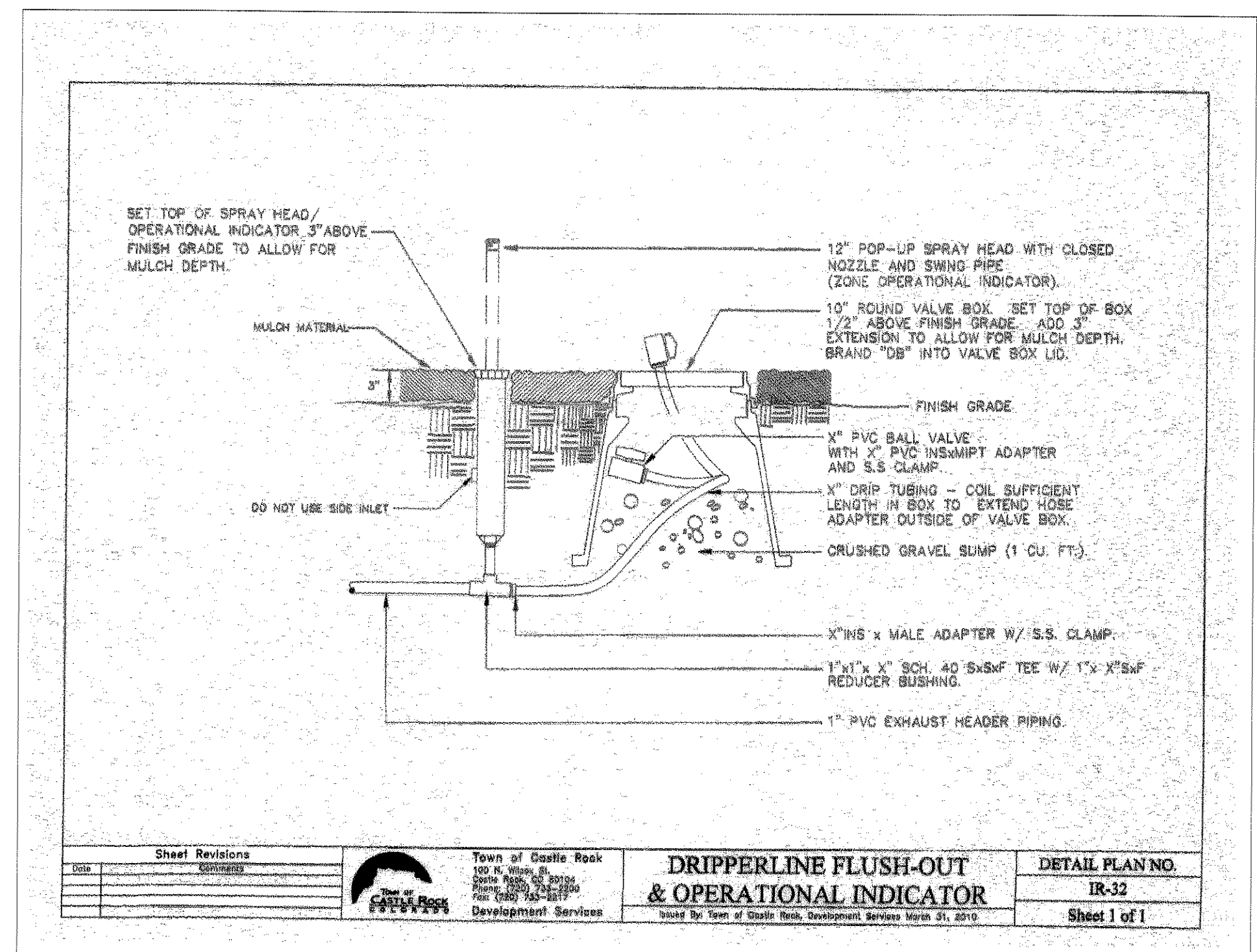
- NOTES:**
- EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
  - EMITTERS ARE TO BE INSTALLED TO A DEPTH OF A 3" MINIMUM AND A MAXIMUM OF 6".
  - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
  - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
  - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
  - BURIED DRIP RING SHALL BE 6" FROM ROOTBALL.

DRIP EMITTER SHRUBS UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



- NOTE:**
- IN-LINE CHECK VALVES SHALL BE PLACED ON SUPPLY LATERALS WHERE THERE IS ELEVATION CHANGE OF GREATER THAN 4 FOOT.
  - VALVE BOXES SHALL BE PLACED WHERE SCREENED BY PLANT MATERIAL WHEN AT ALL POSSIBLE. VALVE PLACEMENT SHALL BE NOTED ON AS-BUILTS FOR EASY MAINTENANCE LOCATION.

IN-LINE CHECK VALVES FOR DRIP/SUBSURFACE ON SLOPES 10



Sheet Revisions Date: _____ Description: _____	Town of Castle Rock 100 W. Main St. Suite 200, Lakewood, CO 80401 Phone: (303) 750-5171 Fax: (303) 750-5171 Development Services	<b>DRIPPERLINE FLUSH-OUT &amp; OPERATIONAL INDICATOR</b> Detail Plan No. IR-32 Sheet 1 of 1
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- REFER TO SHEET**
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SLV CASTLE OAKS, LLC.  
 CASTLE OAKS ESTATES FILING NO.1

DATE 09/27/2012

REVISIONS

DR. IC CH. KJD  
 P.M. IC  
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