

PLAT IDENTIFICATION SHEET



2003084400 47 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE:

\$471.00
47 PGS

2003084400
06/05/2003 02:25 PM

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Castle Oaks Estates, LLC

GRANTEE:

(subdivision name or name of plat)

Castle Oaks Filing No. 1

LEGAL:

(section-township-range)

31-7-66

6-8-66

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, OF CASTLE OAKS SUBDIVISION, BEING A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, AND A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31 BEING MONUMENTED AT THE WEST ONE-QUARTER CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - STAMPED "PLS 22100" AND AT THE SOUTHWEST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP - P.L.S. #12046, BEING ASSUMED TO BEAR N00°12'27"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE N89°15'27"E, A DISTANCE OF 55.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF FOUNDERS PARKWAY BEING THE POINT OF BEGINNING;

THENCE ALONG THE FOLLOWING FOUR (4) COURSES;

- N89°16'26"E, A DISTANCE OF 124.94 FEET;
- N89°19'10"E, A DISTANCE OF 1220.82 FEET;
- N89°17'55"E, A DISTANCE OF 2302.20 FEET;
- N89°29'52"E, A DISTANCE OF 350.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF CASTLE OAKS DRIVE AS RECORDED AT RECEPTION NO. 205749 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CASTLE OAKS DRIVE THE FOLLOWING FOURTEEN (14) COURSES;

- S27°03'11"W, A DISTANCE OF 17.50 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 39°49'52", A RADIUS OF 440.00 FEET, A DISTANCE OF 305.88 FEET;
- S12°46'42"E, A DISTANCE OF 181.83 FEET;
- S12°49'52"E, A DISTANCE OF 89.11 FEET;
- S12°41'38"E, A DISTANCE OF 471.76 FEET TO A POINT OF NON-TANGENT CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S77°10'00"W, HAVING A DELTA OF 30°29'17", A RADIUS OF 360.00 FEET, A DISTANCE OF 191.56 FEET;
- S17°42'42"W, A DISTANCE OF 394.67 FEET;
- S17°38'49"W, A DISTANCE OF 117.60 FEET TO A POINT OF NON-TANGENT CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S72°20'01"E, HAVING A DELTA OF 27°39'00", A RADIUS OF 1040.00 FEET, A DISTANCE OF 501.88 FEET;
- S09°40'59"E, A DISTANCE OF 90.94 FEET TO A POINT OF NON-TANGENT CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°04'11"W, HAVING A DELTA OF 74°04'31", A RADIUS OF 360.00 FEET, A DISTANCE OF 463.43 FEET;
- S64°12'25"W, A DISTANCE OF 217.19 FEET TO A POINT OF NON-TANGENT CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S25°50'36"E, HAVING A DELTA OF 39°51'27", A RADIUS OF 440.00 FEET, A DISTANCE OF 306.08 FEET;
- S24°01'52"W, A DISTANCE OF 39.48 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES;

- N78°19'44"W, A DISTANCE OF 610.53 FEET;
- S29°00'34"E, A DISTANCE OF 705.32 FEET;
- S24°45'13"E, A DISTANCE OF 245.89 FEET;
- N65°43'08"E, A DISTANCE OF 185.00 FEET TO A POINT OF A NON-TANGENT CURVE ON THE WESTERLY RIGHT OF WAY LINE OF SAID CASTLE OAKS DRIVE;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CASTLE OAKS DRIVE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N45°54'35"E, HAVING A RADIUS OF 440.00 FEET, A DELTA OF 11°42'51", A DISTANCE OF 89.96 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES;

- S46°12'36"W, A DISTANCE OF 204.88 FEET;
- S13°44'46"E, A DISTANCE OF 154.47 FEET;
- S24°44'19"E, A DISTANCE OF 272.26 FEET;
- S24°45'06"E, A DISTANCE OF 473.39 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID CASTLE OAKS DRIVE;

THENCE ALONG THE NORTHERLY LINE OF SAID CASTLE OAKS DRIVE THE FOLLOWING TEN (10) COURSES;

- S54°24'46"W, A DISTANCE OF 153.36 FEET;
- S54°11'46"W, A DISTANCE OF 29.47 FEET;
- S54°26'18"W, A DISTANCE OF 1454.90 FEET;
- S54°23'16"W, A DISTANCE OF 213.10 FEET TO A POINT OF NON-TANGENT CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N35°34'29"W, HAVING A DELTA OF 35°52'47", A RADIUS OF 457.18 FEET, A DISTANCE OF 286.30 FEET;
- N89°39'24"W, A DISTANCE OF 508.71 FEET TO A POINT OF NON-TANGENT CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°19'31"W, HAVING A DELTA OF 31°52'41", A RADIUS OF 440.00 FEET, A DISTANCE OF 244.81 FEET;
- S58°19'31"W, A DISTANCE OF 175.58 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 54°49'34", A RADIUS OF 360.00 FEET, A DISTANCE OF 344.48 FEET;
- N66°50'57"W, A DISTANCE OF 24.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF FOUNDERS PARKWAY;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF FOUNDERS PARKWAY THE FOLLOWING SIX (6) COURSES;

- N10°23'45"E, A DISTANCE OF 134.93 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°41'14", A RADIUS OF 1132.10 FEET, A DISTANCE OF 902.73 FEET;
- N35°12'28"W, A DISTANCE OF 402.22 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 34°04'46", A RADIUS OF 745.00 FEET, A DISTANCE OF 443.12 FEET;
- N01°12'43"W, A DISTANCE OF 1586.47 FEET;
- N00°12'28"W, A DISTANCE OF 2634.56 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 19,543,365 SQUARE FEET OR 448.654 ACRES MORE OR LESS.

UTILITY PROVIDERS

WATER	TOWN OF CASTLE ROCK
SEWER	TOWN OF CASTLE ROCK
GAS	PEOPLES NATURAL GAS
ELECTRICITY	INTERMOUNTAIN RURAL ELECTRIC ASSOC.
TELEPHONE	QWEST
CATV	AT & T BROADBAND

EXCEPT:

THAT PARCEL KNOWN AS CASTLE OAKS NO. 8 WELL FIELD AS RECORDED IN BOOK 839 AT PAGE 48 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

AND THAT PARCEL KNOWN AS CASTLE OAKS NO. 9 WELL FIELD AS RECORDED IN BOOK 839 AT PAGE 48 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 45,000 SQUARE FEET OR 1.033 ACRES MORE OR LESS WITH A RESULTING AREA OF 19,655,258 SQUARE FEET OR 451.223 ACRES MORE OR LESS

OWNERSHIP CERTIFICATE:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE OAKS SUBDIVISION IN THE TOWN OF CASTLE ROCK.

CASTLE OAKS ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY: SCHUCK CASTLE OAKS ESTATES, LLC, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGER BY: SCHUCK COLORADO LTD., A COLORADO CORPORATION, ITS GENERAL PARTNER

BY: [Signature]

NAME: William D. Schuck

ITS: Manager

SIGNED THIS 16th DAY OF May 2003.

COUNTY OF DOUGLAS)

STATE OF COLORADO)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF May 2003, BY

William D. Schuck AS AUTHORIZED REPRESENTATIVE OF CASTLE OAKS, LLC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 9/07/2004 Michael M. Daniels NOTARY PUBLIC

LIEN HOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND THE LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE OAKS FILING NO. 1 SUBDIVISION PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JANUARY 27, 2000 IN 1803 BOOK AT PAGE 1210 DOUGLAS

COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

BANK MIDWEST (NOTARIZED SIGNATURE)

SIGNED THIS 19th DAY OF May 2003.

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May 2003, BY John E. Boyer AS REPRESENTATIVE OF BANK MIDWEST

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 02/20/06 Keith Dings NOTARY PUBLIC

LIEN HOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND THE LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE OAKS FILING NO. 1 SUBDIVISION PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON DECEMBER 17, 2002 UNDER RECEPTION NO. 2002137985 DOUGLAS

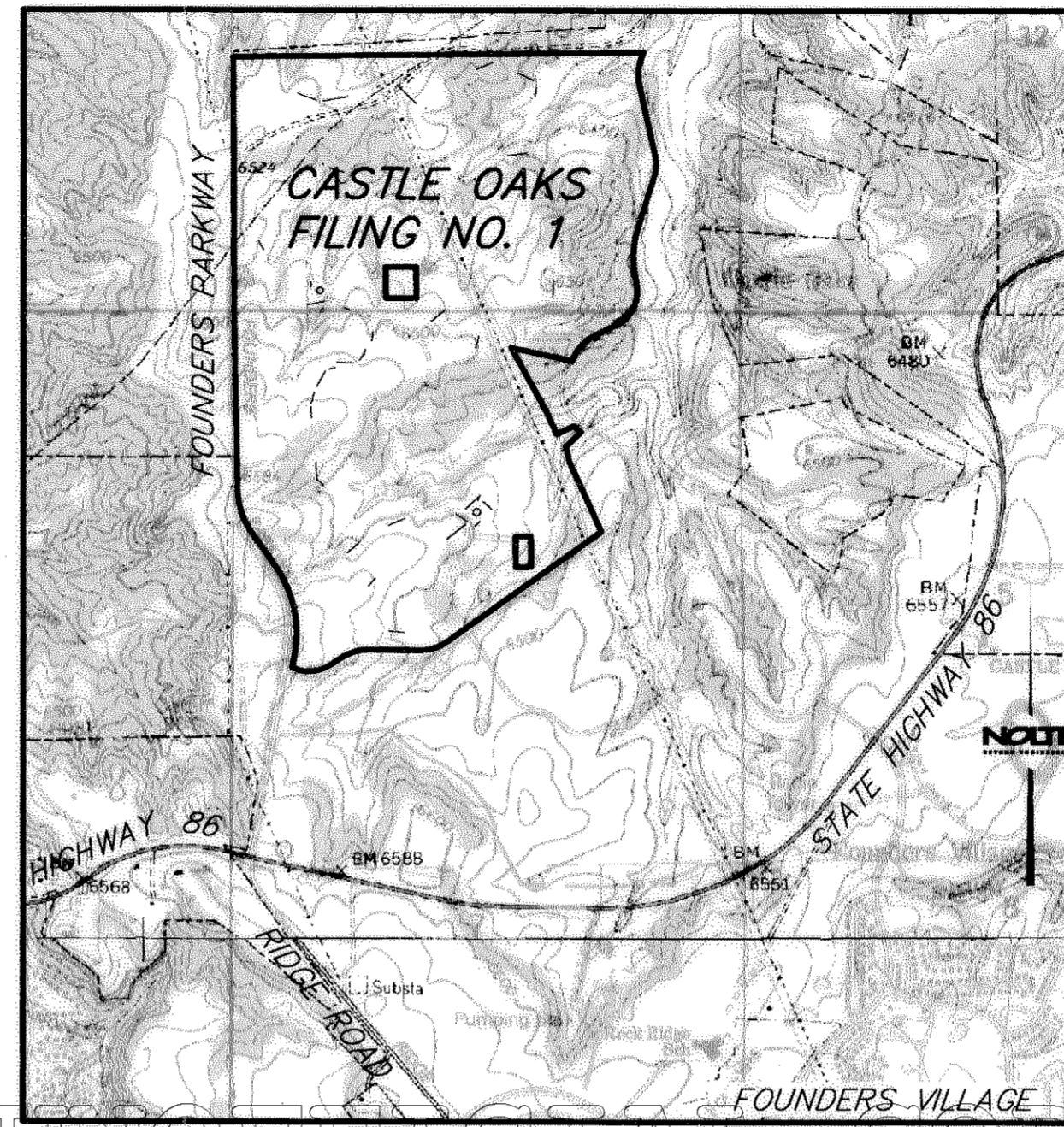
COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

STEVE WILSON - VICE PRESIDENT, COMMUNITY PLANNING - MELODY INC. A DELAWARE CORPORATION SIGNED THIS 16th DAY OF May 2003.

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF May 2003, BY Steve Wilson AS REPRESENTATIVE OF MELODY INC.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 6-28-2006 Robert M. Canada NOTARY PUBLIC



VICINITY MAP

1"=2000'

SHEET INDEX

1 & 2	TITLE SHEET
3	INDEX MAP
4	TYPICAL SECTIONS
5	PRELIMINARY PD OVER PRELIMINARY PLAT
6-7	PHASING PLAN
8-15	SITE PLAN
16-23	GRADING PLAN
24-31	UTILITY PLAN
32-34	DISTRICT IMPROVEMENT PLAN
35	LANDSCAPE DETAILS
36-45	STREETSCAPE PLAN
46-47	LANDSCAPE DETAILS

TITLE CERTIFICATE

I, Eric Stearns, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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 DEDICATION. SIGNED THIS 16th DAY OF May, 2003.

AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I, PAUL W. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS PRELIMINARY PLAT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

PAUL W. SMITH
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 29430

STATEMENT FOR CIVIL ENGINEER

I, RICKY J. MOORE 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.

RICKY J. MOORE
PROFESSIONAL ENGINEER REGISTRATION NO. 30877

PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10th DAY OF October, 2003.

CHAIRMAN

DATE

ATTEST:

Samuel Lopez
DIRECTOR OF DEVELOPMENT SERVICES

DATE

TOWN COUNCIL APPROVAL

THIS PRELIMINARY PLAT AND FINAL PD SITE PLAN WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 4th DAY OF November, 2003.

MAYOR

DATE

ATTEST:

Sally A. Allen
TOWN CLERK

DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:25

P.M. ON THE 5th DAY OF June, 2003, IN BOOK 1

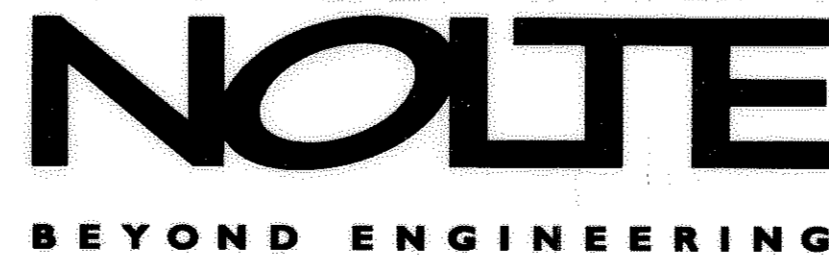
PAGE 1, MAP 1, RECEPTION NO. 2003084400

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christina D.
DEPUTY

DATE: 05/15/03	TIME: 4:55 p.m.	NO.	BY	DATE	REVISIONS:
SERVICES: NONE	SERVICE: NONE	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
NO. 38333 Civil Preliminary Plat - PD Site Plan		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
DRAWING NAME: PDP0501.DWG		3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
PLOTTING VIEW: NONE		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
DESIGNER: MHG PROJ. MGR: MHG		5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



7000 S. YOSEMITE ST., SUITE 200
303.220.1001 TEL. 303.220.9001 FAX
ENGLEWOOD, CO. 80112
WWW.NOLTE.COM

CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
TITLE SHEET

SHEET NUMBER	1
OF 47 SHEETS	
SCALE	1" = N/A
HORIZONTAL	1" = N/A
VERTICAL	1" = N/A
JOB NUMBER	DV1383

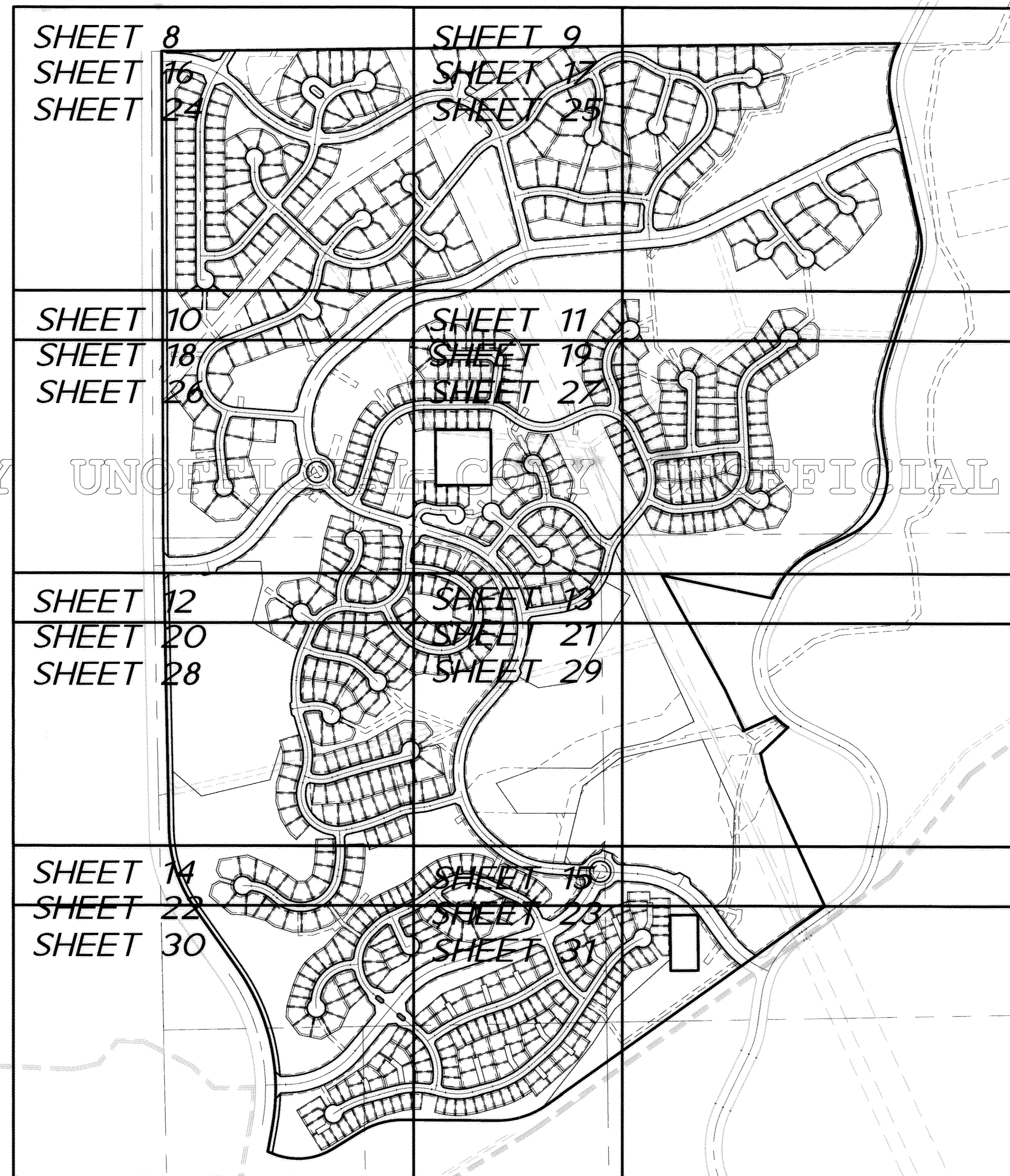
PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

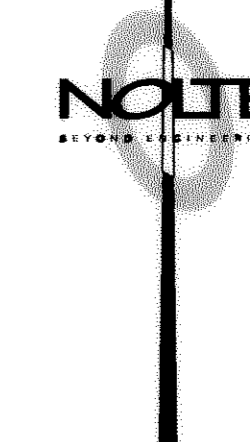
CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



DATE: 05/16/03	TIME: 8:54 a.m.	NO.	BY	DATE	REVISIONS:
SERVER: NONE	SERVICE: NONE	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
DRAWING NAME: PDPCS03.DWG					
PLOTING VIEW: NONE					
DESIGNER: MHG PROJ. MGR: MHG					
DRAWING NAME: PDPCS03.DWG					
PLOTING VIEW: NONE					
DESIGNER: MHG PROJ. MGR: MHG					
CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.					

NOLTE
BEYOND ENGINEERING

7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
303.220.1001 TEL. 303.220.9001 FAX WWW.NOLTE.COM

CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
OVERALL AND SHEET INDEX MAP

PREPARED FOR: CASTLE OAKS ESTATES, LLC

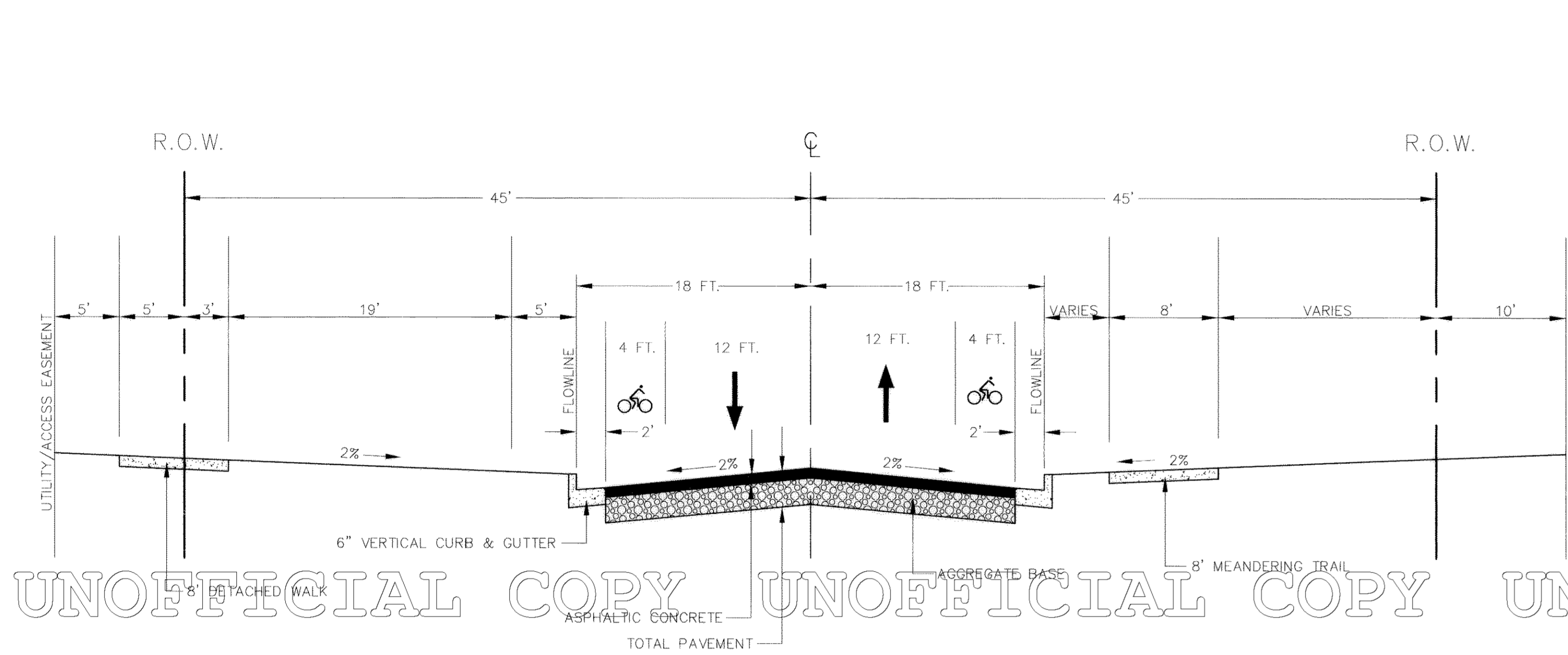
DATE SUBMITTED: 4/24/02

SHEET NUMBER	3
OF	47 SHEETS
VERTICAL SCALE	F. N/A
HORIZONTAL SCALE	T. N/A
JOB NUMBER	DV1383

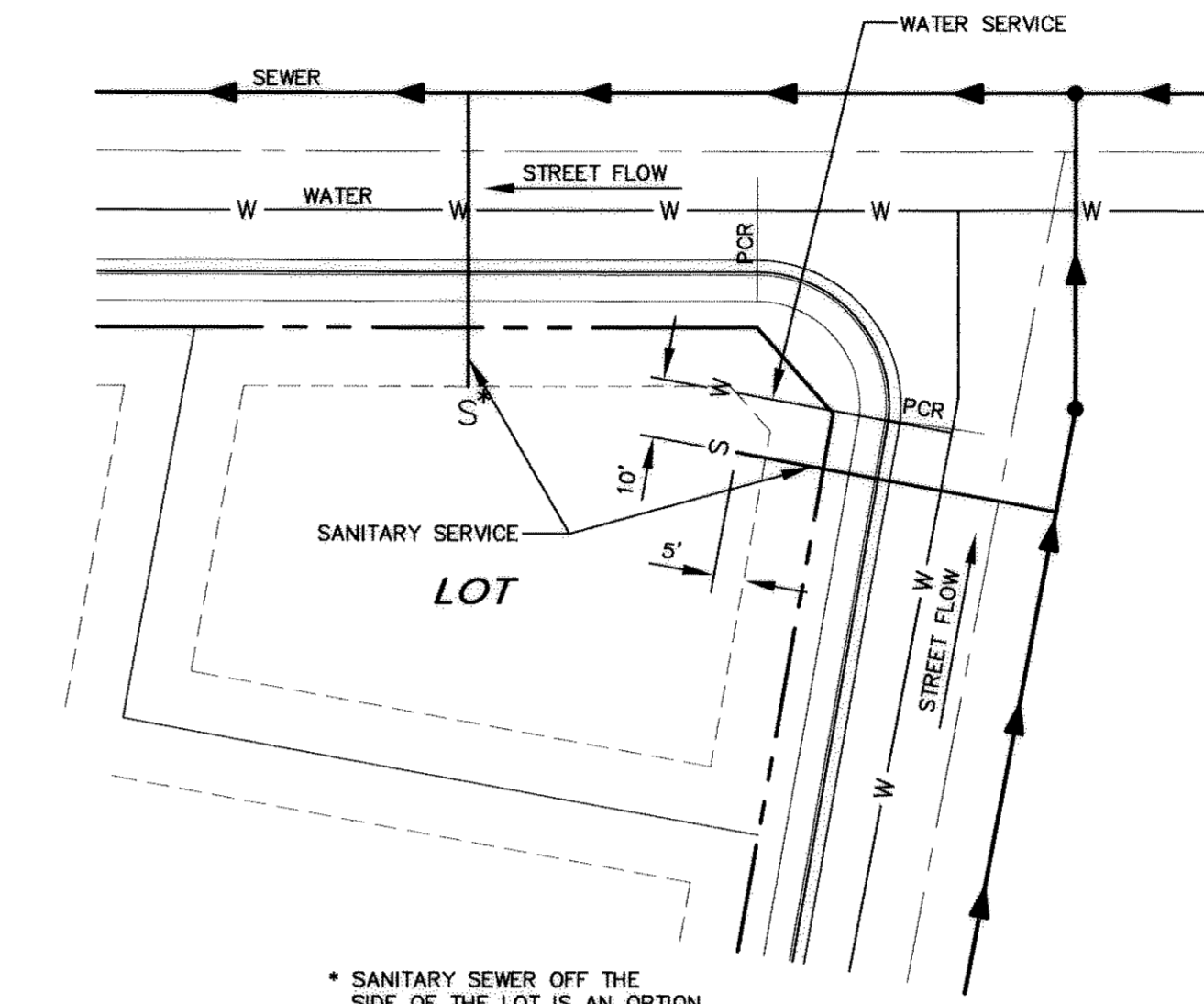
CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

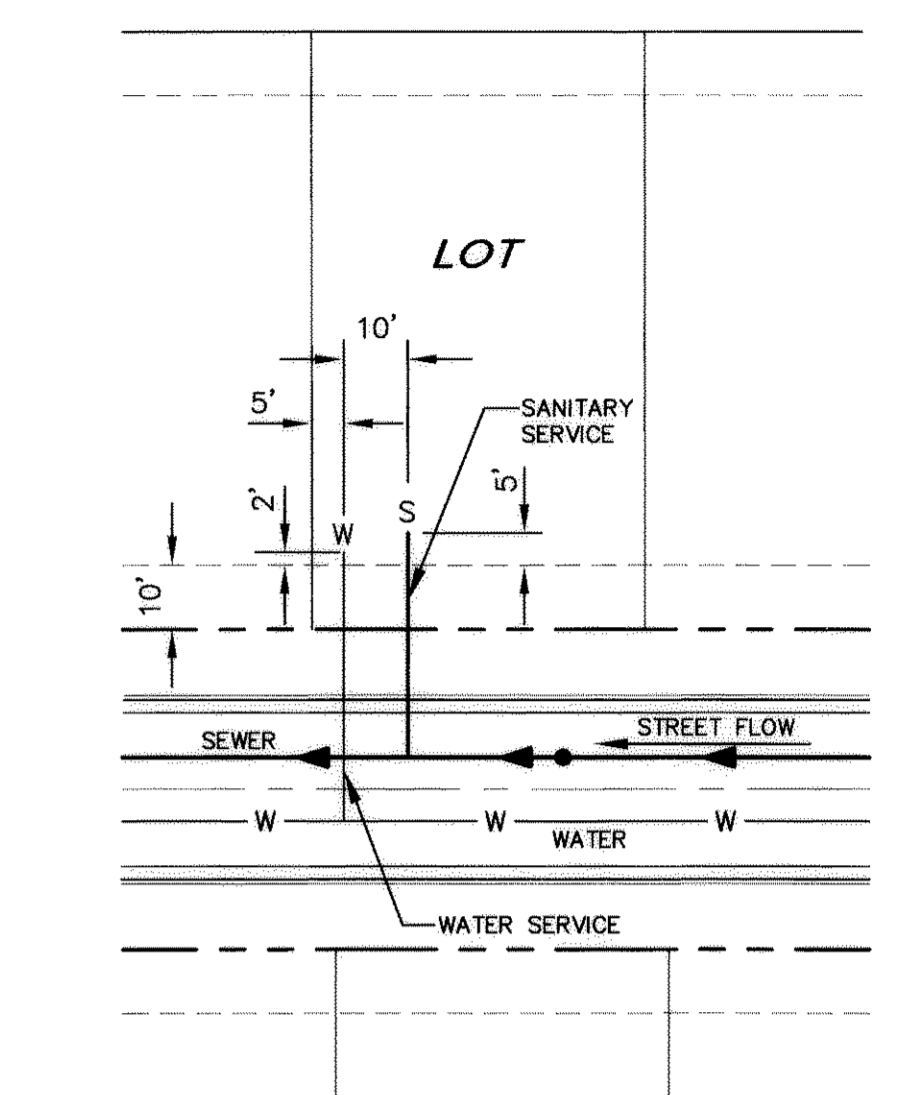
A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



90' R.O.W.
N.T.S.

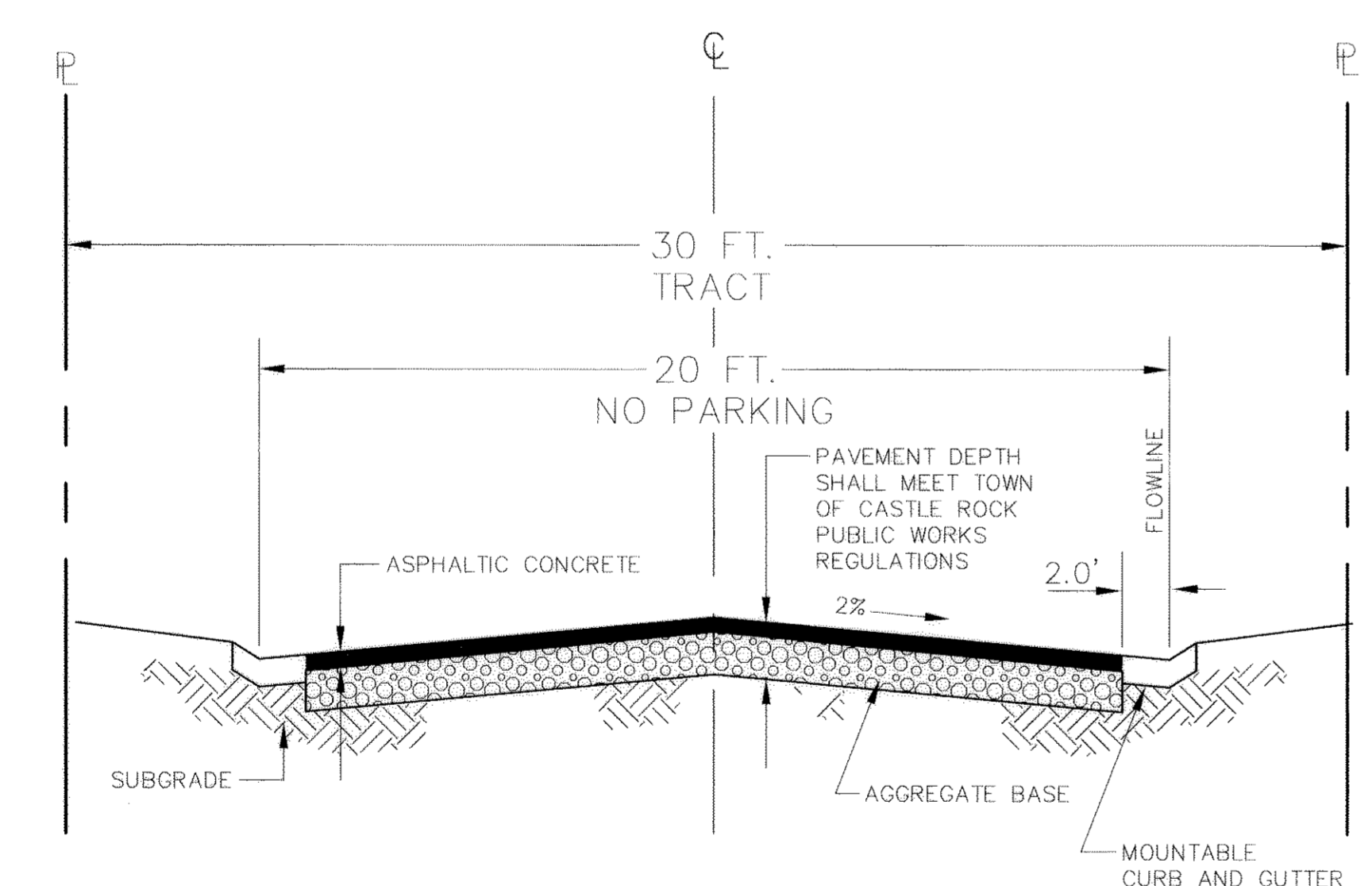


CORNER LOT
N.T.S.



TYPICAL LOT
N.T.S.

- NOTES:**
- 1) SEWER SERVICE LINES (INDIVIDUAL TRENCH) SHALL BE LOCATED A MINIMUM OF 15' UPHILL OF THE DOWNHILL PROPERTY LINE, EXCEPT AS SHOWN ON CORNER LOTS.
 - 2) WATER SERVICE LINES SHALL BE LOCATED 5' UPHILL OF THE DOWNHILL PROPERTY LINE, EXCEPT AS SHOWN ON CORNER LOTS.
 - 3) WATER AND SEWER SERVICE LINES SHALL HAVE A MIN. OF 10' HORIZ. SEPARATION.
 - 4) SERVICES ARE NOT TO BE PLACED WITHIN THE DRIVEWAYS.



PRIVATE DRIVE
N.T.S.

DATE: 05/16/03	TIME: 8:54 a.m.	NO.	BY	DATE	REVISIONS:
SERVER: NONE	SERVICE: NONE	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
DRAWING NAME: PDP0504.DWG		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
PLOTING VIEW: NONE		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
DESIGNER: MHG PROJ. MGR: MHG		5	GII	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
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NOLTE
BEYOND ENGINEERING

7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
303.220.1001 TEL. 303.220.9001 FAX WWW.NOLTE.COM

CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
CROSS SECTIONS

PREPARED FOR: CASTLE OAKS ESTATES, LLC

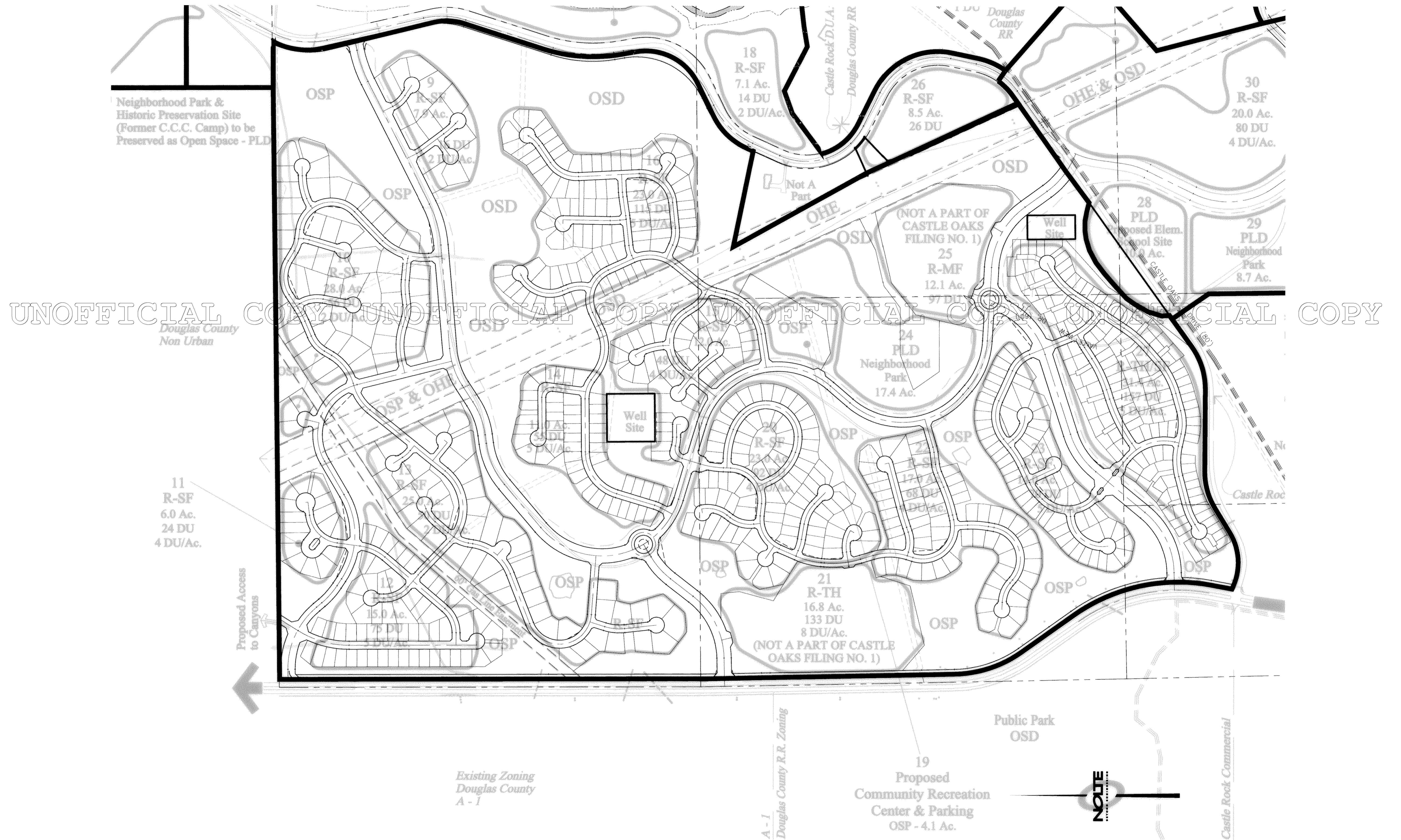
DATE SUBMITTED: 4/24/02

SHEET NUMBER	4
OF	47 SHEETS
VERTICAL SCALE	1" = N/A
HORIZONTAL SCALE	1" = N/A
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

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DATE: 05/16/03	TIME: 8:55 a.m.	NO.	BY	DATE	REVISIONS:
SERVER: NONE	SERVICE: NONE	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
\\nolte\cadd\civil\PRELIMINARY PLAT - PD SITE PLAN					
DRAWING NAME: PDC0505.DWG		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
PLOTTING VIEW: NONE		3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
DESIGNER: MHC PROJ. MGR: MHC		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
		5	GII	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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NOLTE
BEYOND ENGINEERING

7000 S. YOSEMITE ST., SUITE 200
303.220.1001 TEL. 303.220.9001 FAX

ENGLEWOOD, CO. 80112
WWW.NOLTE.COM

CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
PRELIMINARY PD OVER PRELIMINARY PLAT

PREPARED FOR: CASTLE OAKS ESTATES, LLC

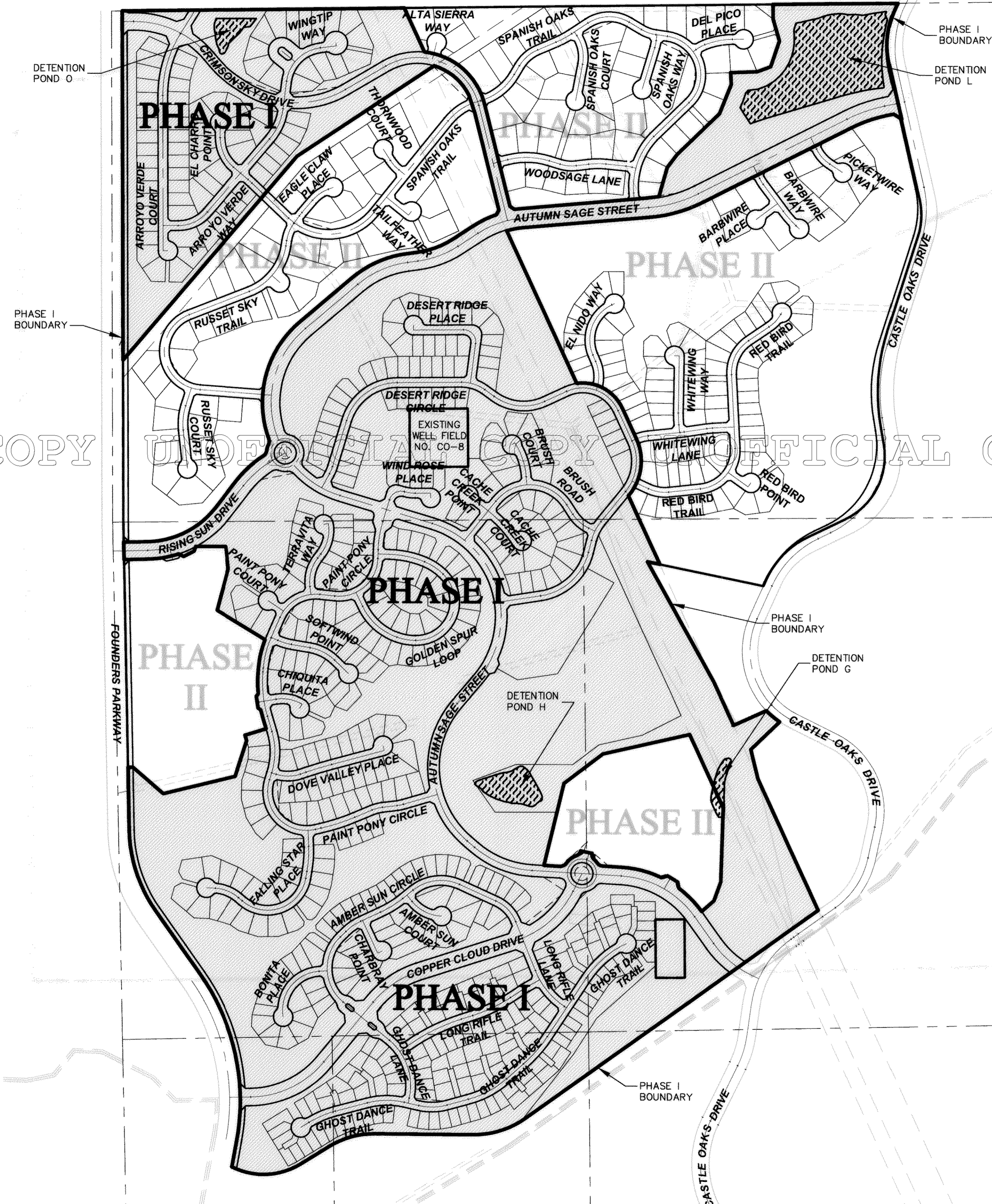
DATE SUBMITTED: 4/24/02

SHEET NUMBER	5
OF	47 SHEETS
VERTICAL SCALE	1" = N/A
HORIZONTAL SCALE	1" = N/A
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

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CONSTRUCTION REQUIREMENTS FOR FILING NO. 1 - PHASE I (ASSUMING PHASE I IS THE FIRST TO BE CONSTRUCTED)

1. ROAD CONSTRUCTION:
 - A. CONSTRUCT COPPER CLOUD DRIVE.
 - B. CONSTRUCT RISING SUN DRIVE.
 - C. CONSTRUCT CRIMSON SKY DRIVE.
 - D. CONSTRUCT AUTUMN SAGE STREET.
 - E. CONSTRUCT ACCEL, DECEL, AND LEFT TURN IMPROVEMENTS ON FOUNDERS PARKWAY.
2. WATER SERVICE:
 - A. DRILL, CASE AND EQUIP (1) 600 GPM ARAPAHOE AQUIFER WELL ON WELL FIELD SITE CO-9 LOCATED NEAR THE INTERSECTION OF COPPER CLOUD DRIVE AND AUTUMN SAGE STREET.
 - B. DRILL, CASE AND EQUIP (1) 500 GPM DENVER AQUIFER WELL ON WELL FIELD SITE CO-9 LOCATED NEAR THE INTERSECTION OF COPPER CLOUD DRIVE AND AUTUMN SAGE STREET. CONSTRUCT RAW WATER LINE FROM WELL FIELD SITE CO-9 TO EAST WATER TREATMENT PLANT.
 - C. CONSTRUCT FILING NO. 1 PORTION OF EAST WATER TREATMENT PLANT LOCATED AT THE INTERSECTION OF CASTLE OAKS DRIVE AND VALLEY VIEW DRIVE.
 - D. CONSTRUCT (1) 2.0 MG RED ZONE TANK LOCATED SOUTH OF HIGHWAY 66, ADJACENT TO SOUTH RIDGE ROAD.
 - E. CONSTRUCT 30" WATER MAIN FROM EAST WATER TREATMENT PLANT TO RED ZONE TANK SITE ON SOUTH RIDGE ROAD.
 - F. CONSTRUCT 20" WATER MAIN IN FOUNDERS PARKWAY FROM HIGHWAY 66 TO NORTH PROPERTY LINE.
 - G. CONSTRUCT 16" WATER MAIN IN CASTLE OAKS DRIVE FROM EAST WATER TREATMENT PLANT TO AUTUMN SAGE STREET.
 - H. CONSTRUCT 12" WATER MAIN IN AUTUMN SAGE STREET FROM CASTLE OAKS DRIVE TO CRIMSON SKY DRIVE.
 - I. CONSTRUCT 20" WATER MAIN IN AUTUMN SAGE STREET FROM CRIMSON SKY DRIVE TO CASTLE OAKS DRIVE.
 - J. CONSTRUCT 12" WATER MAIN IN COPPER CLOUD DRIVE.
 - K. CONSTRUCT 12" WATER MAIN IN RISING SUN DRIVE.
 - L. CONSTRUCT 20" WATER MAIN IN CRIMSON SKY DRIVE.
 - M. CONSTRUCT 12" WATER MAIN IN DESERT RIDGE CIRCLE.
 - N. CONSTRUCT 20" WATER MAIN IN CASTLE OAKS DRIVE FROM AUTUMN SAGE TO NORTH PROPERTY LINE.
3. SANITARY SEWER:
 - A. CONSTRUCT CASTLE OAKS LIFT STATION NO. 1 AT NORTHERLY PROPERTY LINE ADJACENT TO CASTLE OAKS DRIVE WITH APPROXIMATELY 12,400 LF OF 12" FORCE MAIN SOUTHWEST TO EXISTING WOODLANDS OUTFALL.
 - B. CONSTRUCT 15" SEWER MAIN FROM THE NORTH INTERSECTION OF CASTLE OAKS DRIVE AND AUTUMN SAGE STREET TO CASTLE OAKS LIFT STATION NO. 1.
 - C. CONSTRUCT 8" SEWER MAIN FROM AUTUMN SAGE STREET TO NORTH INTERSECTION OF CASTLE OAKS DRIVE AND AUTUMN SAGE STREET.
 - D. CONSTRUCT 8" SEWER MAIN IN AUTUMN SAGE STREET.
 - E. CONSTRUCT 8" SEWER MAIN OUTFALL IN CRIMSON SKY DRIVE FROM ARROYO VERDE CIRCLE TO AUTUMN SAGE STREET.
 - F. CONSTRUCT 15" SEWER MAIN FROM CASTLE OAKS DRIVE TO NORTH INTERSECTION OF CASTLE OAKS DRIVE AND AUTUMN SAGE STREET.
 - G. CONSTRUCT 8" SEWER MAIN FROM AUTUMN SAGE STREET TO CASTLE OAKS DRIVE.
 - H. CONSTRUCT 8", 10", AND 12" SEWER MAIN FROM GHOST DANCE TRAIL TO CASTLE OAKS DRIVE.
4. STORM SEWER:
 - A. CONSTRUCT DETENTION POND G.
 - B. CONSTRUCT DETENTION POND H.
 - C. CONSTRUCT DETENTION POND L.
 - D. CONSTRUCT DETENTION POND O.
 - E. ALL STORM SEWER ASSOCIATED WITH FILING NO. 1 - PHASE I.
5. DRY UTILITIES:
 - A. CONSTRUCT UTILITIES TO INDIVIDUAL ENTITY REQUIREMENTS ASSOCIATED WITH PHASE I. CONNECT TO EXISTING FACILITIES ALONG FOUNDERS PARKWAY.
6. PLAT DEDICATIONS: THE AREA FOR PHASE I WILL BE PLATTED AS A SINGLE PLAT.

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DATE: 05/16/03	TIME: 11:00 a.m.		
SERVER: NONE	SERVICE: NONE		
DRAWING NAME: PDP0506.DWG			
PLOTING VIEW: NONE			
DESIGNER: MHG PROJ. MGR: MHG			
NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
PHASING MAP

SHEET NUMBER	6
OF	47 SHEETS
SCALE	1" = N/A 7" = N/A
JOB NUMBER	DV1383

PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

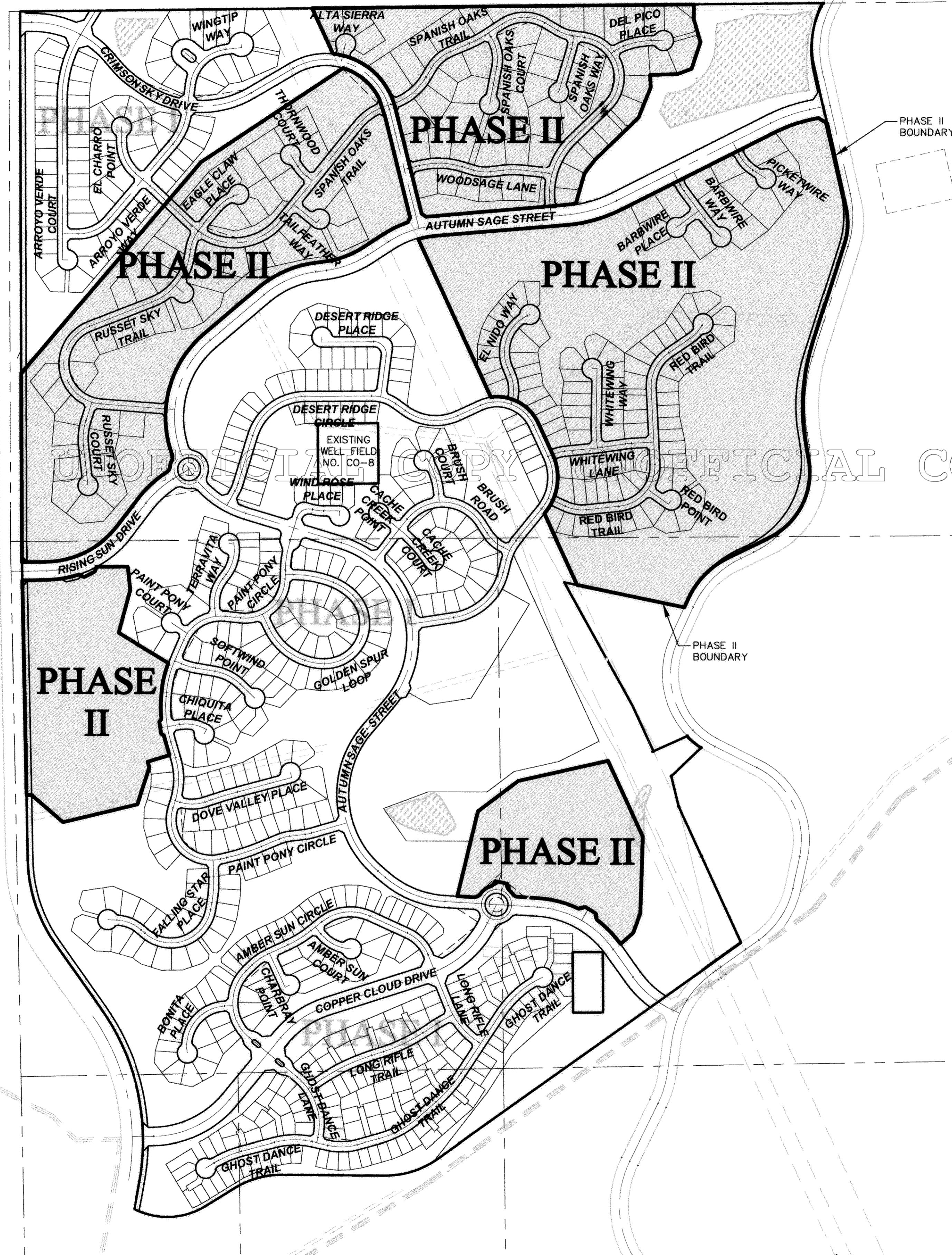
REVISED: 05/16/03

CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 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 - PHASE II (ASSUMING PHASE II IS THE FIRST TO BE CONSTRUCTED)

1. ROAD CONSTRUCTION: M
 - A. CONSTRUCT COPPER CLOUD DRIVE.
 - B. CONSTRUCT RISING SUN DRIVE.
 - C. CONSTRUCT CRIMSON SKY DRIVE.
 - D. CONSTRUCT AUTUMN SAGE STREET.
 - E. CONSTRUCT ACCEL, DECEL, AND LEFT TURN IMPROVEMENTS ON FOUNDERS PARKWAY.
2. WATER SERVICE:
 - A. DRILL, CASE AND EQUIP (1) 600 GPM ARAPAHOE AQUIFER WELL ON WELL FIELD SITE CO-9 LOCATED NEAR THE INTERSECTION OF COPPER CLOUD DRIVE AND AUTUMN SAGE STREET.
 - B. DRILL, CASE AND EQUIP (1) 500 GPM DENVER AQUIFER WELL ON WELL FIELD SITE CO-9 LOCATED NEAR THE INTERSECTION OF COPPER CLOUD DRIVE AND AUTUMN SAGE STREET. CONSTRUCT RAW WATER LINE FROM WELL FIELD SITE CO-9 TO EAST WATER TREATMENT PLANT.
 - C. CONSTRUCT FILING NO. 1 PORTION OF EAST WATER TREATMENT PLANT LOCATED AT THE INTERSECTION OF CASTLE OAKS DRIVE AND VALLEY VIEW DRIVE.
 - D. CONSTRUCT (1) 2.0 MG RED ZONE TANK LOCATED SOUTH OF HIGHWAY 86, ADJACENT TO SOUTH RIDGE ROAD.
 - E. CONSTRUCT 30" WATER MAIN FROM EAST WATER TREATMENT PLANT TO RED ZONE TANK SITE ON SOUTH RIDGE ROAD.
 - F. CONSTRUCT 20" WATER MAIN IN FOUNDERS PARKWAY FROM HIGHWAY 86 TO NORTH PROPERTY LINE.
 - G. CONSTRUCT 16" WATER MAIN IN CASTLE OAKS DRIVE FROM EAST WATER TREATMENT PLANT TO AUTUMN SAGE STREET.
 - H. CONSTRUCT 12" WATER MAIN IN AUTUMN SAGE STREET FROM CASTLE OAKS DRIVE TO CRIMSON SKY DRIVE.
 - I. CONSTRUCT 16" WATER MAIN IN AUTUMN SAGE STREET FROM CRIMSON SKY DRIVE TO CASTLE OAKS DRIVE.
 - J. CONSTRUCT 12" WATER MAIN IN COPPER CLOUD DRIVE.
 - K. CONSTRUCT 12" WATER MAIN IN RISING SUN DRIVE.
 - L. CONSTRUCT 16" WATER MAIN IN CRIMSON SKY DRIVE.
 - M. CONSTRUCT 12" WATER MAIN IN DESERT RIDGE CIRCLE.
 - N. CONSTRUCT 16" WATER MAIN IN CASTLE OAKS DRIVE FROM AUTUMN SAGE TO NORTH PROPERTY LINE.
3. SANITARY SEWER:
 - A. CONSTRUCT CASTLE OAKS LIFT STATION NO. 1 AT NORTHERLY PROPERTY LINE ADJACENT TO CASTLE OAKS DRIVE WITH APPROXIMATELY 12,400 LF OF 12" FORCE MAIN SOUTHWEST TO EXISTING WOODLANDS OUTFALL.
 - B. CONSTRUCT 15" SEWER MAIN FROM THE NORTH INTERSECTION OF CASTLE OAKS DRIVE AND AUTUMN SAGE STREET TO CASTLE OAKS LIFT STATION NO. 1.
 - C. CONSTRUCT 8" SEWER MAIN FROM AUTUMN SAGE STREET TO NORTH INTERSECTION OF CASTLE OAKS DRIVE AND AUTUMN SAGE STREET.
 - D. CONSTRUCT 8" SEWER MAIN IN AUTUMN SAGE STREET FROM RISING SUN DRIVE.
 - E. CONSTRUCT 8" SEWER MAIN OUTFALL IN CRIMSON SKY DRIVE FROM ARROYO VERDE CIRCLE TO SPANISH OAKS DRIVE.
 - F. CONSTRUCT 15" SEWER MAIN FROM CASTLE OAKS DRIVE TO NORTH INTERSECTION OF CASTLE OAKS DRIVE AND AUTUMN SAGE STREET.
 - G. CONSTRUCT 8" SEWER MAIN FROM AUTUMN SAGE STREET TO CASTLE OAKS DRIVE.
 - H. CONSTRUCT 8", 10", AND 12" SEWER MAIN FROM GHOST DANCE TRAIL TO CASTLE OAKS DRIVE.
4. STORM SEWER:
 - A. CONSTRUCT DETENTION POND G.
 - B. CONSTRUCT DETENTION POND H.
 - C. CONSTRUCT DETENTION POND L.
 - D. CONSTRUCT DETENTION POND O.
 - E. ALL STORM SEWER ASSOCIATED WITH FILING NO. 1 - PHASE II.
5. DRY UTILITIES:
 - A. CONSTRUCT UTILITIES TO INDIVIDUAL ENTITY REQUIREMENTS ASSOCIATED WITH PHASE II. CONNECT TO EXISTING FACILITIES ALONG FOUNDERS PARKWAY.
6. PLAT DEDICATIONS: THE AREA FOR PHASE II WILL BE PLATTED AS A SINGLE PLAT.

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NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GII	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

DATE: 05/16/03 TIME: 8:59 a.m.
 SERVER: NONE SERVICE: NONE
 DRAWING NAME: PDC0507.DWG
 PLOTTING VIEW: NONE
 DESIGNER: MHC PROJ. MGR: MHC

CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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CASTLE OAKS FILING NO. 1
 PRELIMINARY PLAT / FINAL P.D. SITE PLAN
 PHASING MAP

PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

SHEET NUMBER	7
OF	47
SCALE	N/A
VERTICAL	N/A
HORIZONTAL	N/A
JOB NUMBER	DV1383

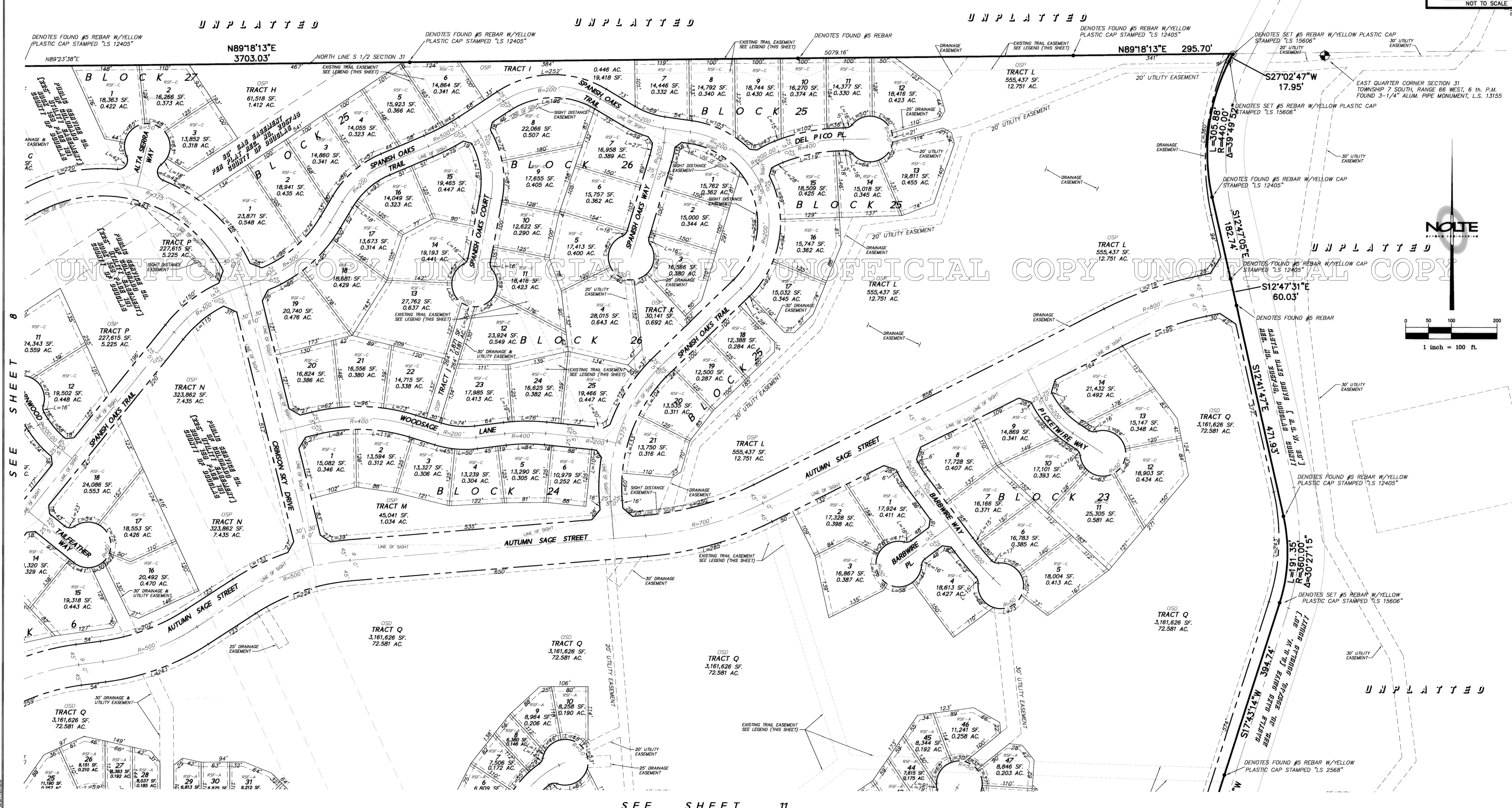
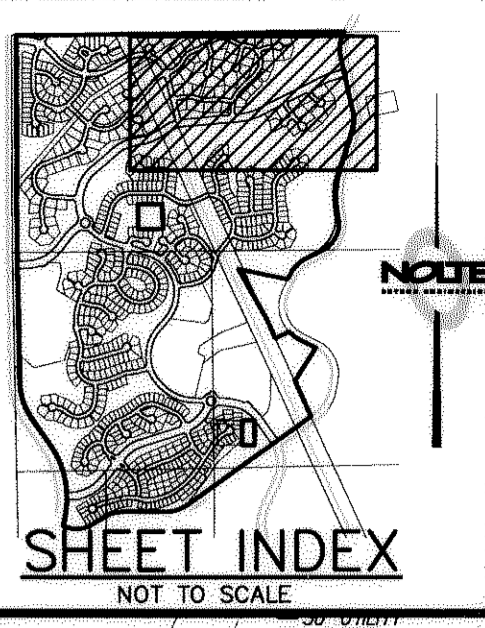
CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND:

EXISTING TRAIL EASEMENTS AS SHOWN HEREON ARE TO BE VACATED AT THE TIME OF RECORDATION OF THE FINAL PLAT FOR CASTLE OAKS FILING NO. 1



DATE:	TIME:	NO.	BY:	DATE:	REVISIONS:
05/16/03	9:00 a.m.	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
		3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
		5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

SHEET NUMBER
9
OF 47 SHEETS
SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 100'

JOB NUMBER
DV1383

PREPARED FOR: CASTLE OAKS ESTATES, LLC DATE SUBMITTED: 4/24/02

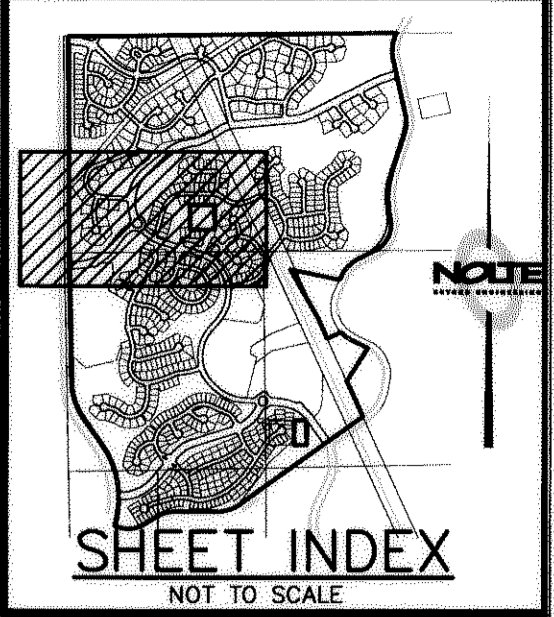
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CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 8

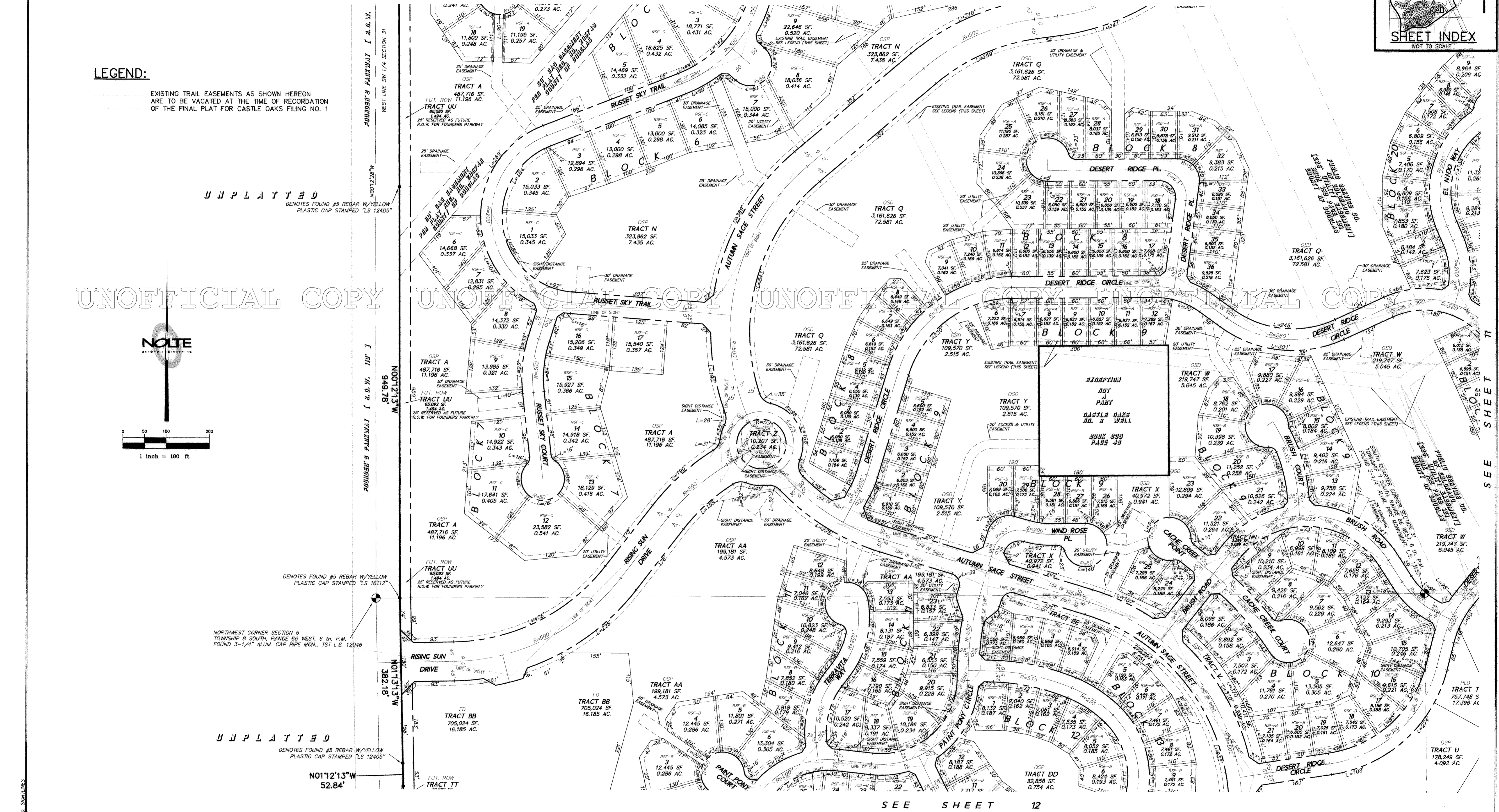
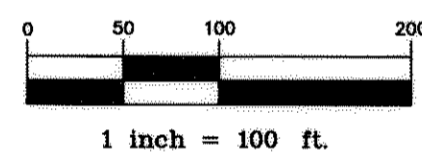


LEGEND:

EXISTING TRAIL EASEMENTS AS SHOWN HEREON ARE TO BE VACATED AT THE TIME OF RECORDATION OF THE FINAL PLAT FOR CASTLE OAKS FILING NO. 1

UNPLATED
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"

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UNPLATED
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"

SEE SHEET 12

DATE:	TIME:	NO.	BY:	DATE:	REVISIONS:
05/16/03	9:00 a.m.	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
		3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
		5	GTT	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

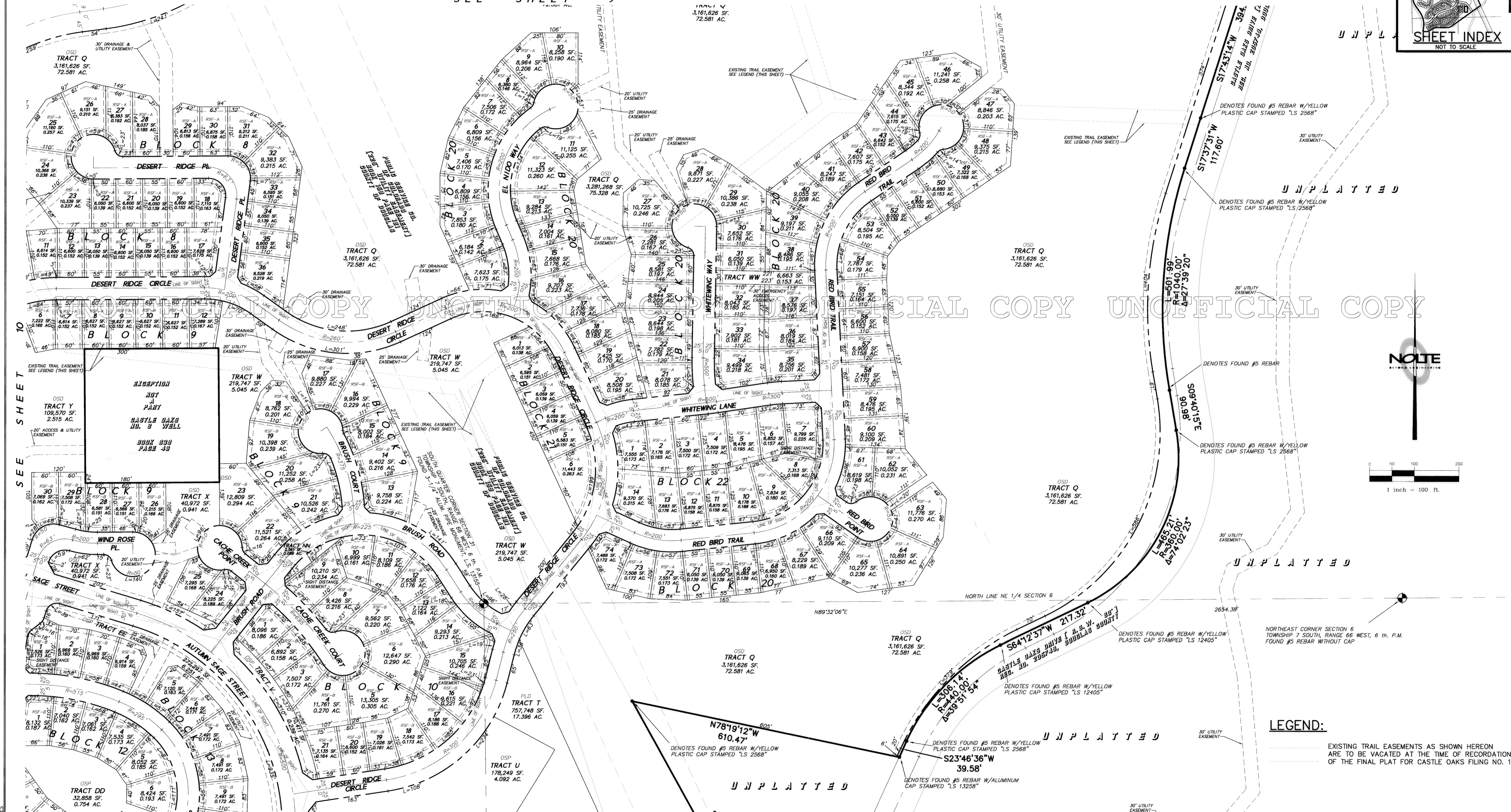
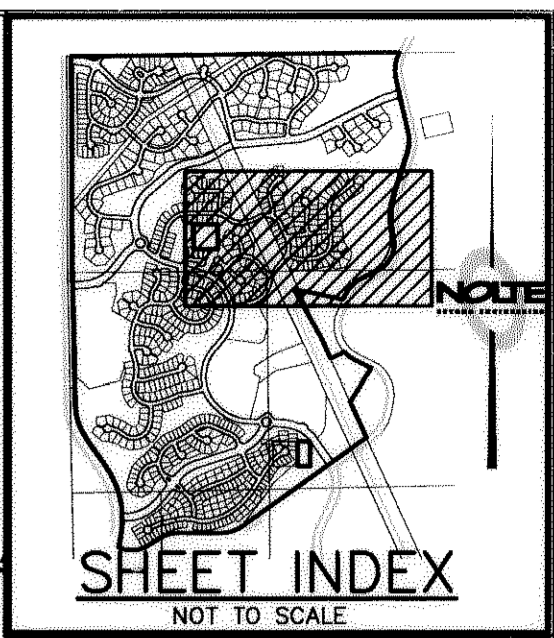
SHEET NUMBER	10
OF	47 SHEETS
SCALE	VERTICAL: 1" = 100' HORIZONTAL: 1" = 100'
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 9



SEE SHEET 10

SEE SHEET 13

LEGEND:
 EXISTING TRAIL EASEMENTS AS SHOWN HEREON ARE TO BE VACATED AT THE TIME OF RECORDATION OF THE FINAL PLAT FOR CASTLE OAKS FILING NO. 1

DATE:	TIME:	NO.	BY:	DATE:	REVISIONS:
05/16/03	9:01 a.m.	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
		3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
		5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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 ENGLEWOOD, CO. 80112
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CASTLE OAKS FILING NO. 1
 PRELIMINARY PLAT / FINAL P.D. SITE PLAN
 SITE PLAN

SHEET NUMBER	11
OF	47 SHEETS
SCALE	1" = 100'
VERTICAL:	1" = N/A
HORIZONTAL:	1" = 100'
DWG NUMBER	DV1383

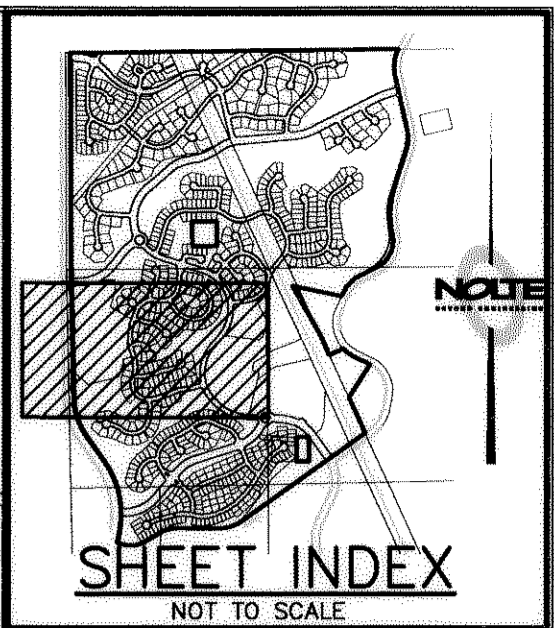
CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

PREPARED FOR: CASTLE OAKS ESTATES, LLC
 DATE SUBMITTED: 4/24/02

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 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 14

UNPLATTED

DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"

N01°12'13"W
52.84'

DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"

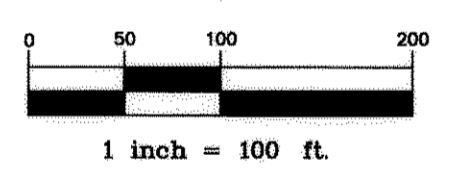
LEGEND:

EXISTING TRAIL EASEMENTS AS SHOWN HEREON ARE TO BE VACATED AT THE TIME OF RECORDATION OF THE FINAL PLAT FOR CASTLE OAKS FILING NO. 1



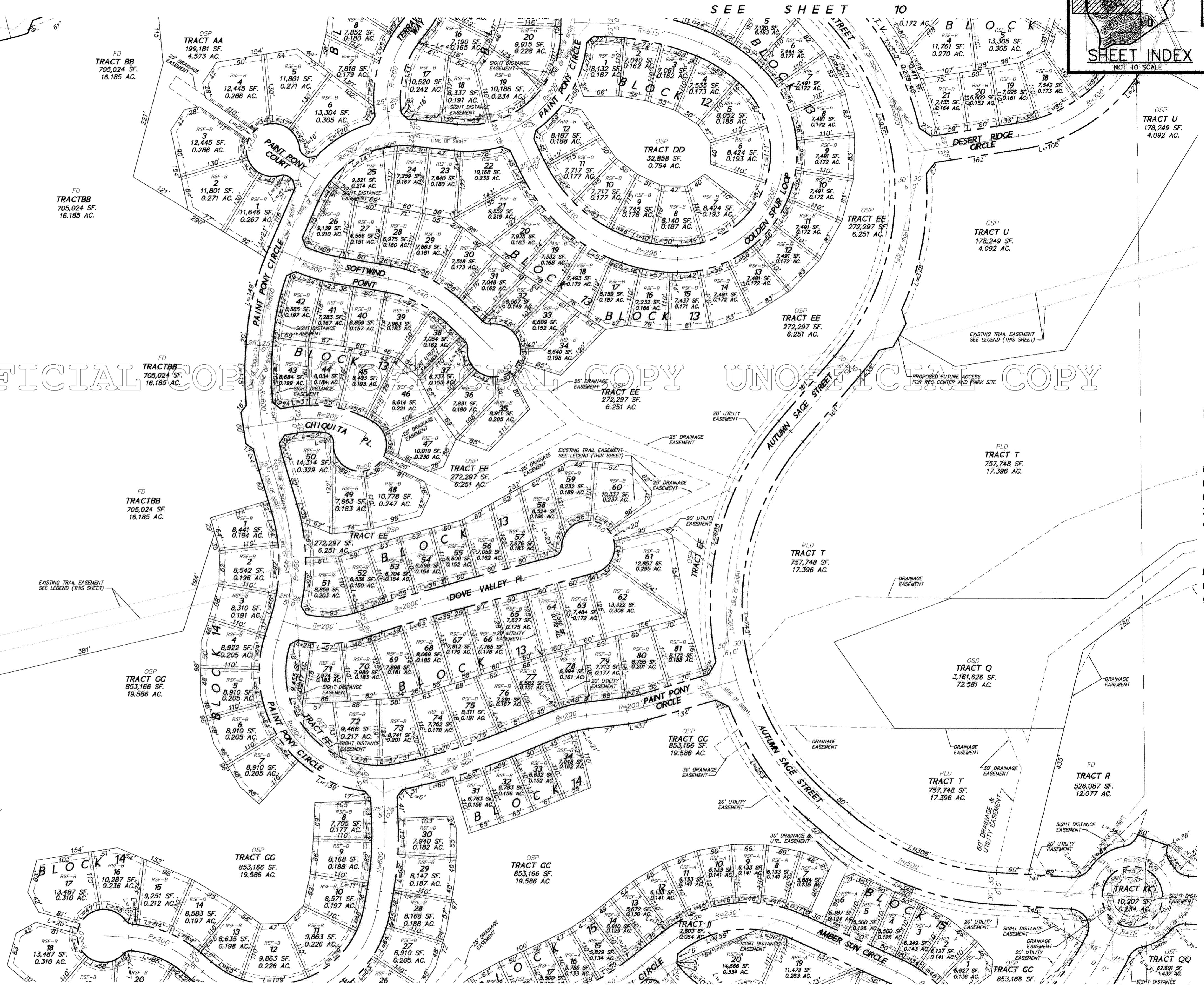
UNPLATTED

DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"



DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 16112"

UNPLATTED



NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

DATE: 05/16/03 TIME: 9:01 a.m.
 SERVER: NONE SERVICE: NONE
 DRAWING NAME: PDC0512.DWG
 PLOTTING VIEW: NONE
 DESIGNER: MHC PROJ. MGR:

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303.220.1001 TEL 303.220.9001 FAX
ENGLEWOOD, CO. 80112
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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

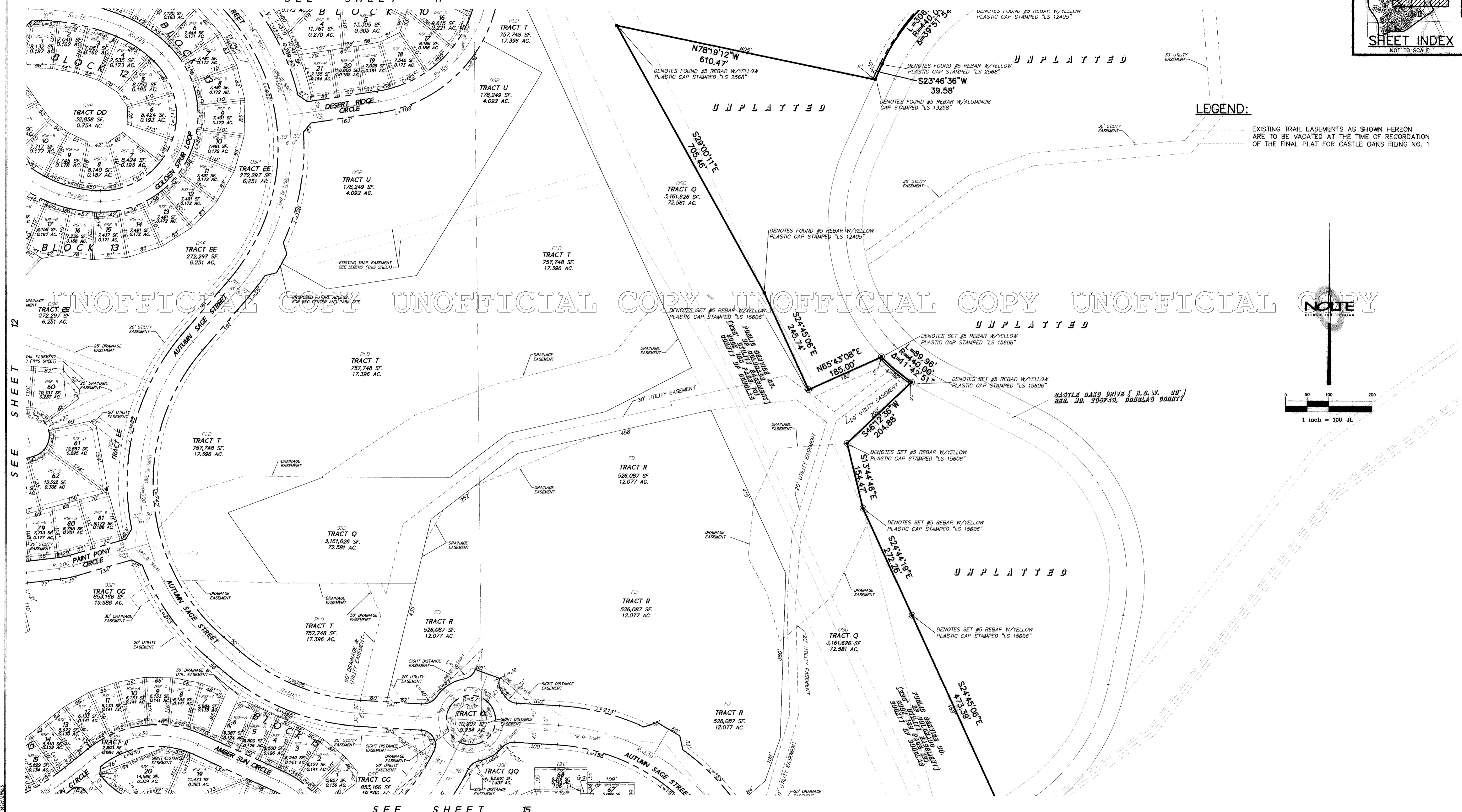
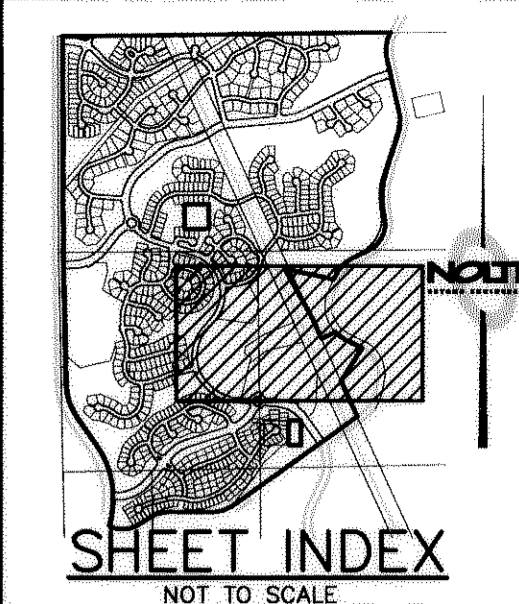
PREPARED FOR: CASTLE OAKS ESTATES, LLC
DATE SUBMITTED: 4/24/02

SHEET NUMBER	12
OF	47 SHEETS
SCALE	1" = 100'
VERTICAL:	1" = N/A
HORIZONTAL:	1" = 100'
JOB NUMBER	DV1383

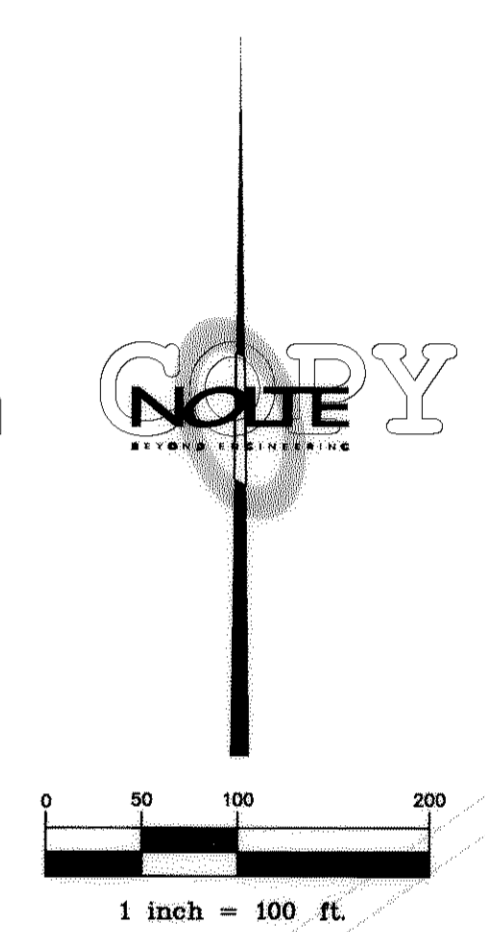
CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CASTLE OAKS FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

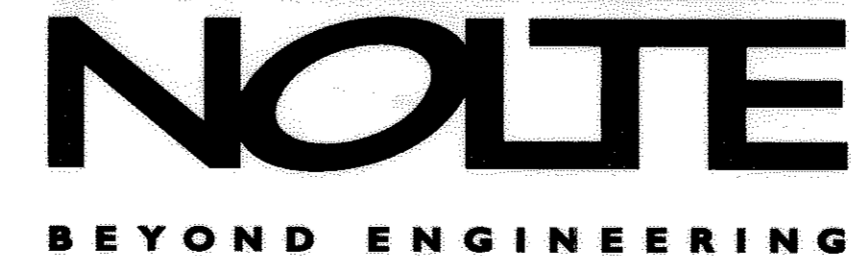


LEGEND:
EXISTING TRAIL EASEMENTS AS SHOWN HEREON ARE TO BE VACATED AT THE TIME OF RECORDATION OF THE FINAL PLAT FOR CASTLE OAKS FILING NO. 1



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

DATE: 05/16/03	TIME: 9:02 a.m.	NO.	BY	DATE	REVISIONS:
SERVICES: NONE	SERVICE: NONE	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
PROJECT: CADD/CIVIL/PRELIMINARY PLAT - PD SITE PLAN		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
DRAWING NAME: PDCPOS3.DWG		3	RLS	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
PLOTTING VIEW: NONE		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
DESIGNER: MHC PROJ. MGR.		5	GII	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03



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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

SHEET NUMBER	13
OF	47 SHEETS
SCALE	VERTICAL: 1" = 100' HORIZONTAL: 1" = 100'
FOR NUMBER	DV1383

PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

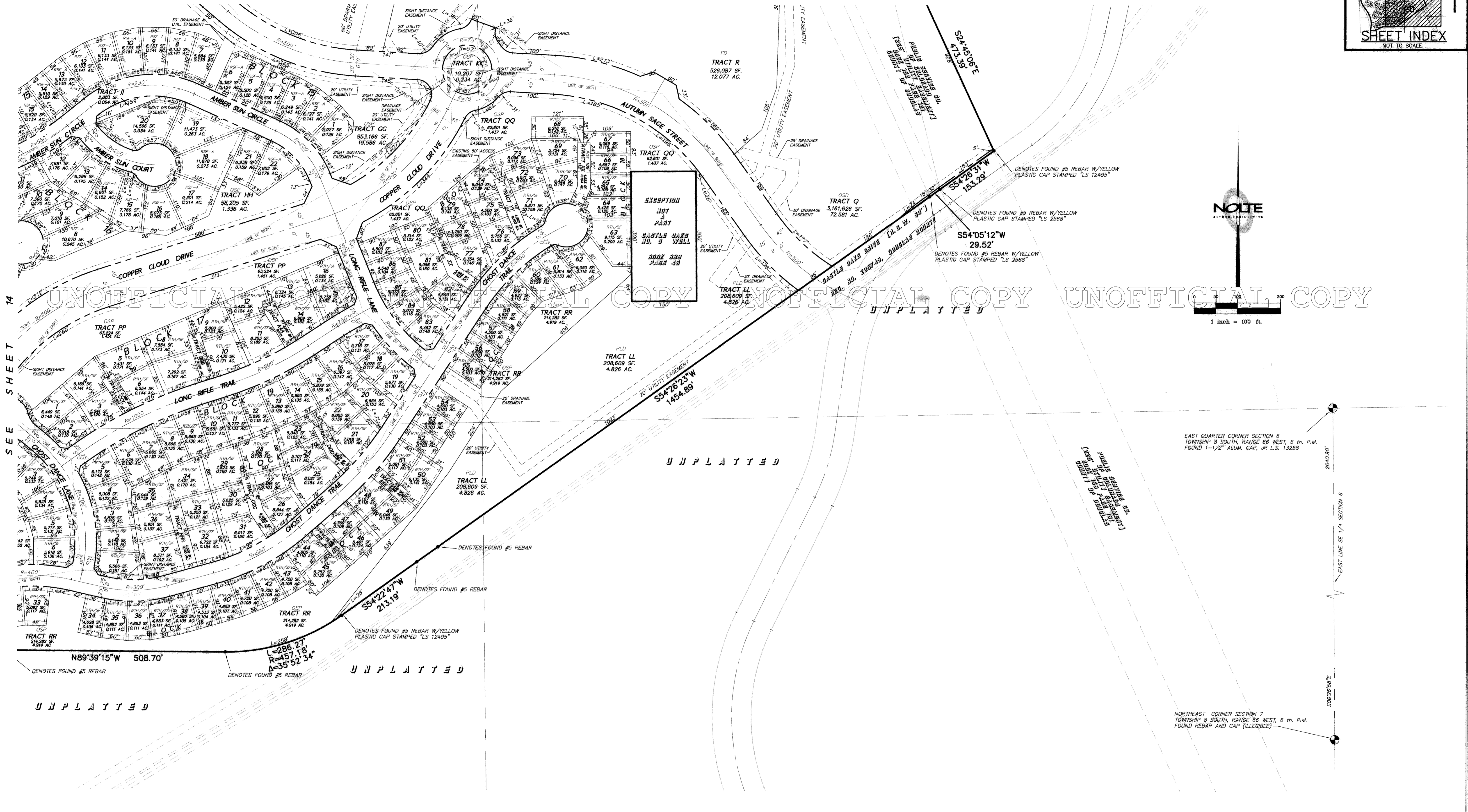
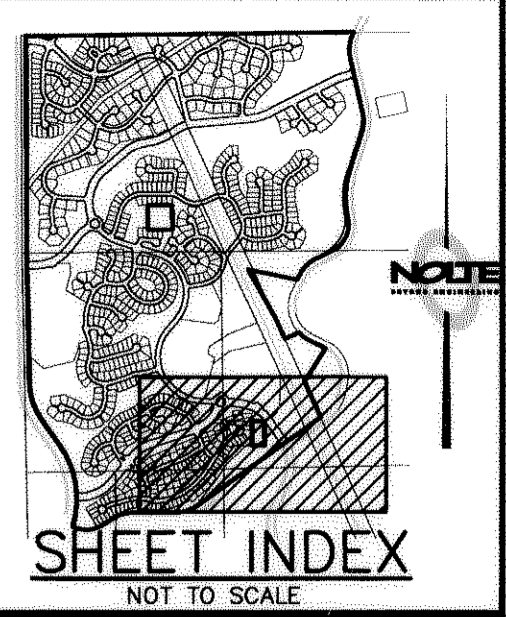
CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

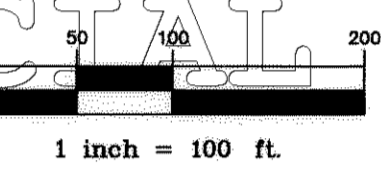
A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 13



EXCEPTION
PART
ITEM # 100
SEE PAGE
47

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DATE	TIME	NO.	BY	DATE	REVISIONS
05/16/03	9:03 a.m.	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
		3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
		5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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ENGLEWOOD, CO. 80112
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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
SITE PLAN

PREPARED FOR: CASTLE OAKS ESTATES, LLC

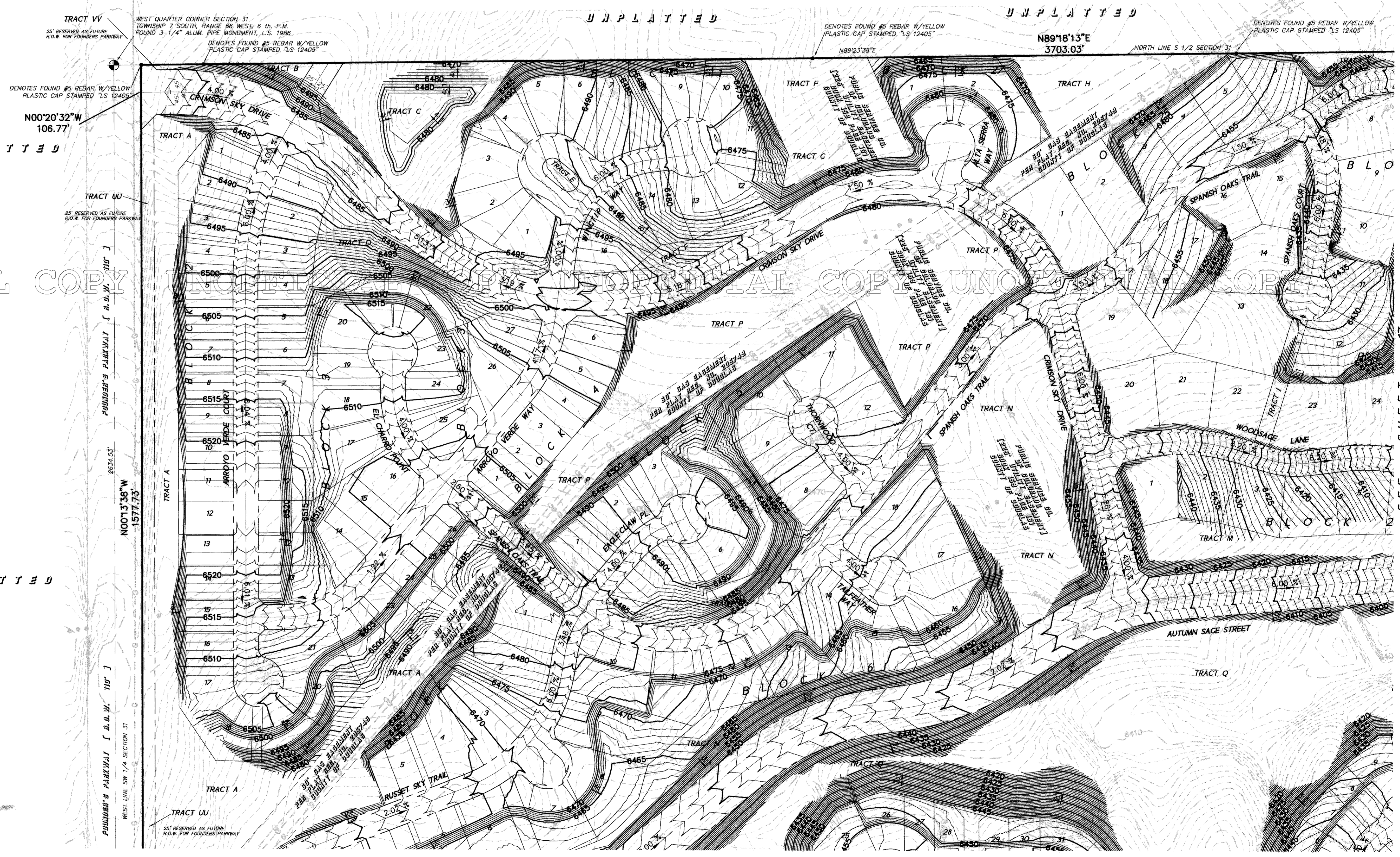
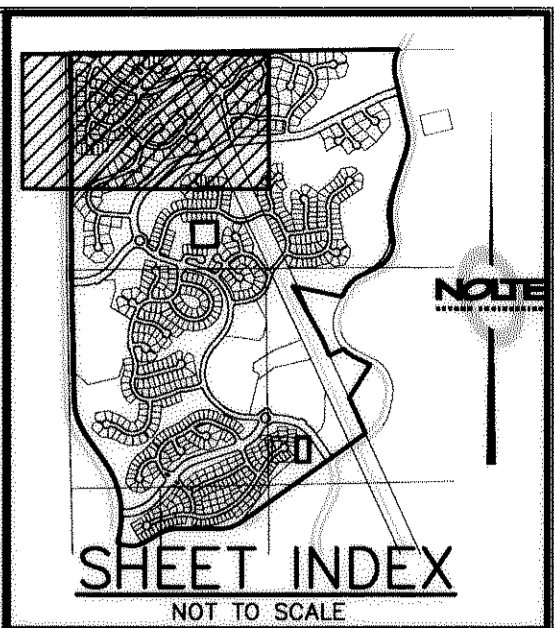
DATE SUBMITTED: 4/24/02

SHEET NUMBER	15
OF	47 SHEETS
VERTICAL SCALE	1" = N/A
HORIZONTAL SCALE	1" = 100'
JOB NUMBER	DV1383

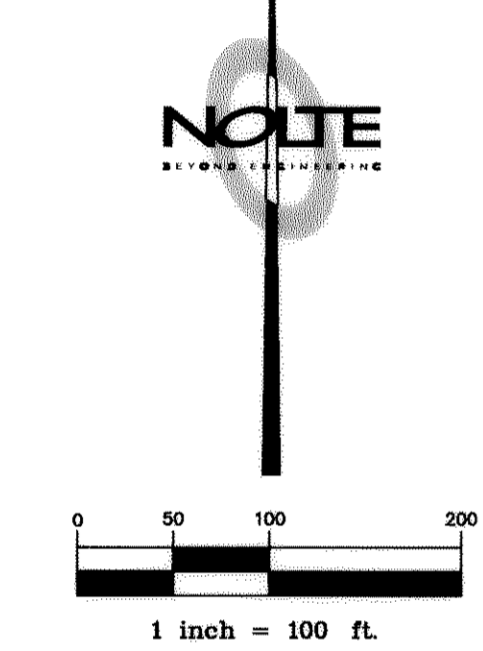
CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 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 18

DATE: 05/16/03	TIME: 9:04 a.m.	NO.	BY	DATE	REVISIONS:
SERVER: NONE	SERVICE: NONE	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
DRAWING NAME: POPCOS16.DWG		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
PLOTTING VIEW: NONE		3	PLN	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
DESIGNER: MHG_PROJ. MGR:		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
		5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING PLAN

PREPARED FOR: CASTLE OAKS ESTATES, LLC

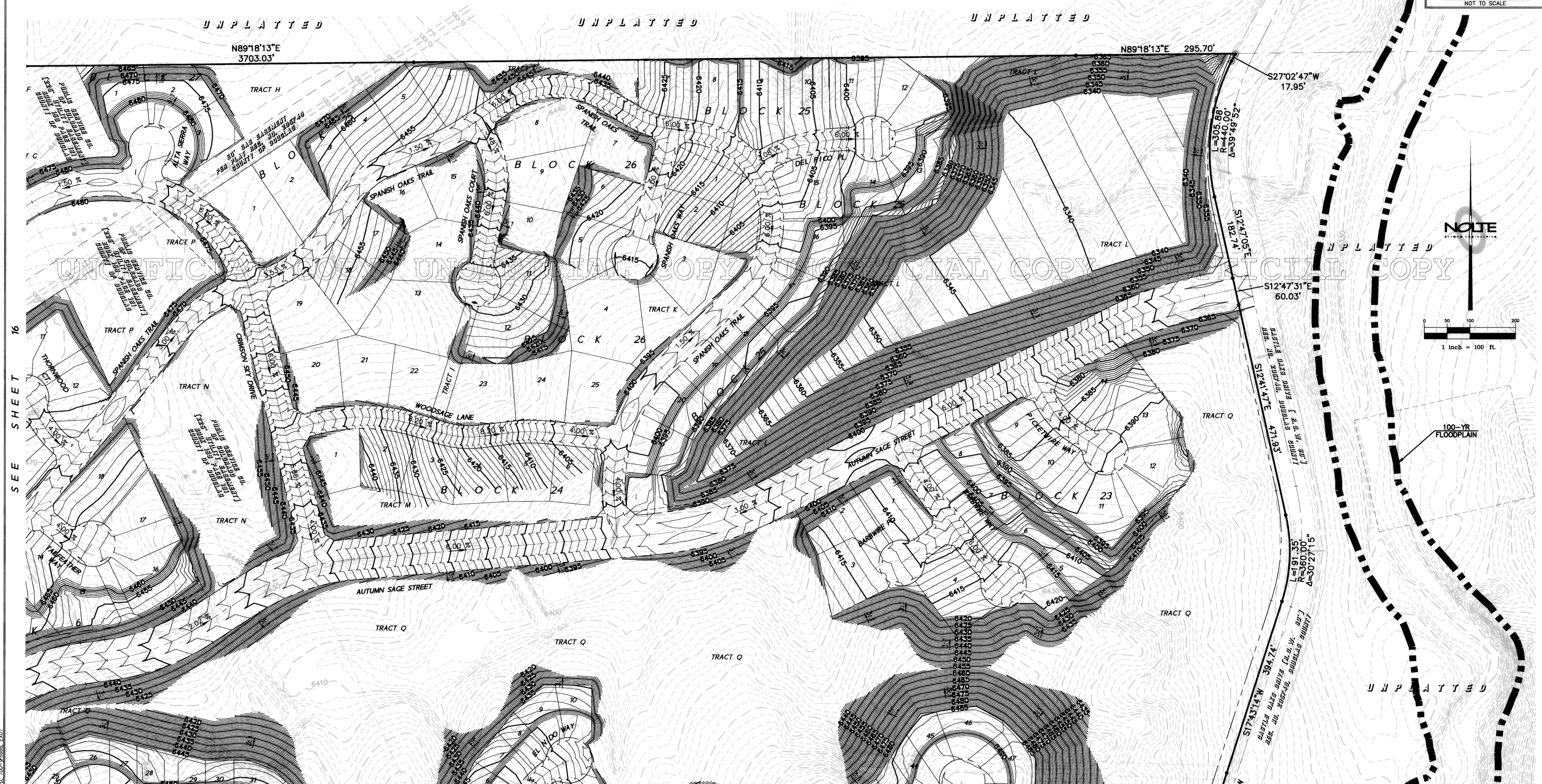
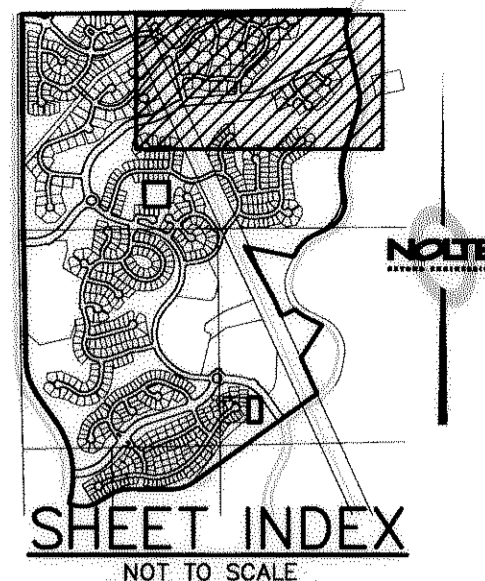
DATE SUBMITTED: 4/24/02

SHEET NUMBER	16
OF	47 SHEETS
SCALE	VERTICAL: 1" = 100' HORIZONTAL: 1" = 100'
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NOTE: 100-YR FLOODPLAIN SHOWN IS TAKEN FROM FIRM, TOWN OF CASTLE ROCK, COLORADO, COMMUNITY PANEL NUMBER, 080050 0189 C, SEPTEMBER 30, 1987.

DATE:	TIME:	NO.	BY:	DATE:	REVISIONS:
05/16/03	9:04 a.m.	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
		3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
		5	GTL	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

GRADING PLAN

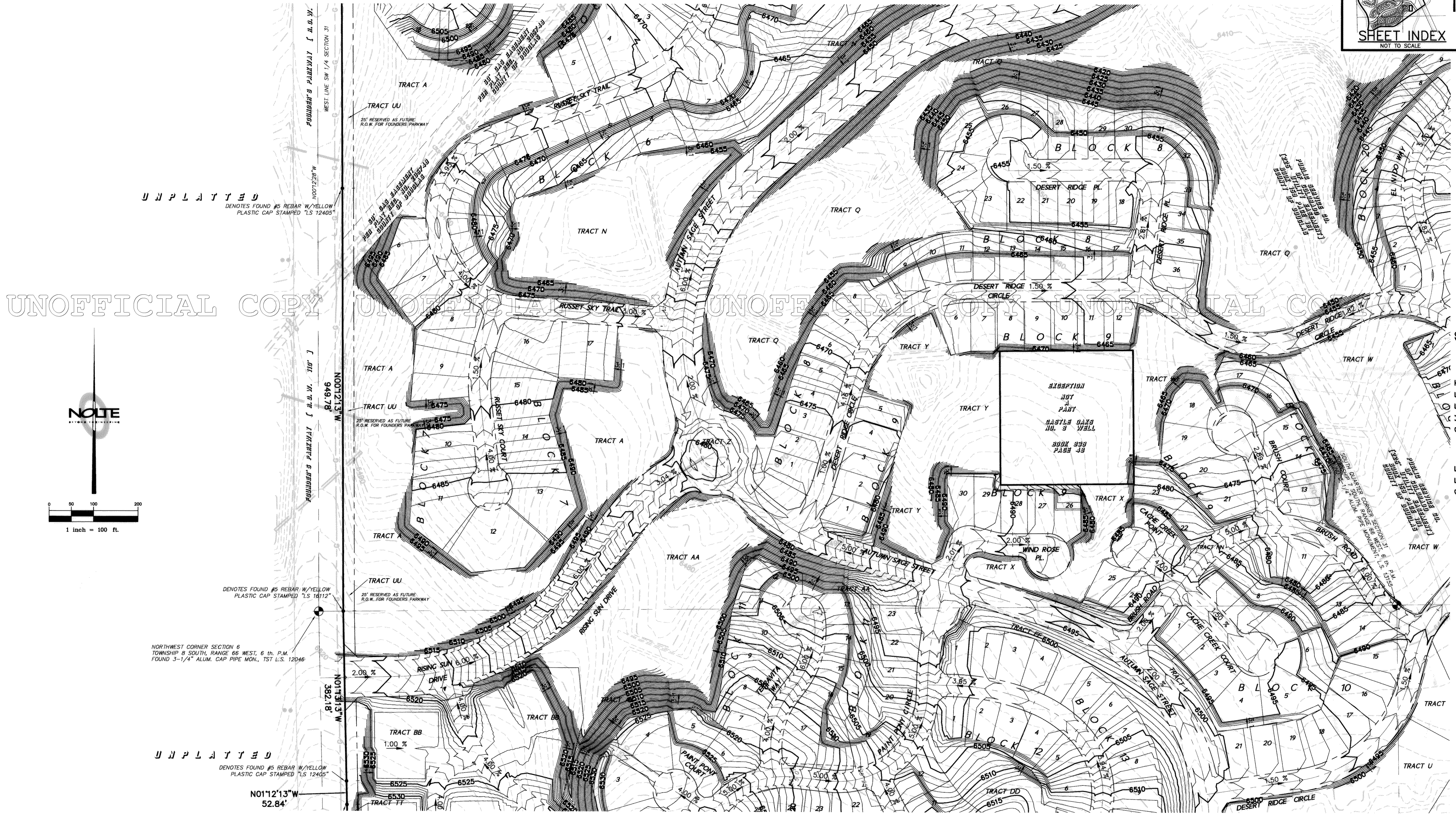
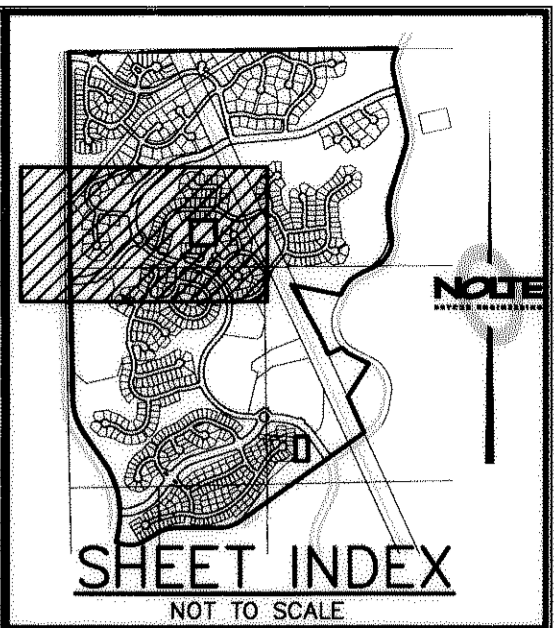
PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

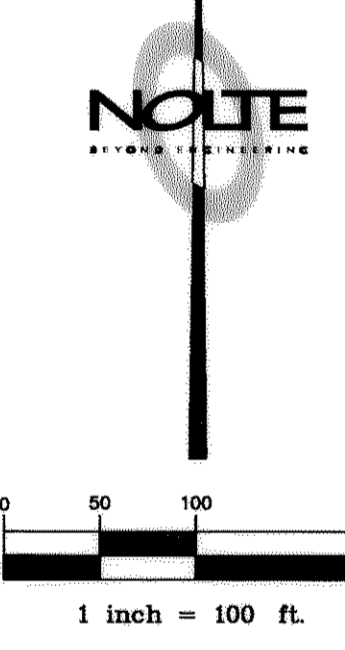
SHEET NUMBER	17
OF	47
SHEETS	
SCALE	N/A
VERTICAL:	1" = 100'
HORIZONTAL:	1" = 100'
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SEE SHEET 16



UNPLATED
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"



UNPLATED
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 16112"

NORTHWEST CORNER SECTION 6
TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6 TH. P.M.
FOUND 3-1/4" ALUM. CAP PIPE MON., TST L.S. 12046

UNPLATED
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"

SEE SHEET 20

NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GTL	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

DATE: 05/16/03 TIME: 9:05 a.m.
SERVER: NONE SERVICE: NONE
DRAWING NAME: P:\DC0518.DWG
PLOTING VIEW: NONE
DESIGNER: MHG PROJ. MGR:

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7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80112
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**CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
GRADING PLAN**

SHEET NUMBER	18
OF	47 SHEETS
SCALE	VERTICAL: 1" = 4' HORIZONTAL: 1" = 100'
FOR NUMBER	DV1383

CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

PREPARED FOR: CASTLE OAKS ESTATES, LLC

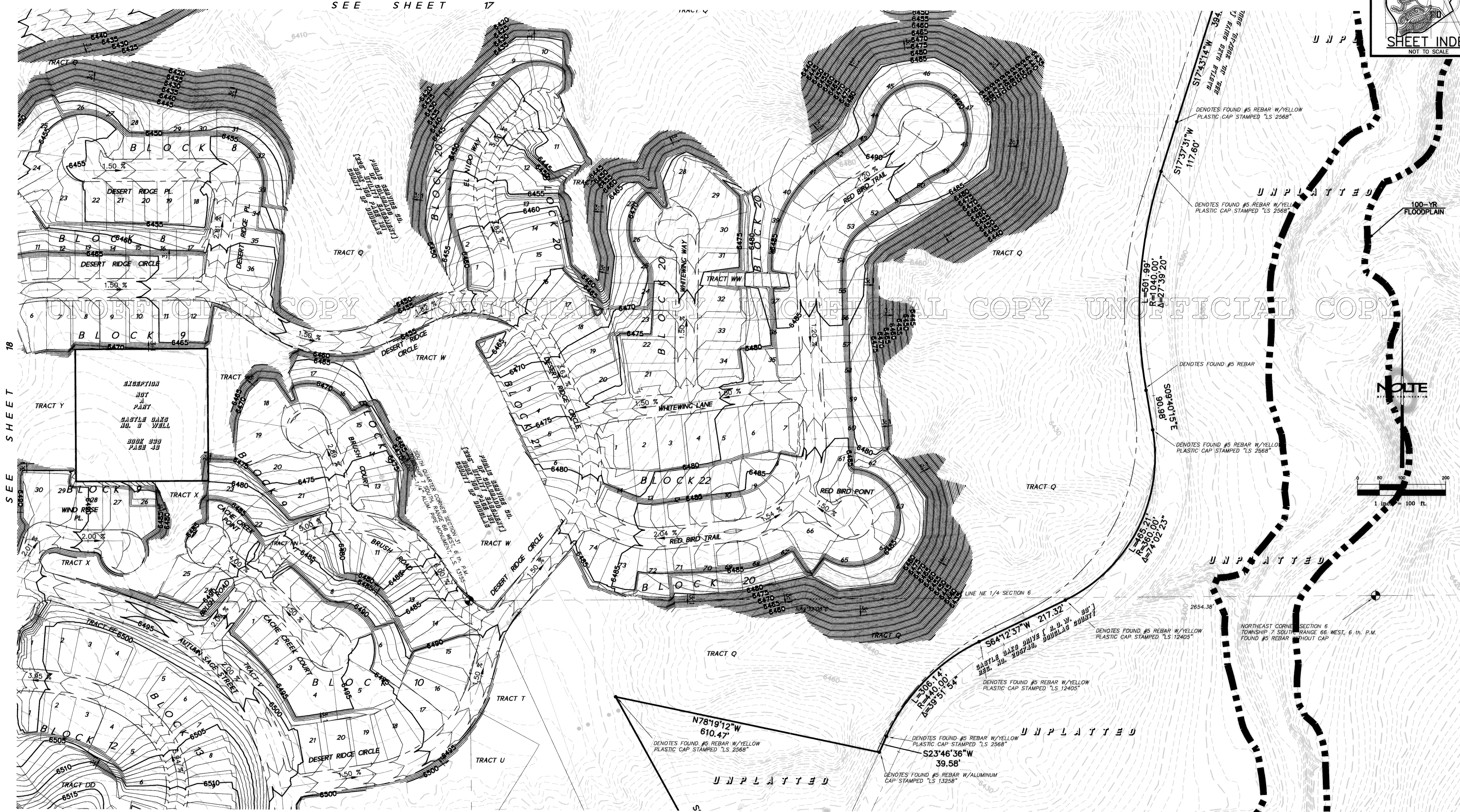
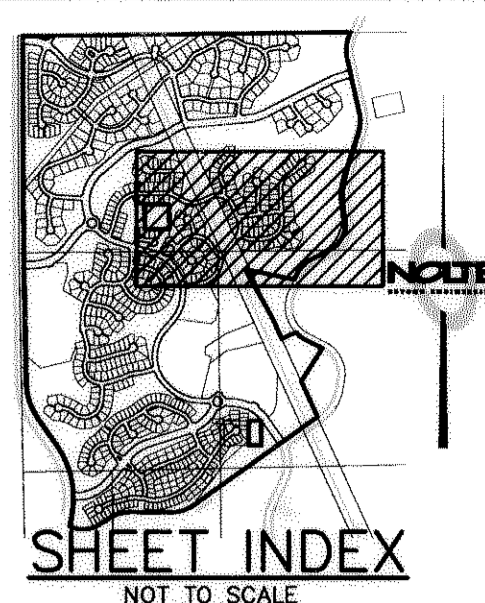
DATE SUBMITTED: 4/24/02

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 17



SEE SHEET 21

NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

DATE: 05/16/03 TIME: 9:06 a.m.
 SERVER: NONE SERVICE: NONE
 DRAWING NAME: POPCOST9.DWG
 PLOTTING VIEW: NONE
 DESIGNER: MHG PROJ. MGR:

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CASTLE OAKS FILING NO. 1
 PRELIMINARY PLAT / FINAL P.D. SITE PLAN
 GRADING PLAN

PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

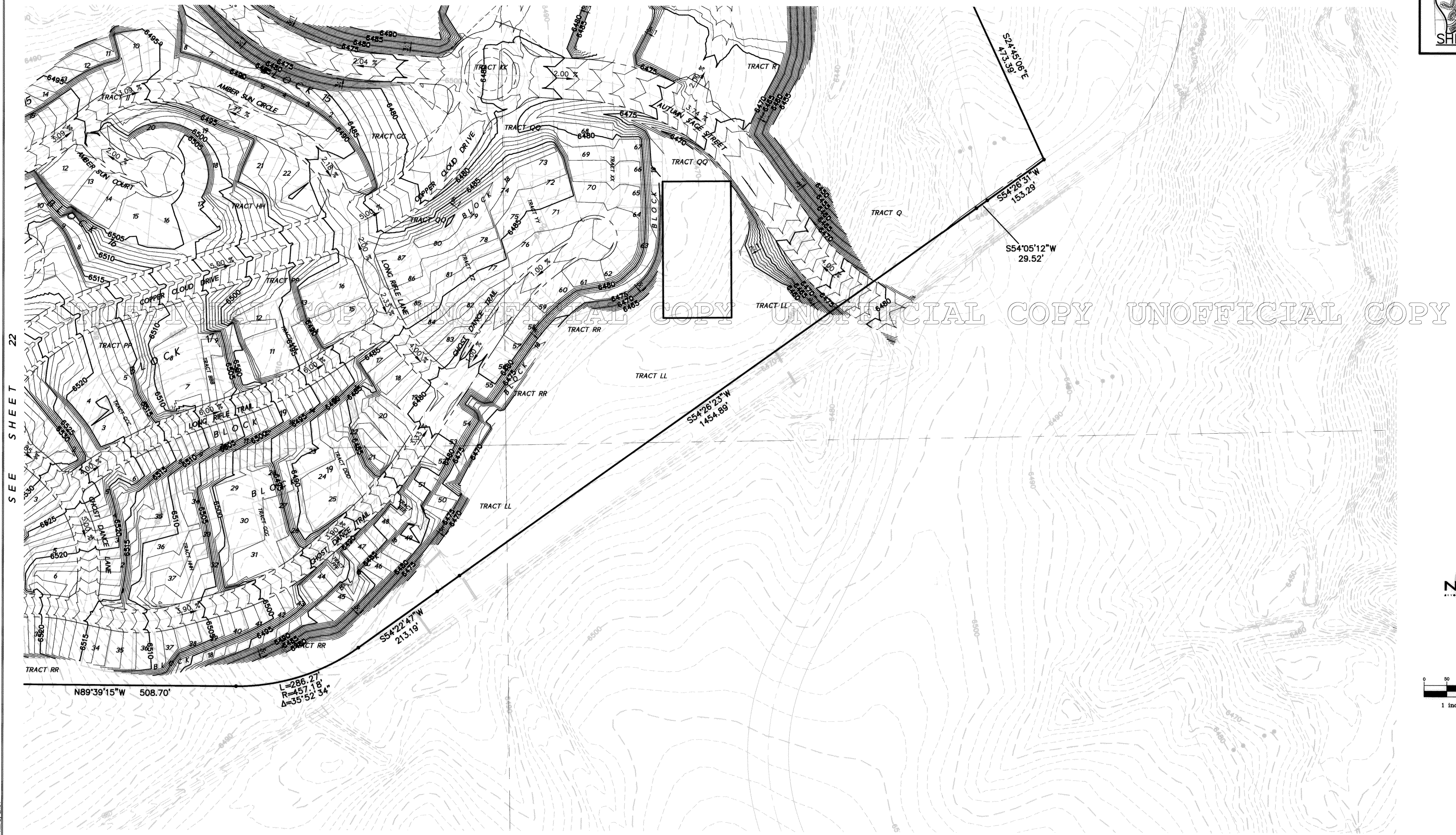
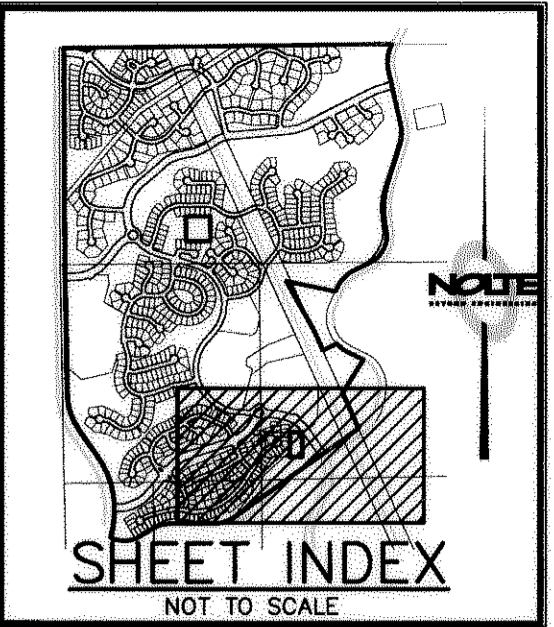
SHEET NUMBER	19
OF	47 SHEETS
SCALE	1" = N/A
VERTICAL	1" = 100'
HORIZONTAL	1" = 100'
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 21



SEE SHEET 22

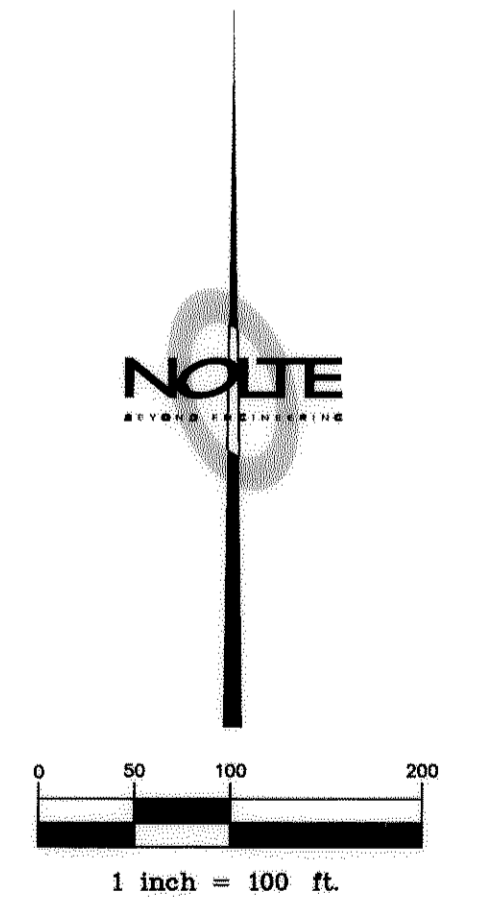
NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GTI	06/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

DATE: 05/16/03 TIME: 9:09 a.m.
 SERVER: NONE SERVICE: NONE
 DRAWING NAME: P0PC0523.DWG
 PLOTTING VIEW: NONE
 DESIGNER: MHG PROJ. MGR:

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CASTLE OAKS FILING NO. 1
 PRELIMINARY PLAT / FINAL P.D. SITE PLAN
 GRADING PLAN

SHEET NUMBER	23
OF	47 SHEETS
SCALE	1" = N/A
HORIZONTAL	1" = 100'
VERTICAL	1" = N/A
JOB NUMBER	DV1383



CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

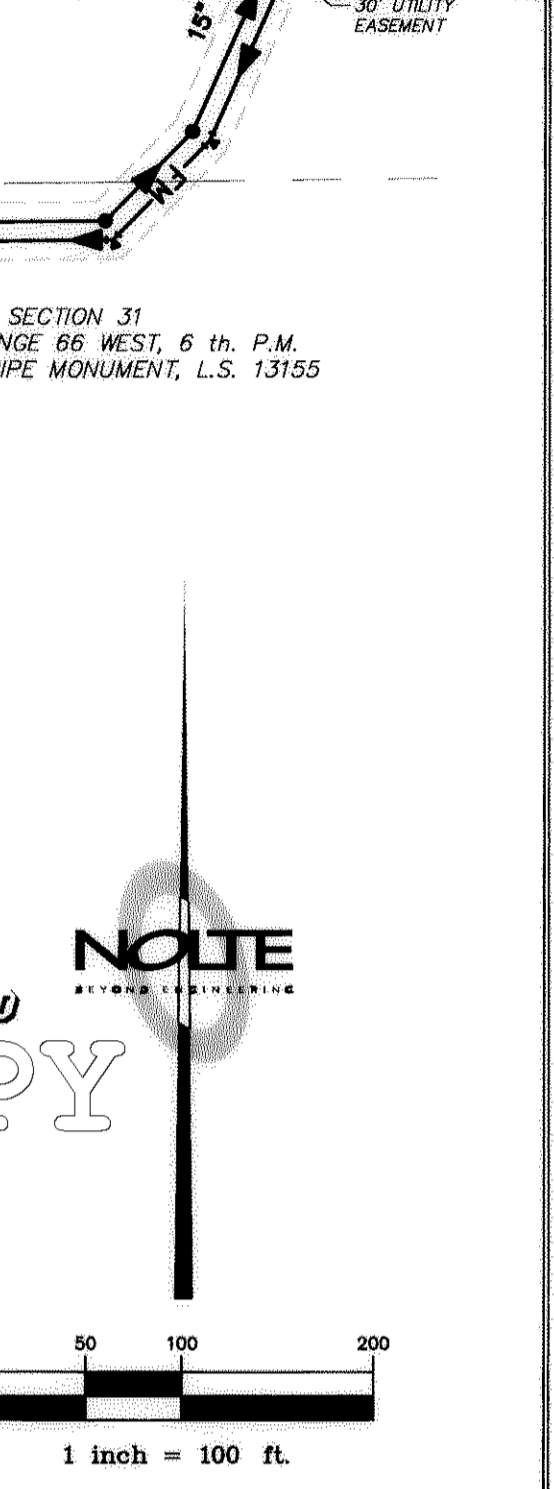
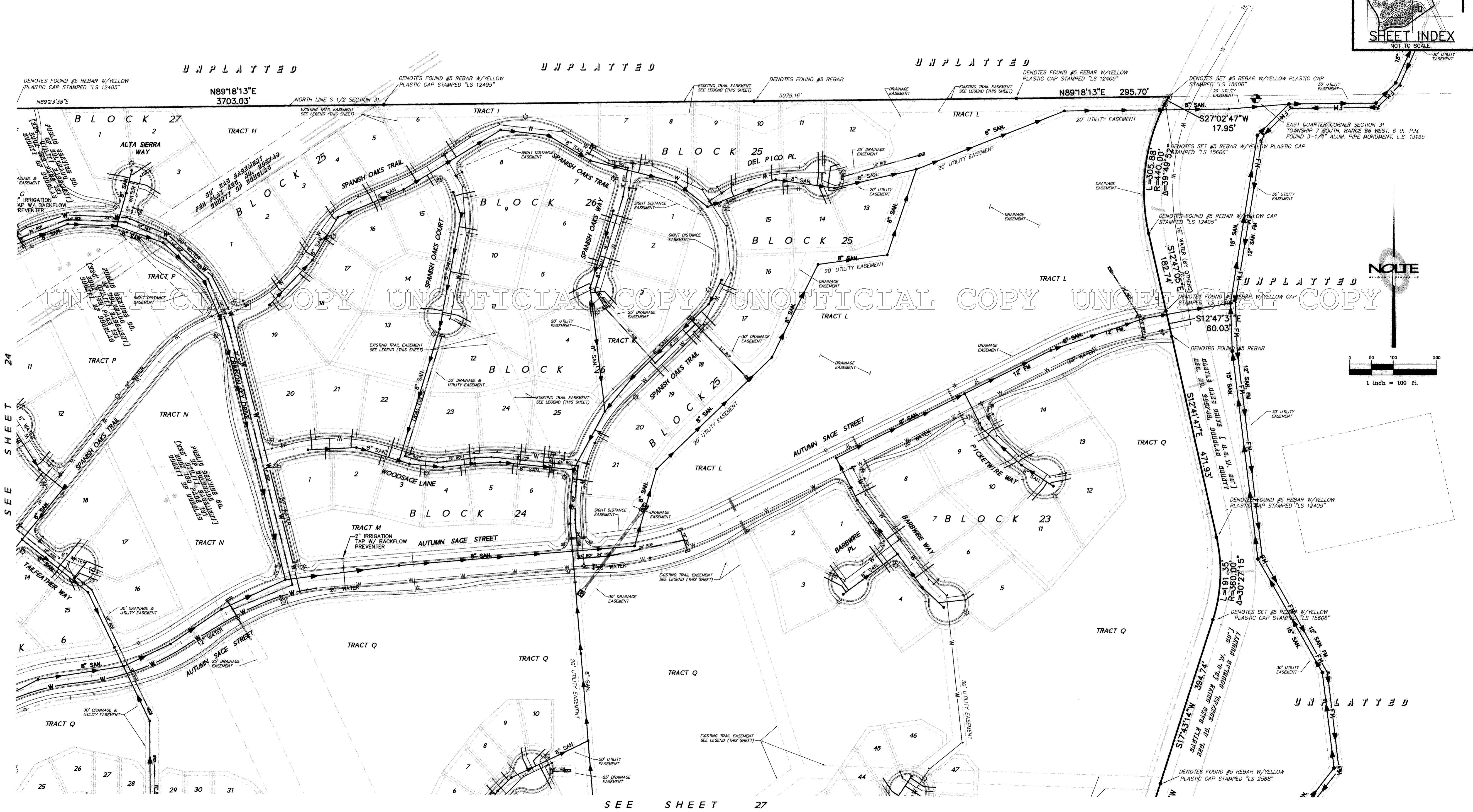
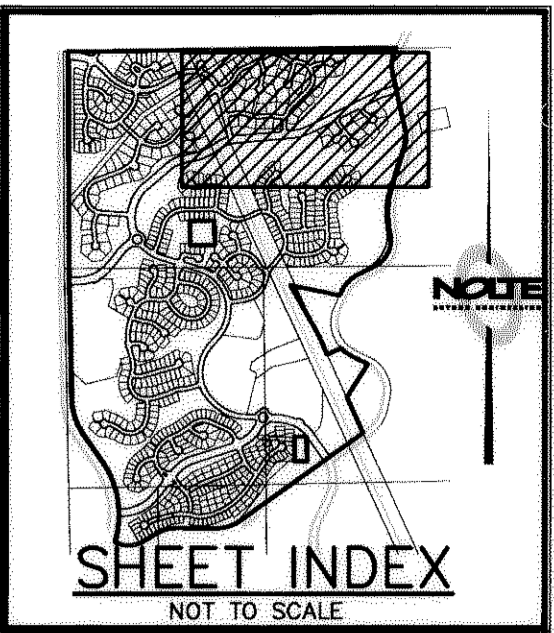
PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



DATE: 05/16/03	TIME: 9:10 a.m.	NO.	BY	DATE	REVISIONS:
SERVER: NONE	SERVICE: NONE	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
DRAWING NAME: PDPCOS25.DWG	PLOTTER: HPGL	2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
PLOTTING VIEW: NONE	DESIGNER: MHS PROJ. MGR:	4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/02
		5	GTT	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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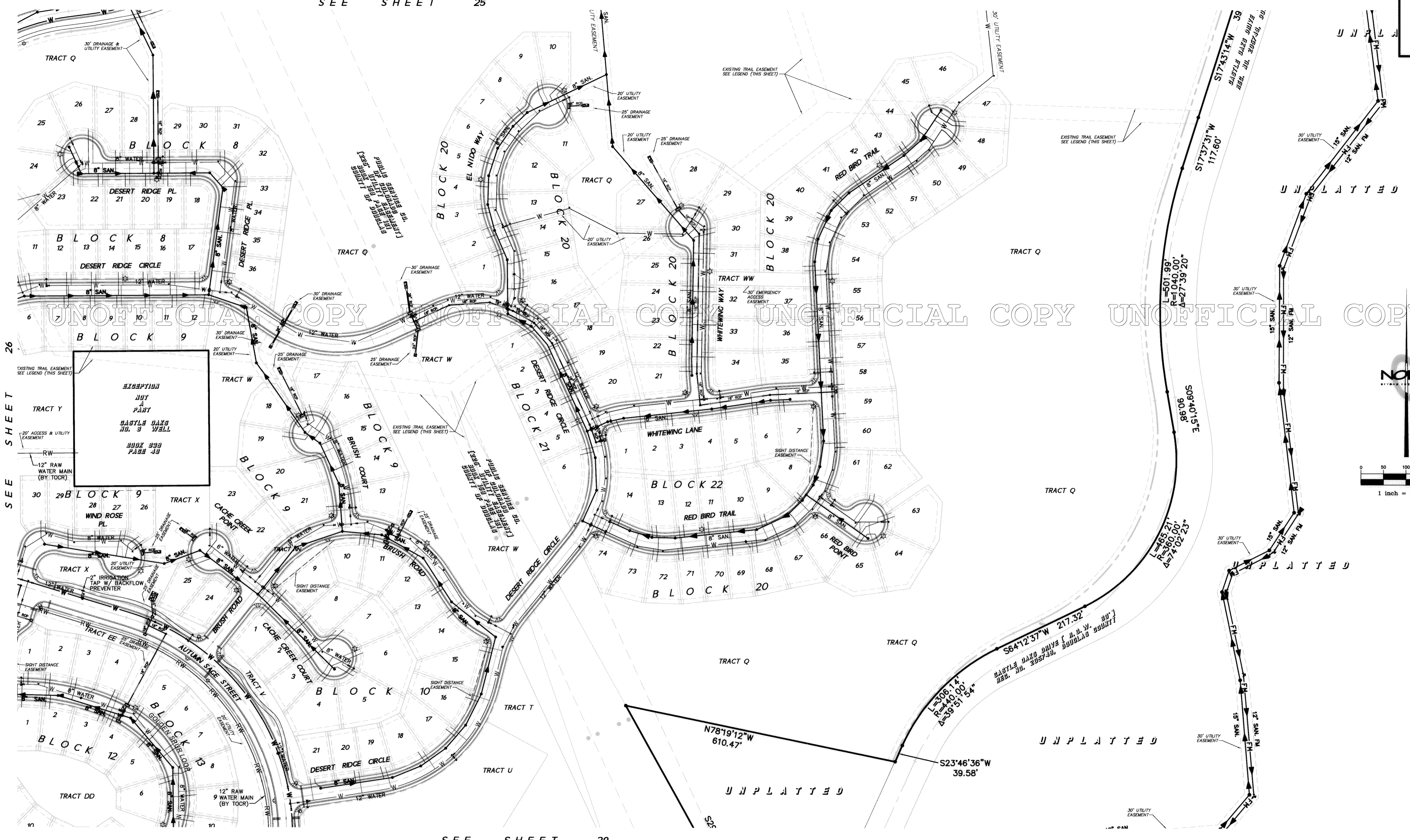
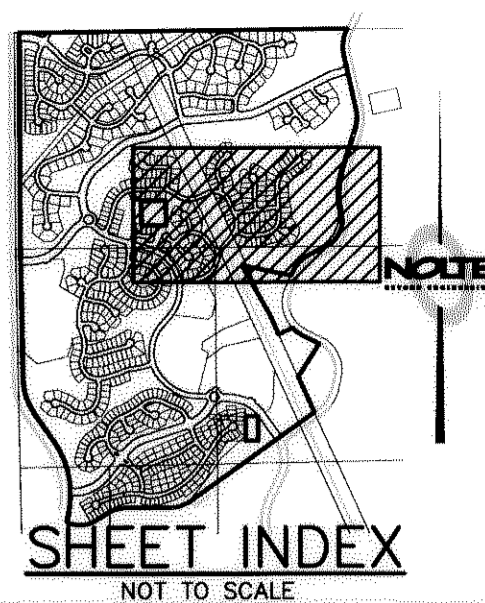
CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
UTILITY PLAN

SHEET NUMBER	25
OF	47 SHEETS
SCALE	VERTICAL: 1" = 40' HORIZONTAL: 1" = 100'
JOB NUMBER	DV1383

PREPARED FOR: CASTLE OAKS ESTATES, LLC
DATE SUBMITTED: 4/24/02

CASTLE OAKS FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SEE SHEET 25



SEE SHEET 26

SEE SHEET 29

NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GTL	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

DATE: 05/16/03 TIME: 9:11 a.m.
 SERVER: NONE SERVICE: NONE
 DRAWING NAME: POPCOS27.DWG
 PLOTTING VIEW: NONE
 DESIGNER: MHC PROJ. MGR:

CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80122
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CASTLE OAKS FILING NO. 1 PRELIMINARY PLAT / FINAL P.D. SITE PLAN UTILITY PLAN

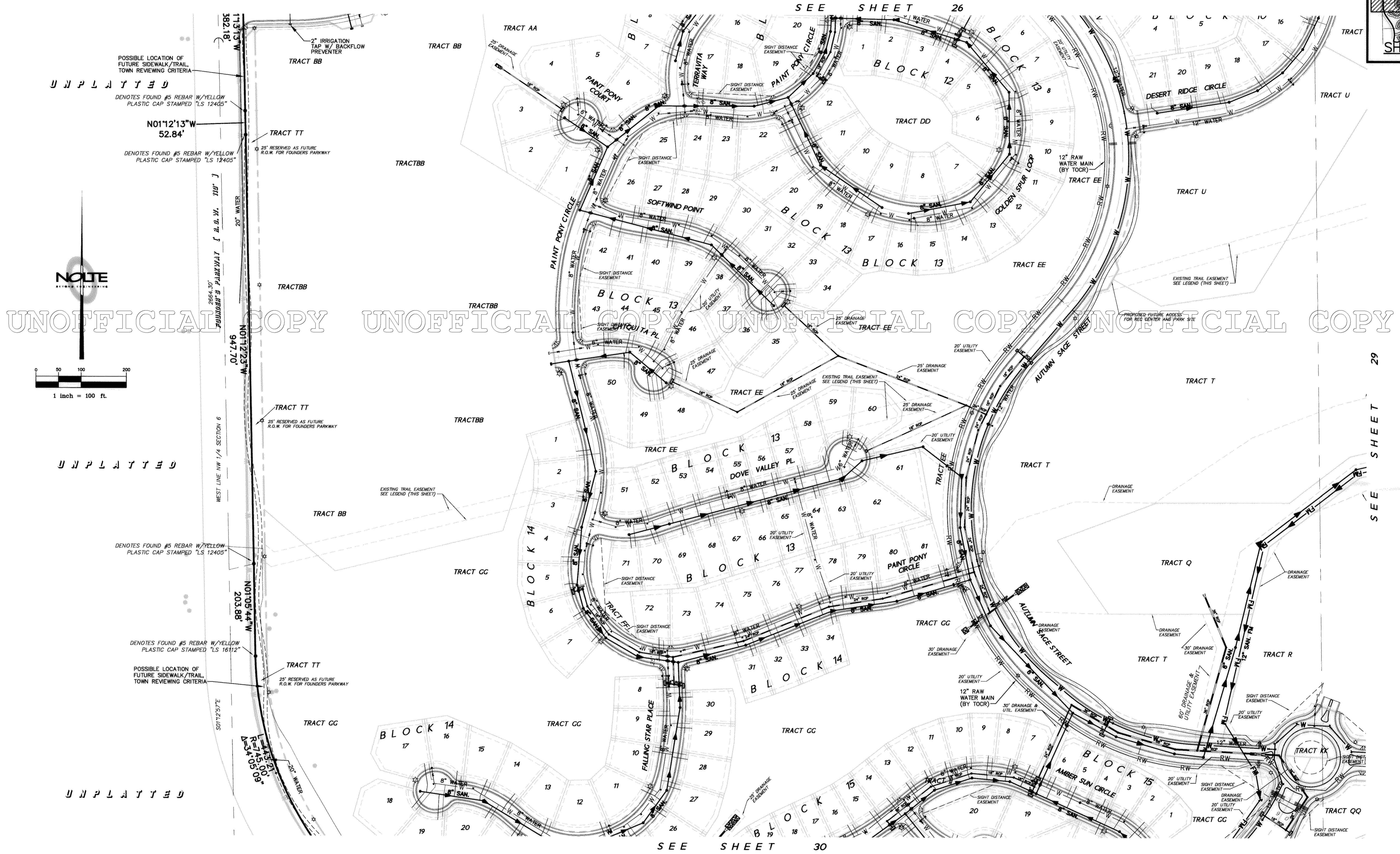
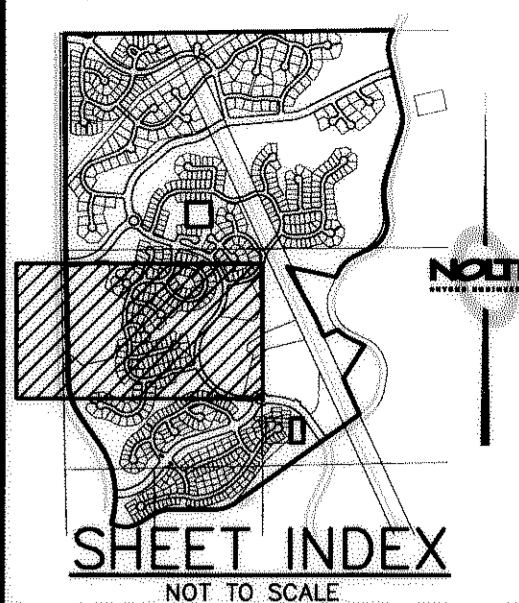
PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

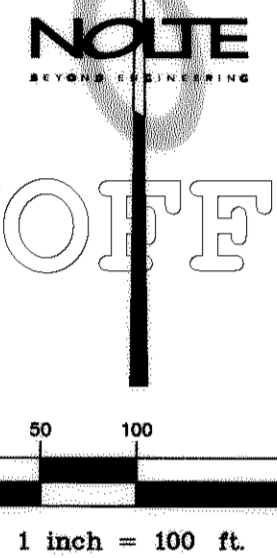
SHEET NUMBER	27
OF 47 SHEETS	
VERTICAL SCALE	1" = N/A
HORIZONTAL SCALE	1" = 100'
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



UNPLATTED
POSSIBLE LOCATION OF FUTURE SIDEWALK/TRAIL, TOWN REVIEWING CRITERIA
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"
N01°12'13"W 52.84'
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"
25' RESERVED AS FUTURE R.O.W. FOR FOUNDERS PARKWAY



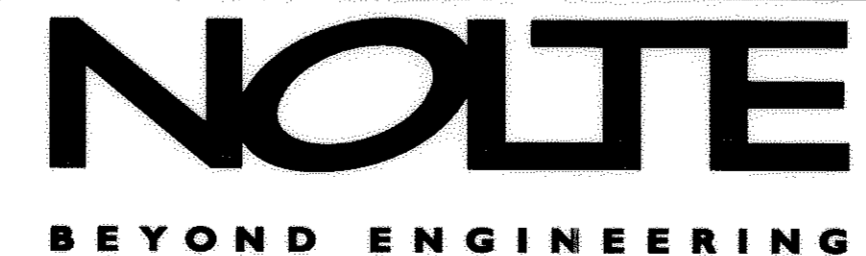
UNPLATTED

UNPLATTED
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 12405"
DENOTES FOUND #5 REBAR W/YELLOW PLASTIC CAP STAMPED "LS 16112"
POSSIBLE LOCATION OF FUTURE SIDEWALK/TRAIL, TOWN REVIEWING CRITERIA
25' RESERVED AS FUTURE R.O.W. FOR FOUNDERS PARKWAY

UNPLATTED

DATE:	TIME:	NO.	BY	DATE	REVISIONS:
05/16/03	9:11 a.m.	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
SERVER: NONE	SERVICE: NONE	2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
V:\3181\CADD\CIVIL\PRELIMINARY PLAT - PD SITE PLAN					
DRAWING NAME:	PDP0528.DWG	4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
PLOTTING VIEW:	NONE	5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03
DESIGNER:	MHG_PROJ. MGR.				

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7000 S. YOSEMITE ST., SUITE 200 ENGLEWOOD, CO. 80121
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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
UTILITY PLAN

PREPARED FOR: CASTLE OAKS ESTATES, LLC

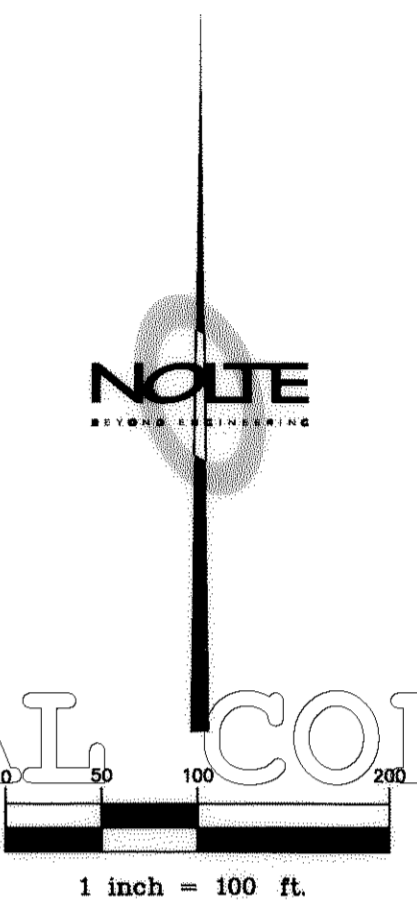
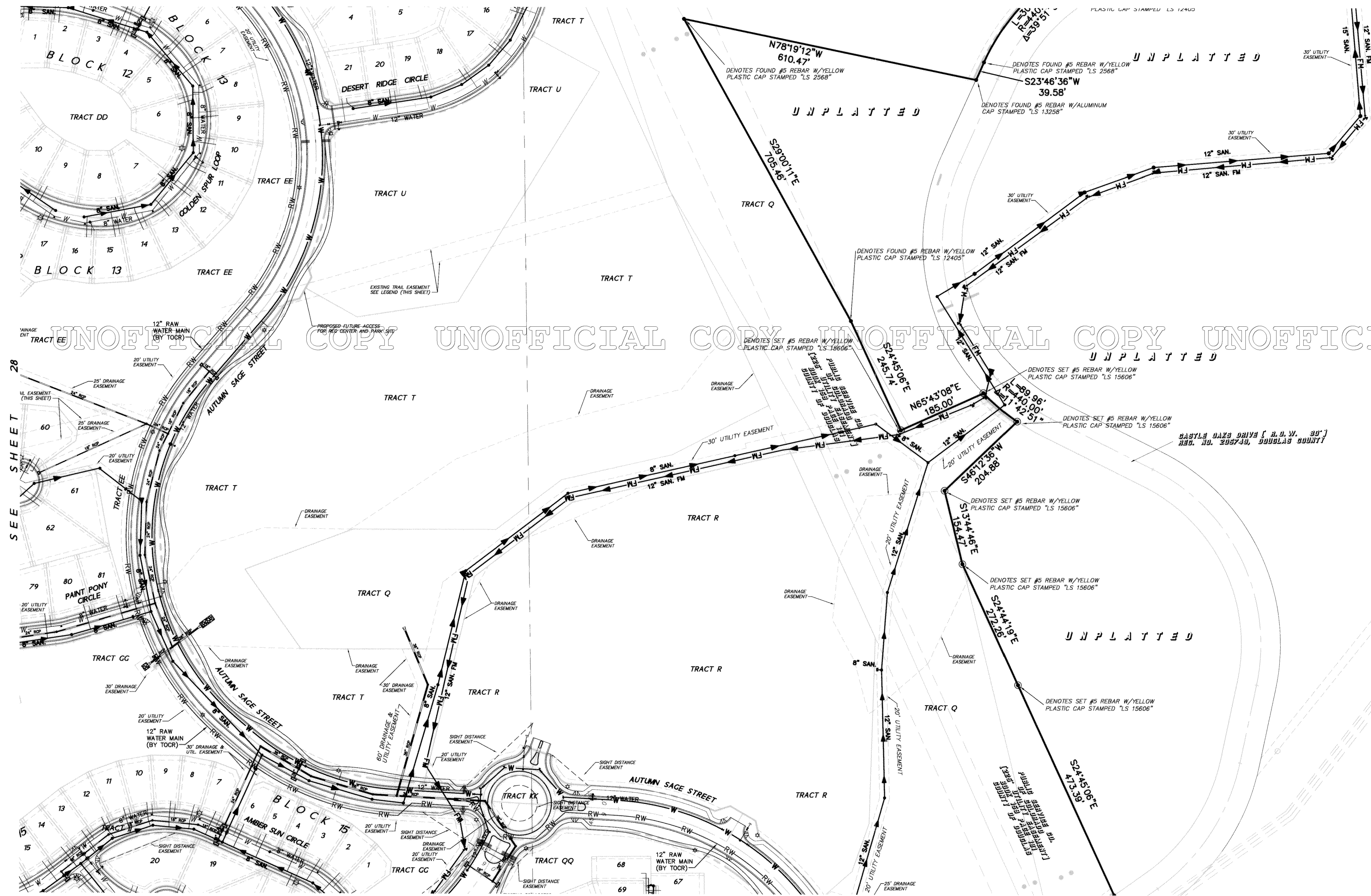
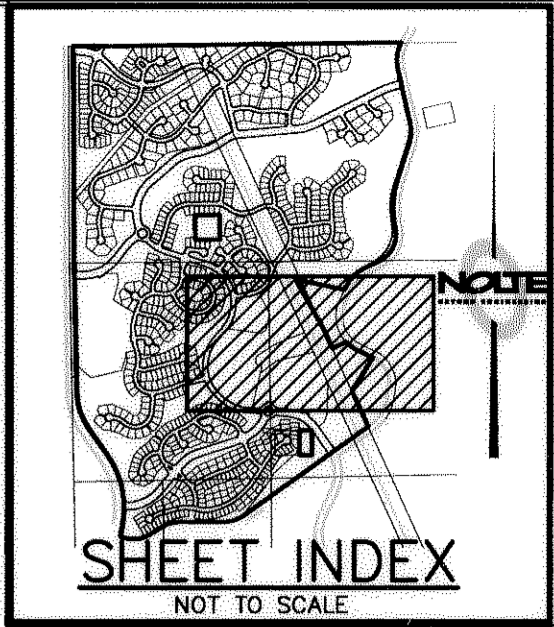
DATE SUBMITTED: 4/24/02

SHEET NUMBER	28
OF	47 SHEETS
SCALE	T= N/A
HORIZONTAL:	T= 1"= 100'
VERTICAL:	T= 1"= 100'
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1

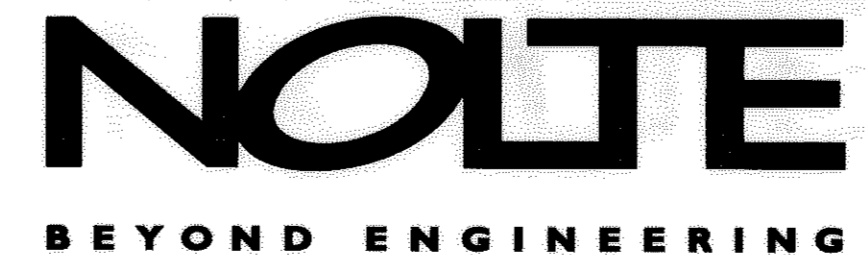
PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 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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DATE: 05/16/03	TIME: 9:12 a.m.	NO.	BY	DATE	REVISIONS:
SERVICES: NONE	SERVICE: NONE	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
DRAWING NAME: P:\PDC\29.DWG					
PLOTING VIEW: NONE					
DESIGNER: MHG PROJ. MGR:					
CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.					



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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
UTILITY PLAN

SHEET NUMBER	29
OF 47 SHEETS	
SCALE	1" = N/A
HORIZONTAL	1" = 100'
VERTICAL	1" = 100'
JOB NUMBER	DV1383

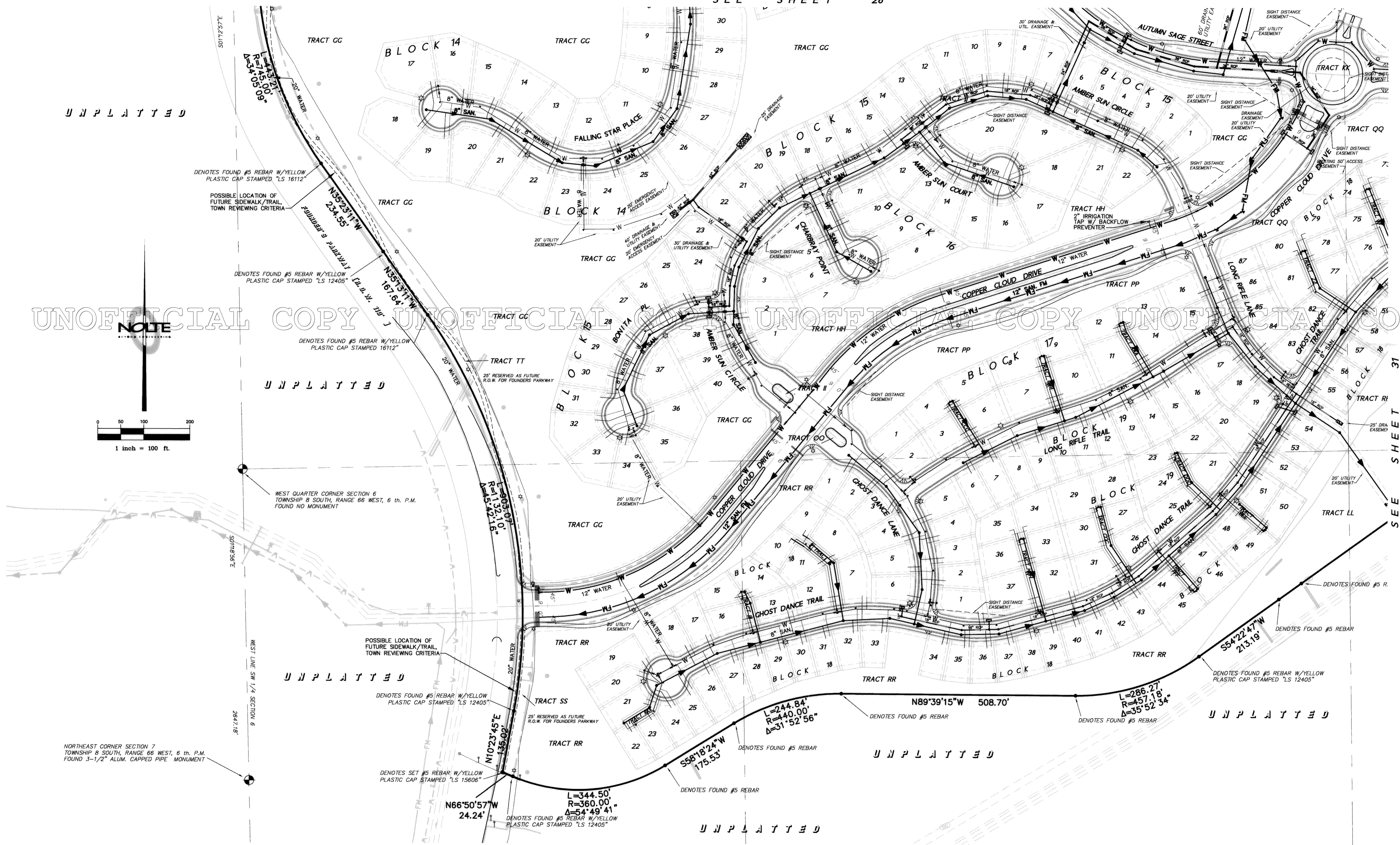
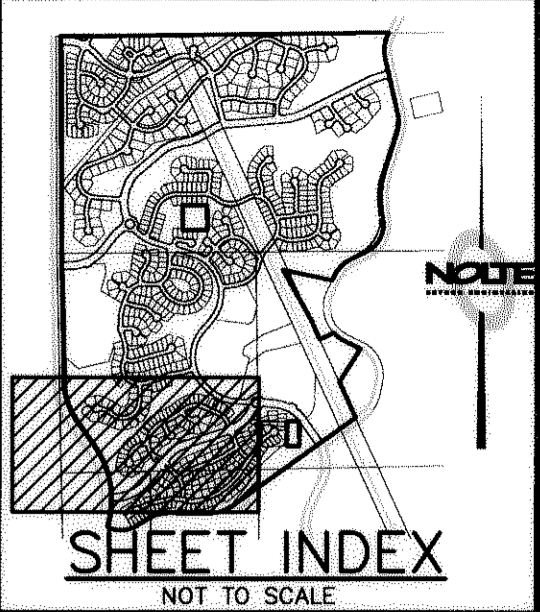
PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

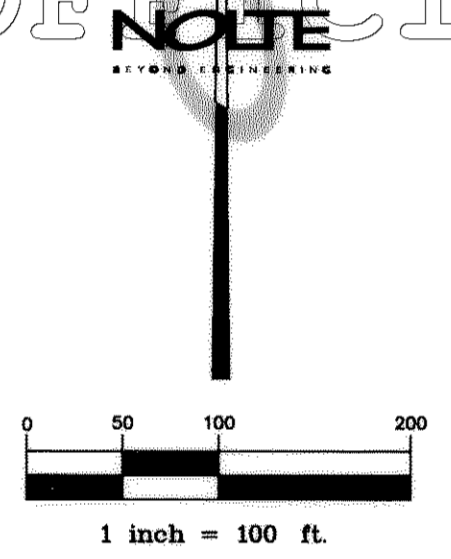
CASTLE OAKS FILING NO. 1 PRELIMINARY PLAT/FINAL PD SITE PLAN

A REPLAT OF PORTIONS OF BLOCKS 2 AND 3, OUTLOTS C AND G AND TRACT E, CASTLE OAKS SUBDIVISION, SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 66 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 28



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NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

DATE: 05/16/03 TIME: 9:13 a.m.
 SERVER: NONE SERVICE: NONE
 DRAWING NAME: POPCOS30.DWG
 PLOTTING VIEW: NONE
 DESIGNER: MHC PROJ. MGR:



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CASTLE OAKS FILING NO. 1
 PRELIMINARY PLAT / FINAL P.D. SITE PLAN
 UTILITY PLAN

SHEET NUMBER	30
OF	47 SHEETS
SCALE	N/A
VERTICAL:	1" = 100'
HORIZONTAL:	1" = 100'
JOB NUMBER	DV1383

PREPARED FOR: CASTLE OAKS ESTATES, LLC

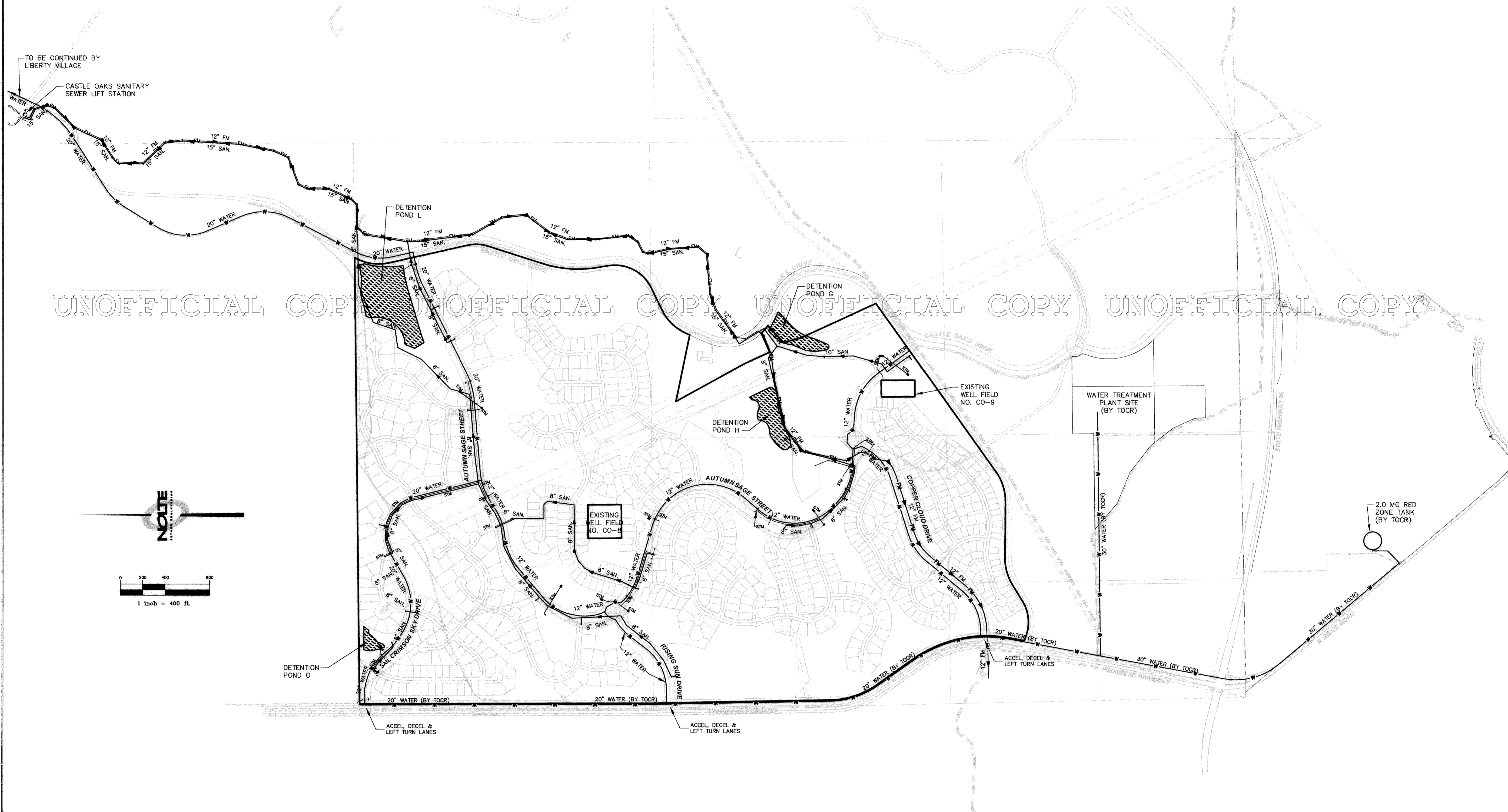
DATE SUBMITTED: 4/24/02

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CASTLE OAKS FILING NO. 1

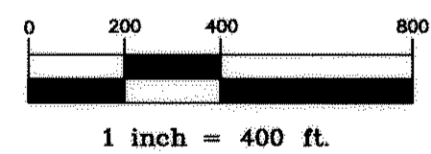
PRELIMINARY PLAT/FINAL PD SITE PLAN

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NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GII	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
OVERALL DISTRICT IMPROVEMENT PLAN

PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

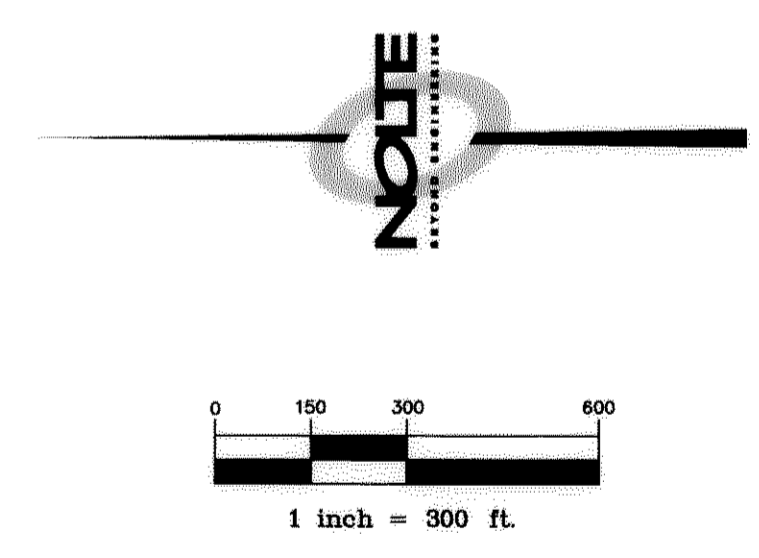
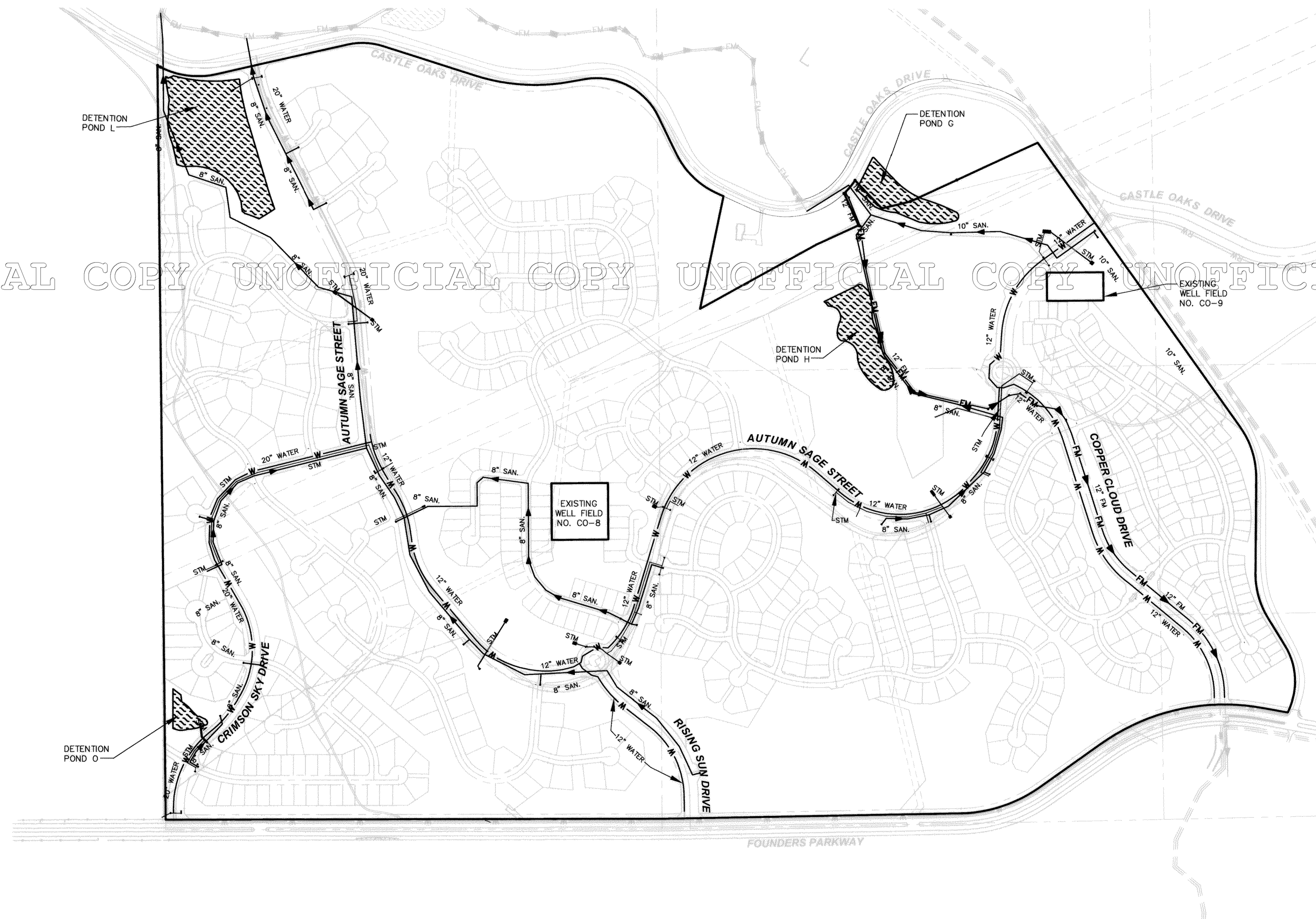
SHEET NUMBER	32
OF 47 SHEETS	
VERTICAL SCALE	1" = N/A
HORIZONTAL SCALE	1" = N/A
JOB NUMBER	DV1383

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

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DATE: 05/16/03 TIME: 9:14 a.m.
 SERVER: NONE SERVICE: NONE
 DRAWING NAME: PDP00533.DWG
 PLOTTING VIEW: NONE
 DESIGNER: MHG PROJ. MGR: MHG

NO.	BY	DATE	REVISIONS:
1	KLD	09/02	PER PUBLIC WORKS COMMENTS
2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
3	KLD	02/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 10/03/02
4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03

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CASTLE OAKS FILING NO. 1
 PRELIMINARY PLAT / FINAL P.D. SITE PLAN
 ON-SITE DISTRICT IMPROVEMENT PLAN

SHEET NUMBER	33
OF 47 SHEETS	
VERTICAL SCALE	1" = N/A
HORIZONTAL SCALE	1" = N/A
JOB NUMBER	DV1383

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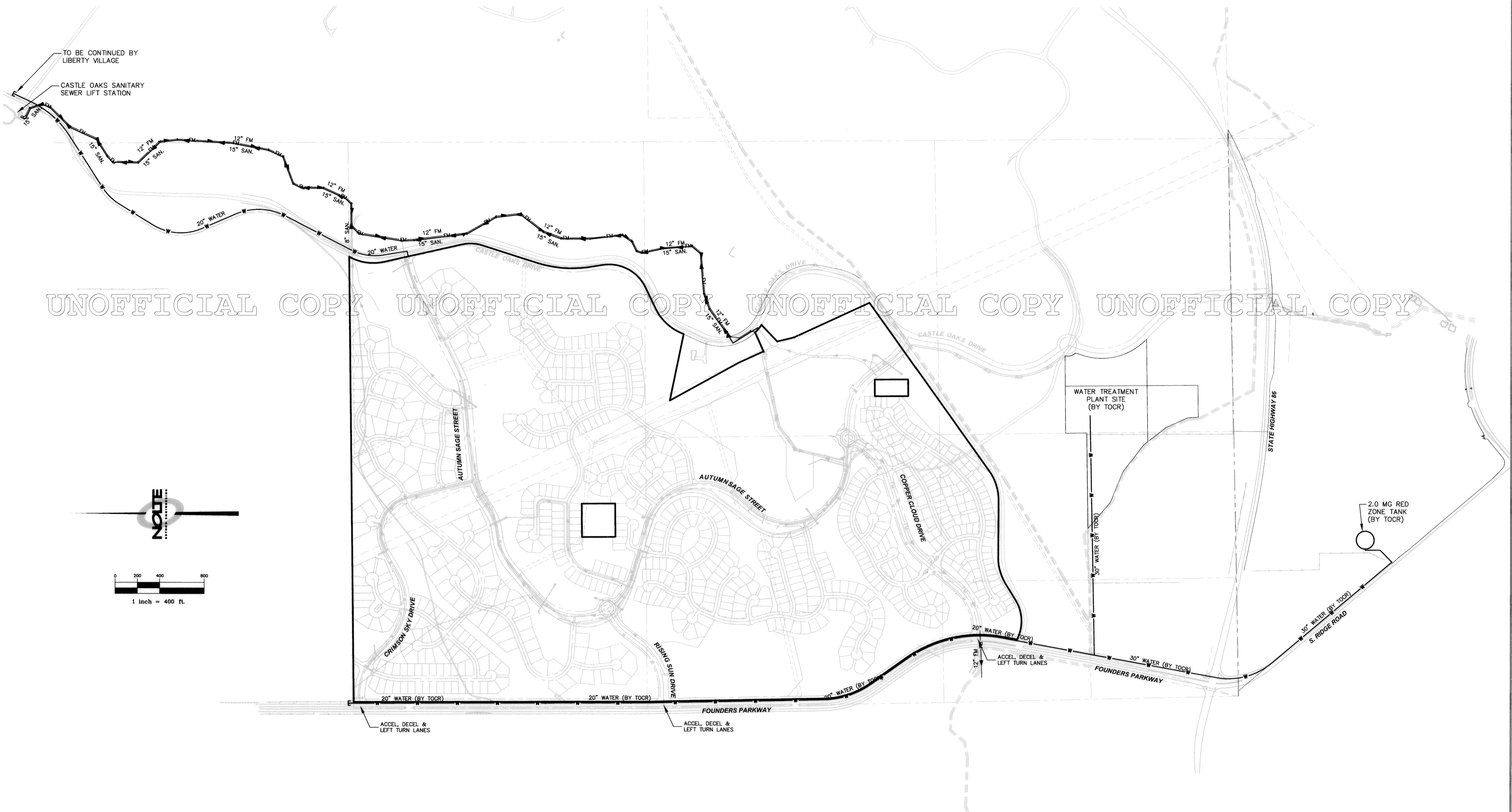
PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

CASTLE OAKS FILING NO. 1

PRELIMINARY PLAT/FINAL PD SITE PLAN

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DATE: 05/16/03	TIME: 9:15 a.m.	NO.	BY	DATE	REVISIONS:
SERVICES: DVS1	SERVICE: ENG	1	KLD	09/02	PER PUBLIC WORKS COMMENTS
PROJECT: CADD/CIVIL/PRELIMINARY PLAT - PD SITE PLAN		2	KLD	10/02	PER TOWN OF CASTLE ROCK COMMENTS DATED 09/30/02
DRAWING NAME: PDP0534.DWG		4	RLS	04/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 03/13/03
PLOTTING VIEW: NONE		5	GTI	05/03	PER TOWN OF CASTLE ROCK COMMENTS DATED 05/09/03
DESIGNER: MHG	PROJ. MGR: RJM				

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CASTLE OAKS FILING NO. 1
PRELIMINARY PLAT / FINAL P.D. SITE PLAN
OFF-SITE DISTRICT IMPROVEMENT PLAN

PREPARED FOR: CASTLE OAKS ESTATES, LLC

DATE SUBMITTED: 4/24/02

SHEET NUMBER	34
OF 47 SHEETS	
VERTICAL SCALE	1" = N/A
HORIZONTAL SCALE	1" = 400'
JOB NUMBER	DV1383

CASTLE OAKS PLANT

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
Deciduous Trees			
ABM	Autumn Blaze Maple	Acer fremanii 'Jeffersred'	3" cal., B & B
CEO	Columnar English Oak	Quercus robur 'Fastigiata'	3" cal., B & B
CHP	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	3" cal., B & B
GSL	Greenspire Linden	Tilia cordata 'Greenspire'	3" cal., B & B
HAW	Hawthorn (various)	Crataegus spp.	6" ht. clump
HYL	Honeylocust	Gleditsia triacanthos inermis	3" cal., B & B
LLC	Lanceleaf Cottonwood	Populus aluminata	2" cal., B & B
MCY	Montmorency Cherry	Prunus montmorency	2" cal., B & B
MIA	Fruiting Cherry (Michotsh, various)	Malus cultivars	2" cal., B & B
NLC	Narrowleaf Cottonwood	Populus angustifolia	3" cal., B & B
PAH	Patmore Ash	Fraxinus pennsylvanica 'Patmore'	3" cal., B & B
PLP	Purpleleaf Ash	Fraxinus pennsylvanica	3" cal., B & B
RMM	Rocky Mountain Maple	Acer glabrum	6" ht., clump, B & B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	8" ht., multi-stem, B & B
SSY	Shadblow Serviceberry	Amelanchier canadensis	6" ht., clump, B & B
Evergreen Trees			
API	Austrian Pine	Pinus nigra	8' ht. min.
BPI	Bristlecone Pine	Pinus aristata	8' ft. min.
CSR	Colorado Spruce	Picea pungens	8' ht. min.
LPI	Limber Pine	Pinus flexilis	8' ht. min.
PPI	Ponderosa Pine	Pinus ponderosa	8' ht. min.
PYP	Pinyon Pine	Pinus cembroides var. edulis	8' ht. min.
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	6' ht. min.
Evergreen Shrubs			
CRM	Creeping Mahonia	Mahonia repens	1 gal. cont., 8" ht. min.
COJ	Common Juniper	Juniperus communis	5 gal. cont., 12" ht. min.
KIN	Kinnickinnick	Arctostaphylos ura-ursi	1 gal. cont., 6" ht. min.
NBB	Nevada Bearberry	Arctostaphylos nevadensis	1 gal. cont., 8" ht. min.
Deciduous Shrubs			
BMS	Blue Mist Spirea	Caryopteris x cladonensis	5 gal. cont., 24" ht. min.
CLM	Curl-Leaf Mountain Mahogany	Cercocarpus ledifolius	5 gal. cont., 24" ht. min.
GCT	Golden Currant	Ribes aureum	5 gal. cont., 24" ht. min.
GOA	Gambel Oak	Quercus gambelii	7 gal. cont., 36" ht. min.
LLM	Littleleaf Mountain Mahogany	Cercocarpus ledifolius	5 gal. cont., 18" ht. min.
MMG	Mountain Mahogany	Cercocarpus montanus	5 gal. cont., 18" ht. min.
NNB	Native Ninebark	Physocarpus monogynus	5 gal. cont., 24" ht. min.
RBT	Rabbitbrush	Chrysothamnus nauseosus	5 gal. cont., 18" ht. min.
RTD	Red-Twig Dogwood	Cornus stolonifera	5 gal. cont., 24" ht. min.
SIB	Silver Buffaloberry	Shepherdia argentea	5 gal. cont., 24" ht. min.
SMO	Smooth Sumac	Rhus glabra cis-montana	5 gal. cont., 24" ht. min.
SSG	Silver Sagebrush	Artemisia cana	5 gal. cont., 18" ht. min.
TLS	Threeleaf Sumac	Rhus trilobata	5 gal. cont., 18" ht. min.
WCT	Wax Currant	Ribes cereum	5 gal. cont., 24" ht. min.
WSC	Western Sand Cherry	Prunus besseyi	5 gal. cont., 24" ht. min.
Perennials/Ornamental Grasses			
DCZ	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	1 gal. cont.
FRG	Feather Reed Grass	Calamagrostis x acutifolia	1 gal. cont.
MLA	Munstead Lavender	Lavandula angustifolia 'Munstead'	1 gal. cont.
PMG	Purple Maiden Grass	Miscanthus sinensis purpurascens	1 gal. cont.
SBI	Sioux Blue Indian Grass	Sorghastrum nutans 'Sioux Blue'	1 gal. cont.

Seed Mixes

A. Reclamation: Gravelly soils: Line type

SPECIES	VARIETY	PERCENT OF MIX	POUNDS PLS/ACRE (DRILLED PLANTING)
Little Bluestem	Pastura	25	1.75
Sideoats Grama	Vaughn	15	1.35
Prarie Sandreed	Coshen	15	1.00
Blue Grama	Lovington	10	0.30
Needle-&-Thread	---	10	1.00
Thicksipike Wheatgrass	Critana	10	1.10
Western Wheatgrass	Arriba	5	0.80
Indian Ricegrass	Paloma	5	0.65
Prairie Junegrass	---	5	0.15
		TOTAL: 100%	8.10 lbs/acre

B. Reclamation: Clay soils:

SPECIES	VARIETY	PERCENT OF MIX	POUNDS PLS/ACRE (DRILLED PLANTING)
Big Bluestem	Kaw	25	2.75
Sideoats Grama	Vaughn	20	1.80
Little Bluestem	Pastura	20	1.40
Yellow Indiangrass	Holt/Llano	10	1.00
Western Wheatgrass	Arriba	10	1.60
Needle-&-Thread	---	10	1.00
Blue Grama	Lovington	5	0.15
		TOTAL: 100%	9.70 lbs/acre

IF BROADCAST: 19.4 lbs/acre.

C. Fire Control Seed Mix: (For use in the immediate vicinity of structures)

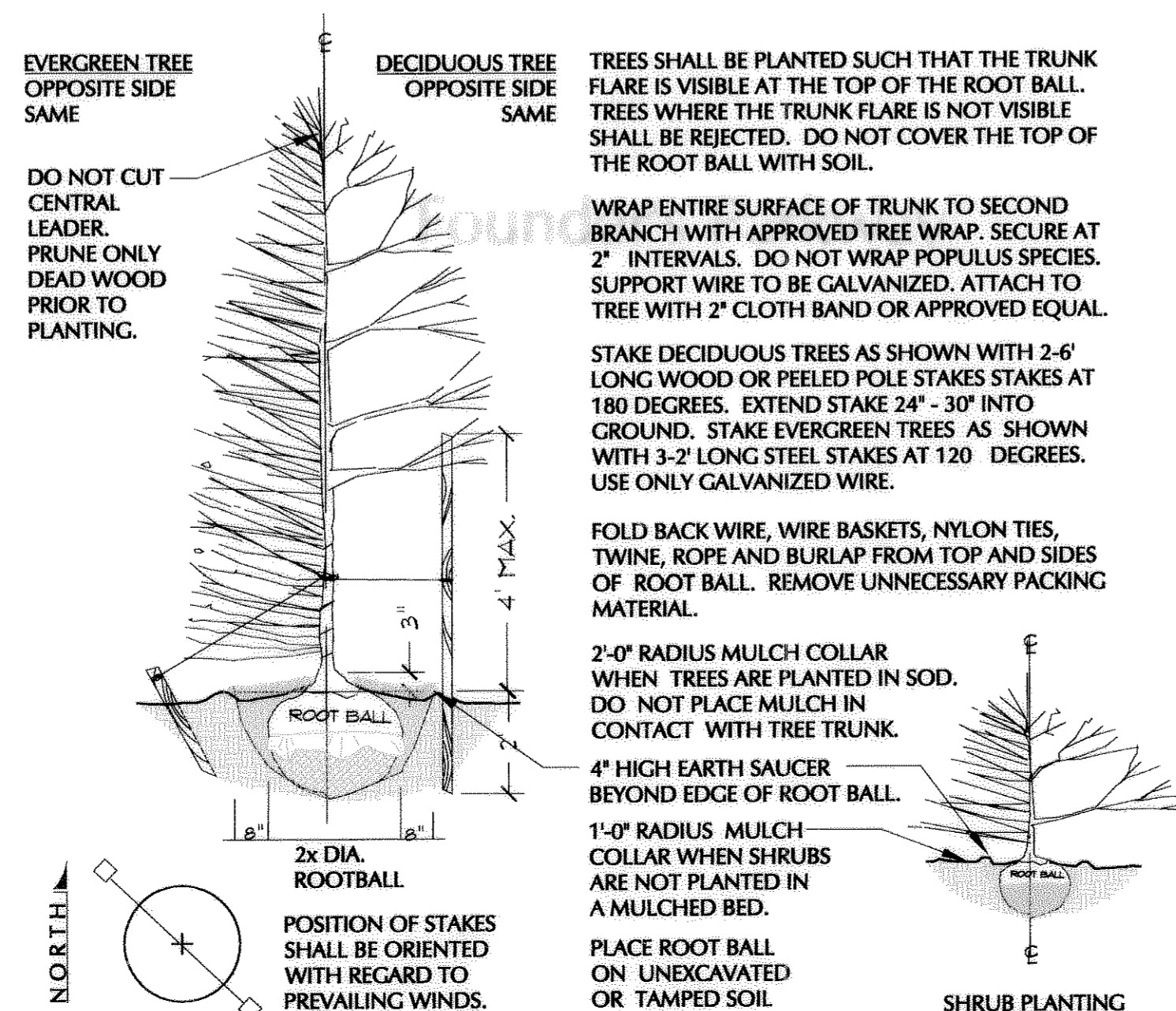
SPECIES	VARIETY	PERCENT BY WEIGHT
Crested Wheatgrass	Ephriam	0.40
Buffalograss	TREATED seed	0.30
Arizona Fescue	Redano	0.13
Hard Fescue	Durar	0.13
Blue Grama	Lovington	0.02
Sideoats Grama	Vaughn or Butte	0.02

Sow by broadcasting mixture at a rate of 15 pounds pure live seed per acre or .5 to 1 pound pure live seed per 1000 sq. ft. Rake seed in per acre and crimped 4" into soil shall be used to stabilize the exposed surface. Seed may be hydroseeded where it will be irrigated at least until established following sowing. (Drilled application will require less seed.) Much consisting of long stemmed grass hay applied at a rate of 2 tons per acre and crimped 4" into soil shall be used to stabilize the exposed surface. Seed may be hydroseeded where it will be irrigated at least until established.

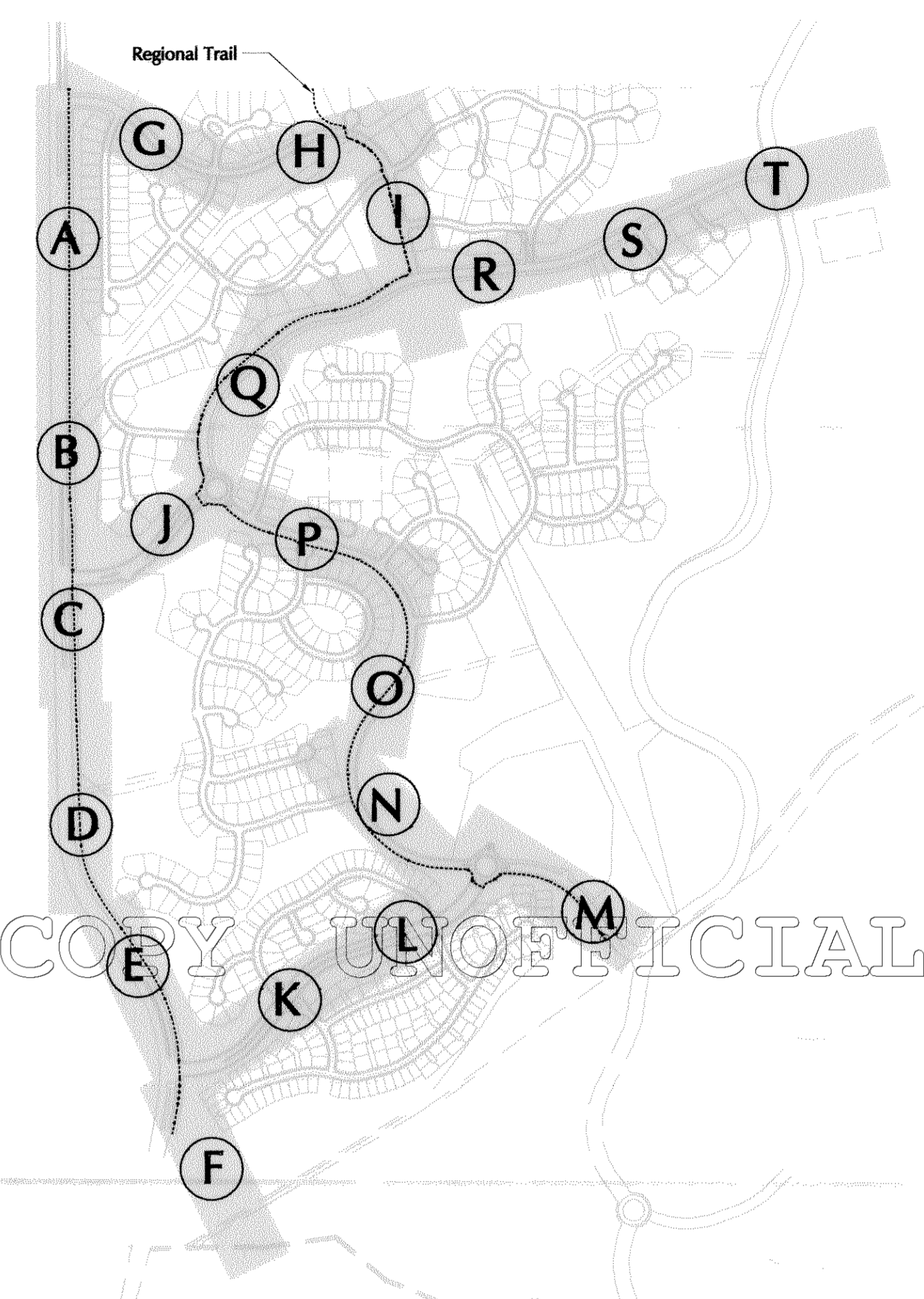
GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LOCAL TOWN AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. TREES OR LARGE SHRUBS MUST NOT BE PLANTED OVER BURIED UTILITIES OR WITHIN EASEMENTS, PER PWR, SECTION II, CHAPTER 13.7, CHAPTER 14.3.13 AND CHAPTER 15.3.6. TREES MUST NOT HINDER ACCESS FOR MAINTENANCE AND CANNOT BE PLACED IN THE 12' MAINTENANCE ACCESS EASEMENTS AROUND THE PERIMETER OF THE DETENTION PONDS.
3. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED, 1/8" x 4" DEEP.
4. ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 SQUARE FEET: 3 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC. DENVER) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6".
5. SOIL BACKFILL MIXTURE FOR ALL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.
6. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL EXCEPT SPADED PINES FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
8. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
9. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
10. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
11. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (1.5" HIGHER FOR SHRUBS, 3" HIGHER FOR TREES.)
13. ALL SHRUB BEDS TO BE MULCHED WITH SHREDDED WOOD FIBER MULCH TO A DEPTH OF 3" (WITHOUT LANDSCAPE FABRIC) EXCEPT WHERE NOTED.
14. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS AND TREES TO BE DRIP IRRIGATED. ALL DRIP LINES SHALL BE SECURELY PINNED AND COVERED MINIMUM 2" WITH MULCH. SEEDED AREAS TO BE ROTOR IRRIGATED ON A SEPARATE ZONE TO ACCOMMODATE LOWER WATER DEMAND OF SEEDED GRASS SPECIES.
15. WINTER PROTECTION AND WATERING OF TREES AND SHRUBS SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN HEALTH AND SURVIVAL OF PLANT MATERIAL.
16. VEGETATION REQUIREMENTS ACCORDING TO SECTION 17.14.060 SKYLINE/RIDGELINE PROTECTION ORDINANCE BUILDING RESTRICTIONS AND VISUAL IMPACTS (Q) WILL BE MET. LOTS WILL RECEIVE ONE TREE PER EACH 2,500 S.F. OF LOT ACCORDING TO CODE AND TREES WILL BE LOCATED AT A LATER DATE TO PROVIDE BEST SCREENING POSSIBLE WHEN BUILDING IS CONSTRUCTED TO PRESERVE THE VISUAL RIDGELINE.
17. NO SOLID OBJECT EXCEEDING EIGHT (8) INCHES IN WIDTH AND THIRTY (30) INCHES IN HEIGHT, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPE PLANTINGS AND SIGNS, SHALL BE PLACED AT A STREET INTERSECTION OR INTERSECTION OF A STREET AND DRIVEWAY IN ANY ZONE DISTRICT WITHIN A TRIANGULAR AREA AS DESCRIBED BELOW. FOR RESIDENTIAL DISTRICTS, BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE THEN TO POINTS TEN (10) FEET ALONG BOTH INTERSECTING EDGES, AND THEN ALONG A DIRECT LINE CONNECTING THESE POINTS.
18. AT EVERY INTERSECTION OF TWO (2) OR MORE EXISTING OR PROPOSED STREETS, A SAFETY TRIANGLE SHALL BE CALCULATED BY EXTENDING A LINE TWENTY-FIVE (25) FEET IN LENGTH AT THE POINT OF THE INTERSECTION OF THE EDGES OF THE DRIVING SURFACE OF THE CORNER PROPERTY FROM THE INTERSECTION CORNER AND TRAVERSING ACROSS THE PROPERTY BETWEEN THE TWO (2) END POINTS OF SUCH LINES. SUCH A SAFETY TRIANGLE SHALL BE CALCULATED FOR EVERY CORNER OF EVERY INTERSECTION. ADDITIONALLY, SAFETY TRIANGLES SHALL BE CALCULATED AT THE INTERSECTIONS BETWEEN ALL DRIVEWAYS OR BIKE PATHS WITH STREETS AND ALLEYS UTILIZING A SIMILAR METHOD WITH FIFTEEN (15) FOOT LENGTHS ON THE SIDES. WITHIN THESE SAFETY TRIANGLES THERE SHALL BE NO SOLID OBJECTS BETWEEN TWO AND ONE-HALF (2 1/2) FEET AND TEN (10) FEET ABOVE STREET ELEVATION.
19. *PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, 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 FOR 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 SCRUB MUST REPLACE A SCRUB, 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.*

PLANTING DETAIL



KEYMAP

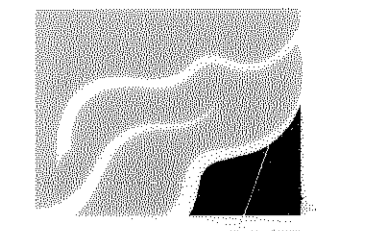


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SHEET 47 OF 47	LANDSCAPE DETAILS

LEGEND

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[Symbol]	DECIDUOUS TREE
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[Symbol]	EVERGREEN TREE
[Symbol]	SHRUB PLANTINGS
[Symbol]	FOUNDERS PARKWAY FENCING
[Symbol]	OPEN SPACE FENCING
[Symbol]	STEEL EDGER



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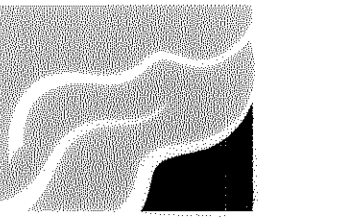
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	04.11.03
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Details

SHEET NUMBER

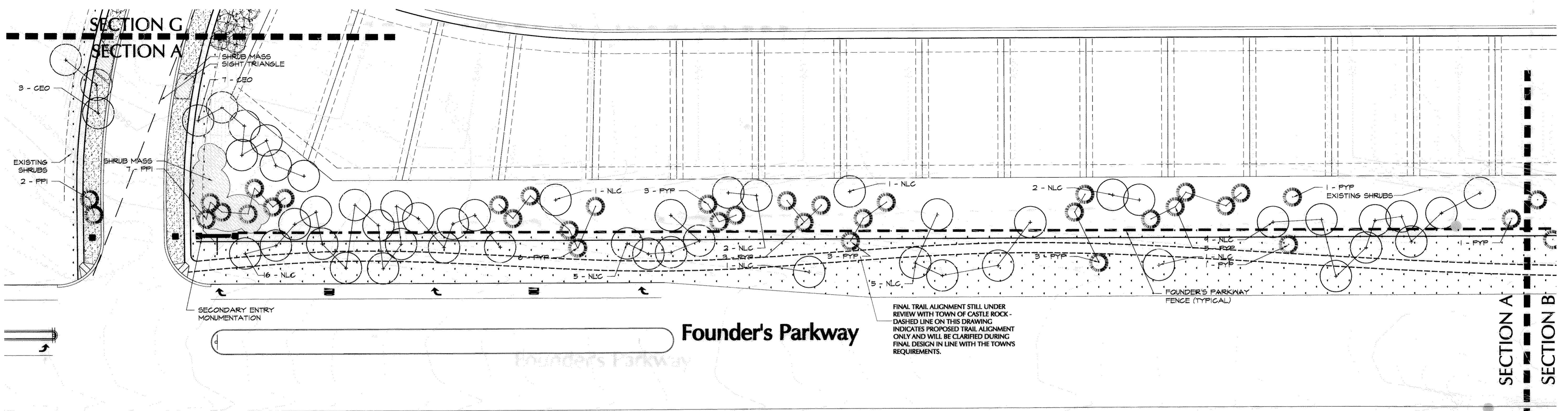


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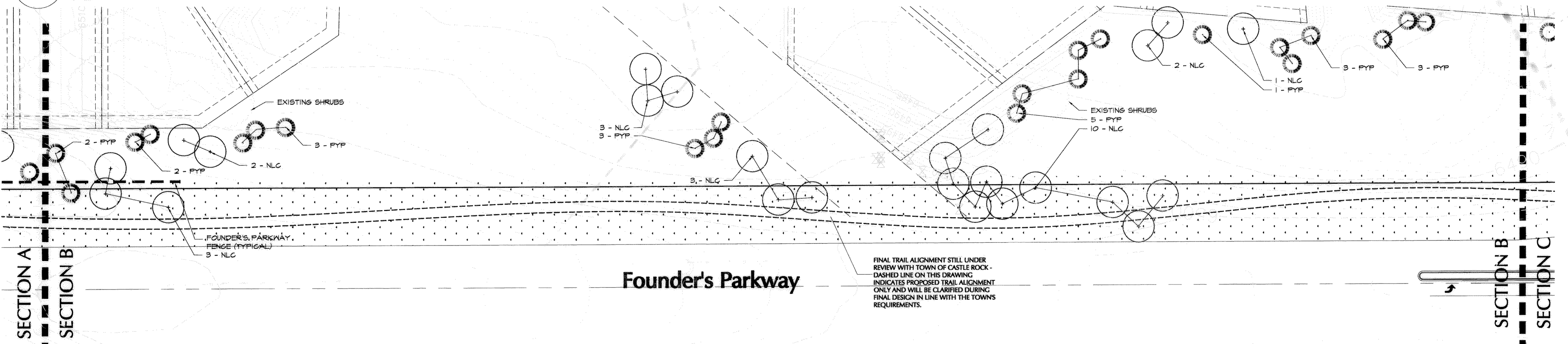
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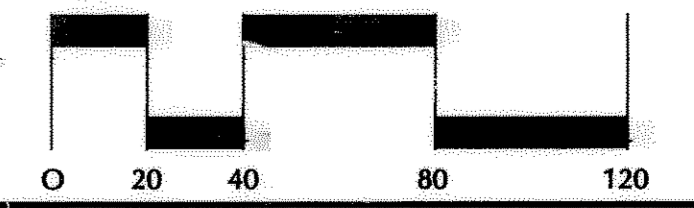
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2 Streetscape Plan- Section B

SCALE: 1"=40'



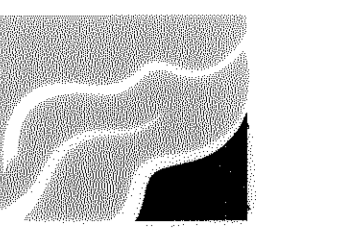
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SHEET TITLE
Streetscape Plan
Section A & B

SHEET NUMBER

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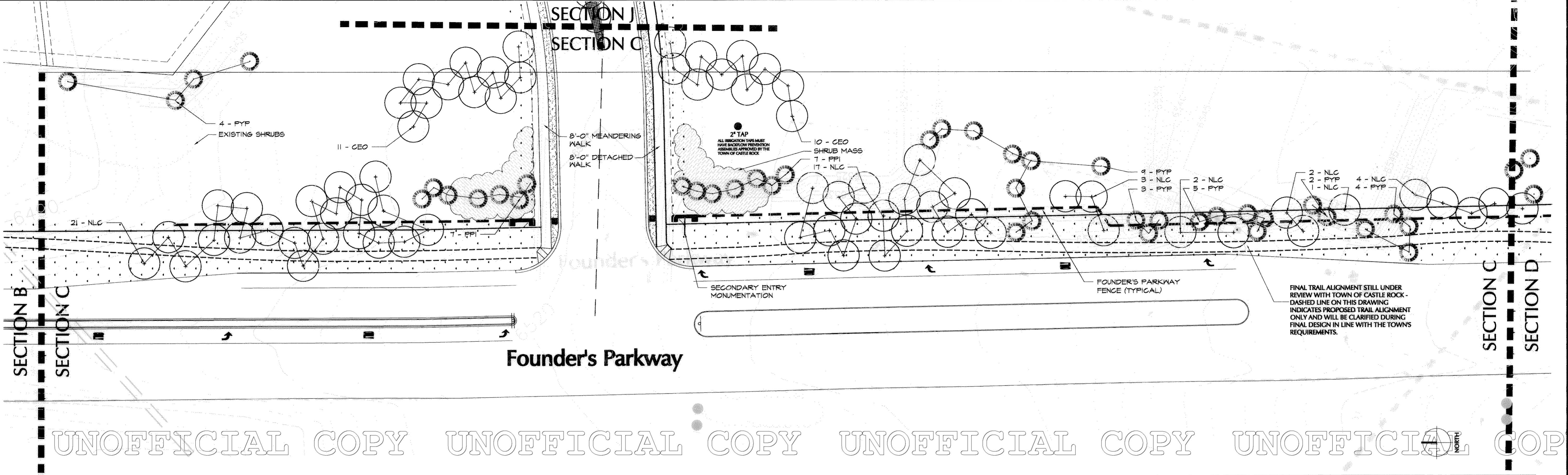


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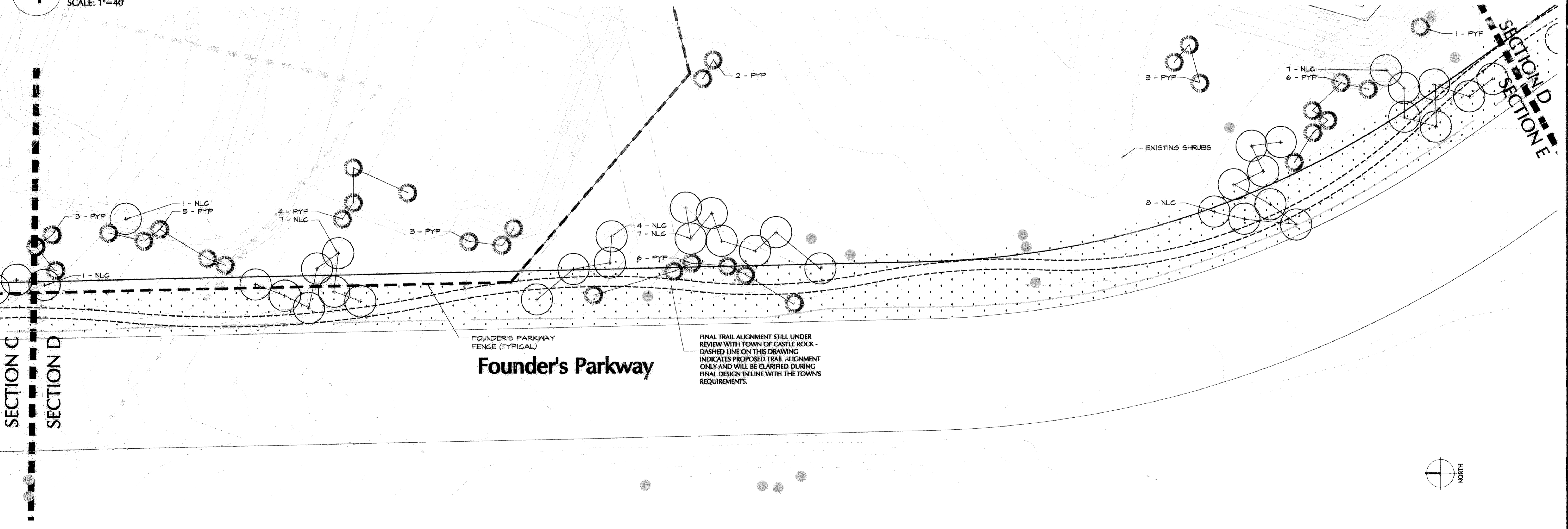


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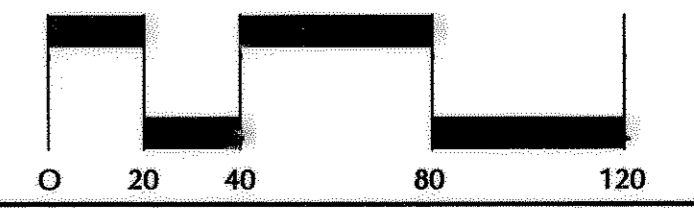


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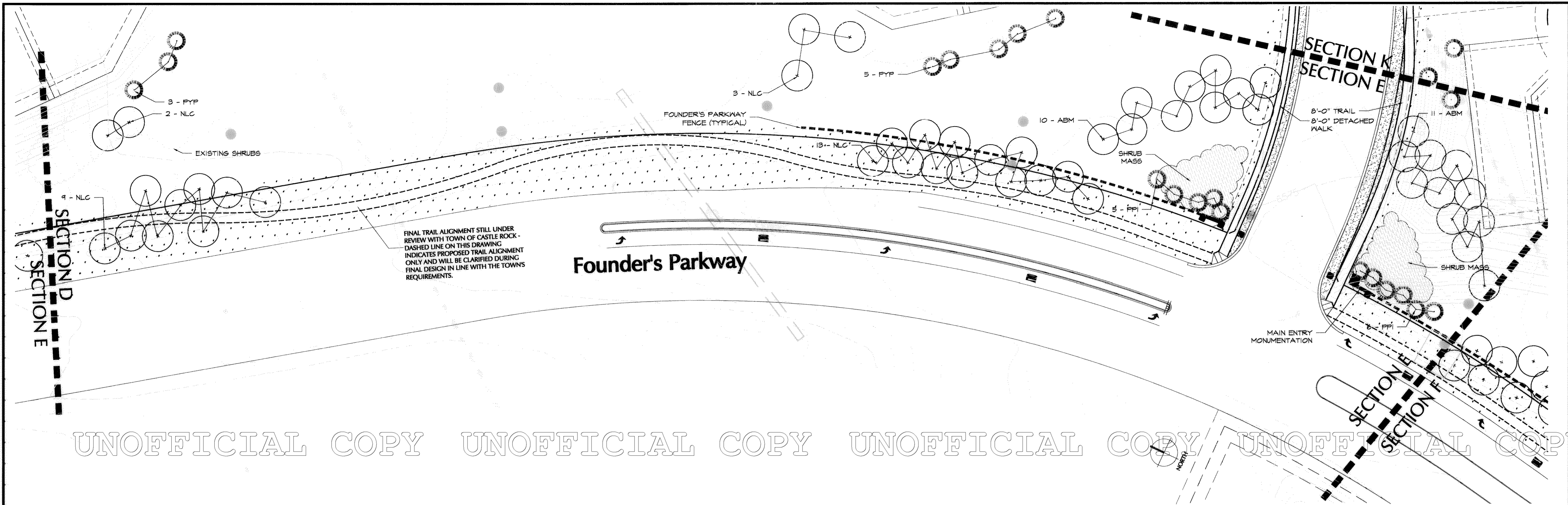


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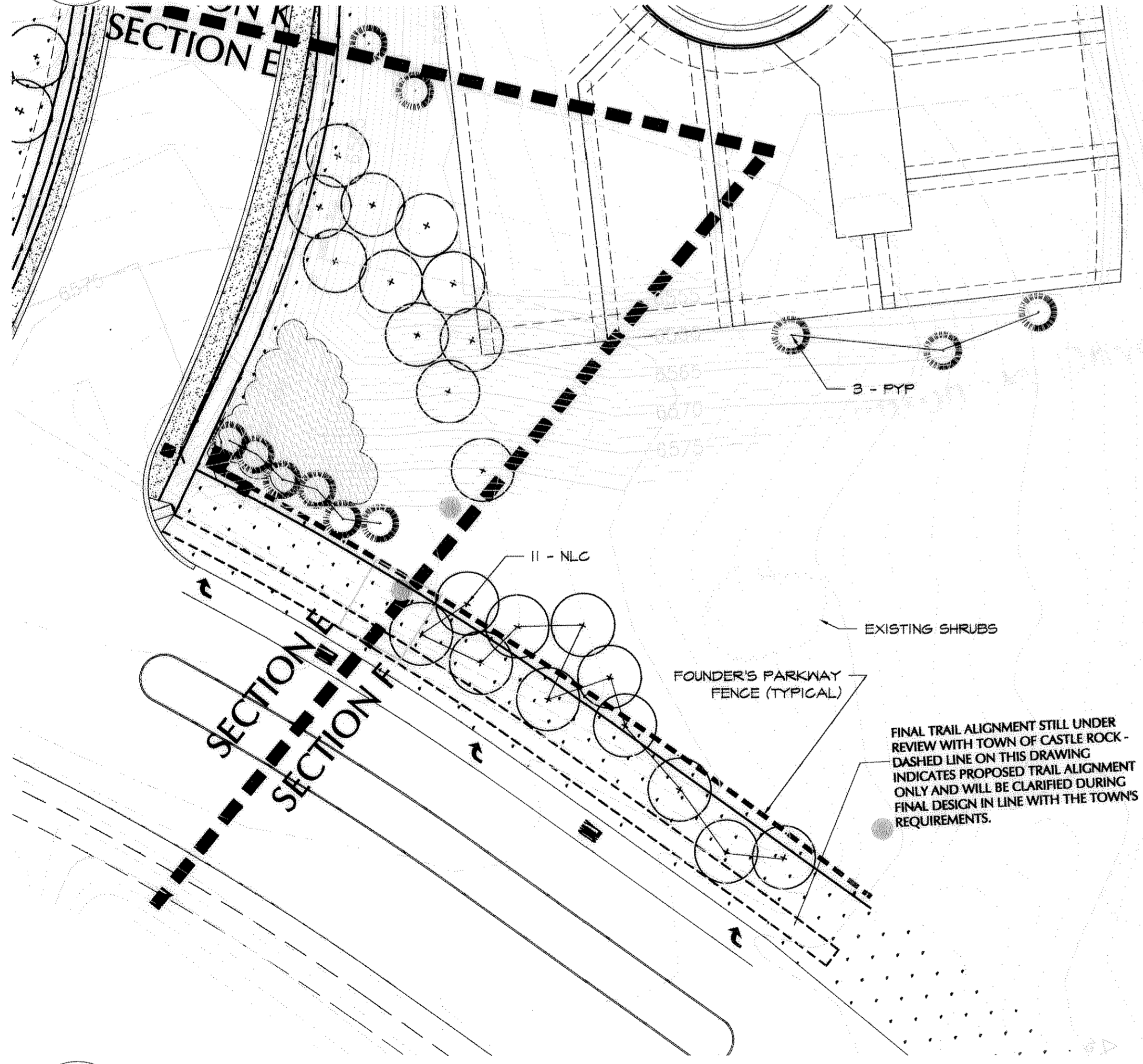
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Founder's Parkway

MAIN ENTRY MONUMENTATION

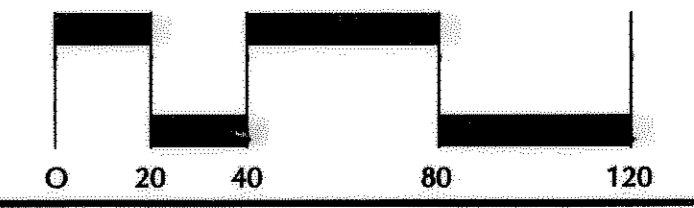
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1 Streetscape Plan- Section E
SCALE: 1"=40'



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2 Streetscape Plan- Section F
SCALE: 1"=40'



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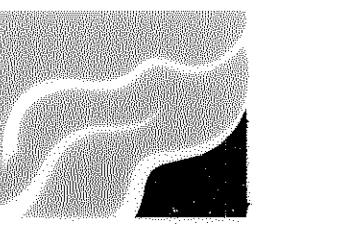


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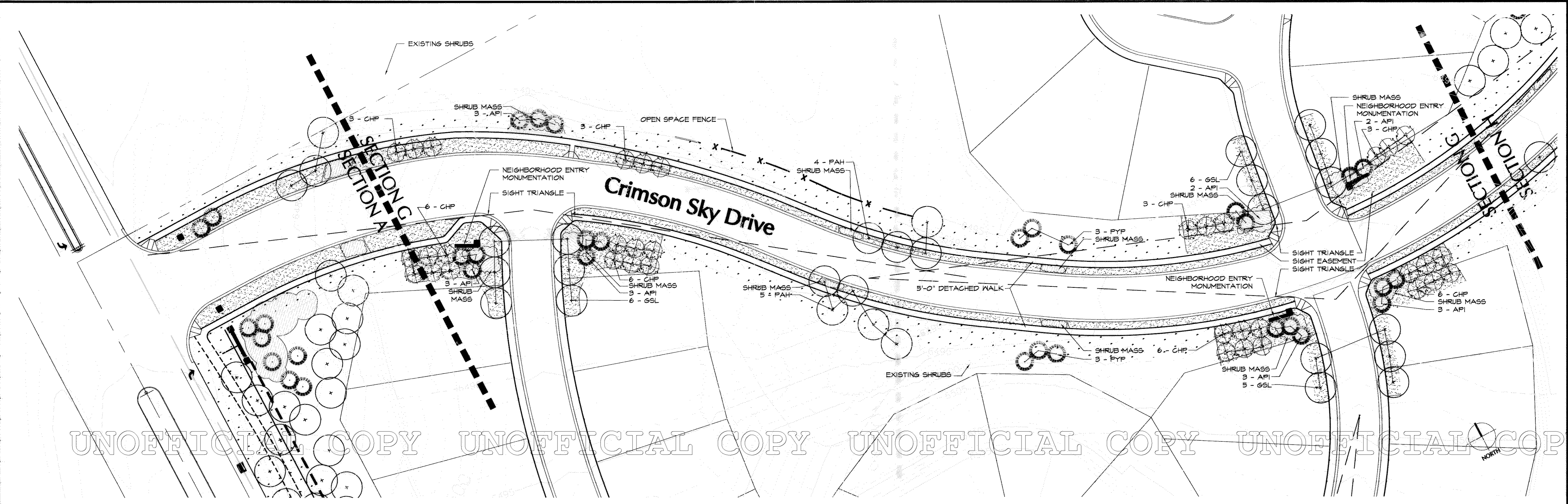


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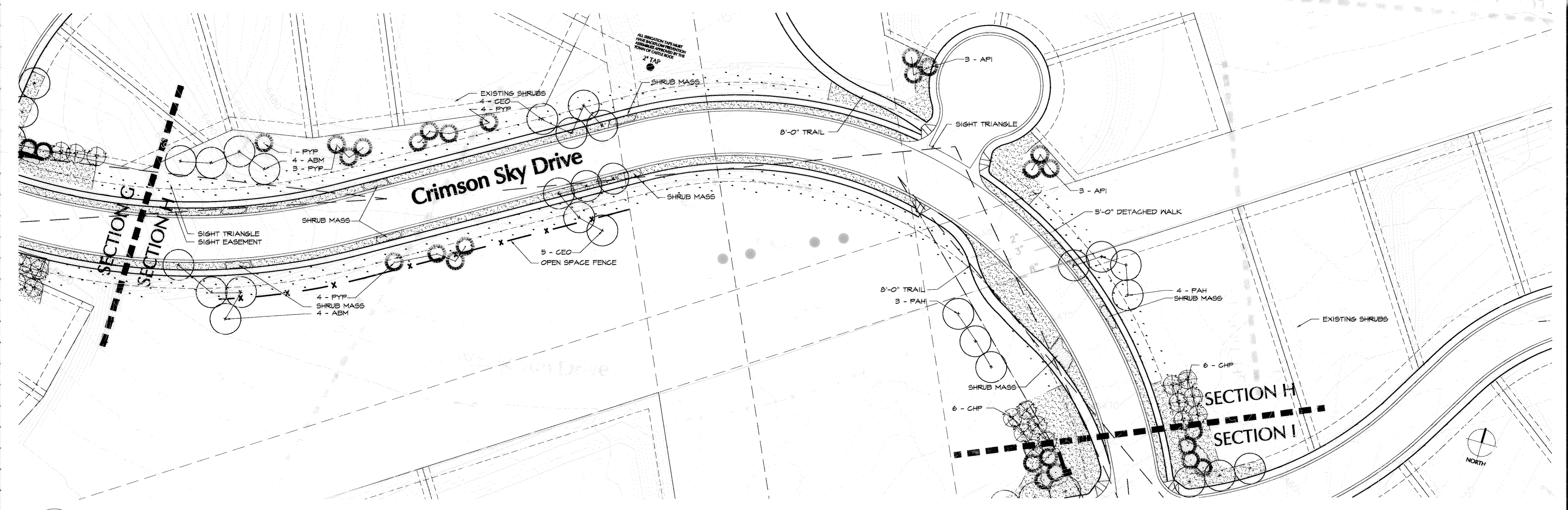
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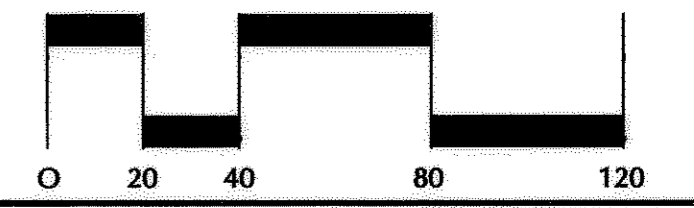
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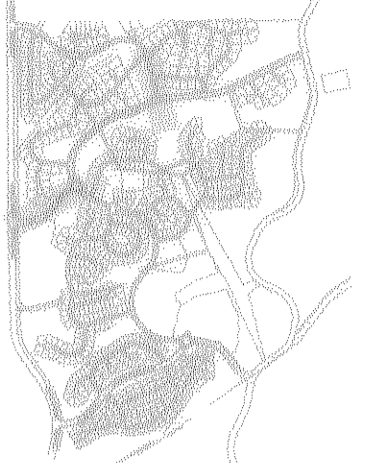


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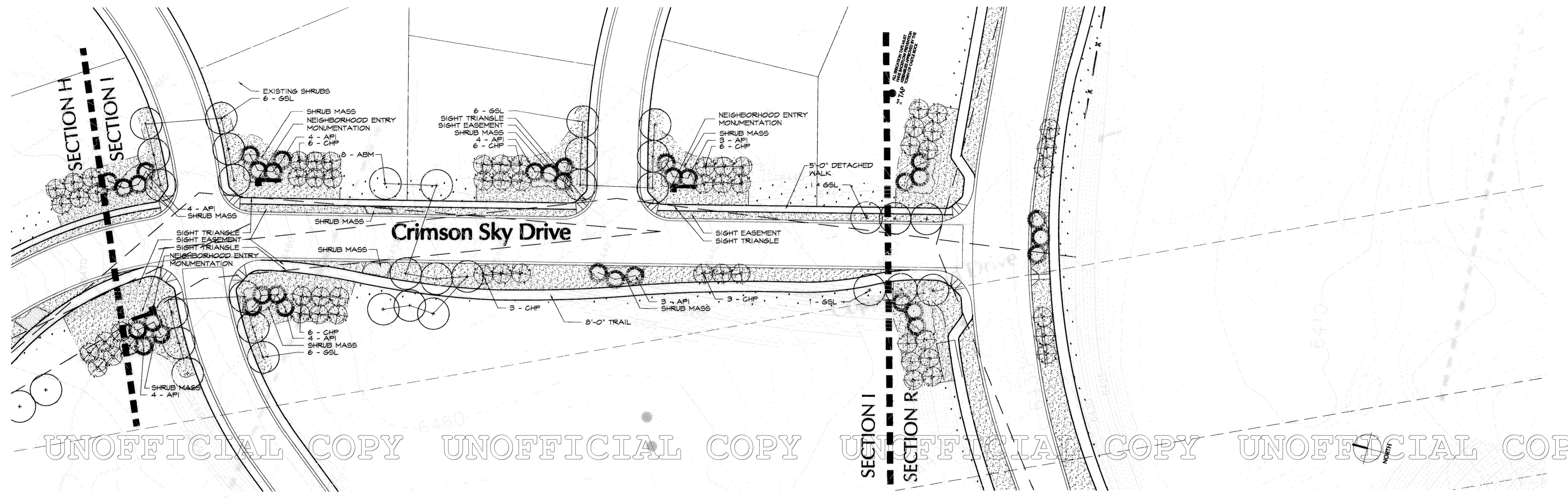
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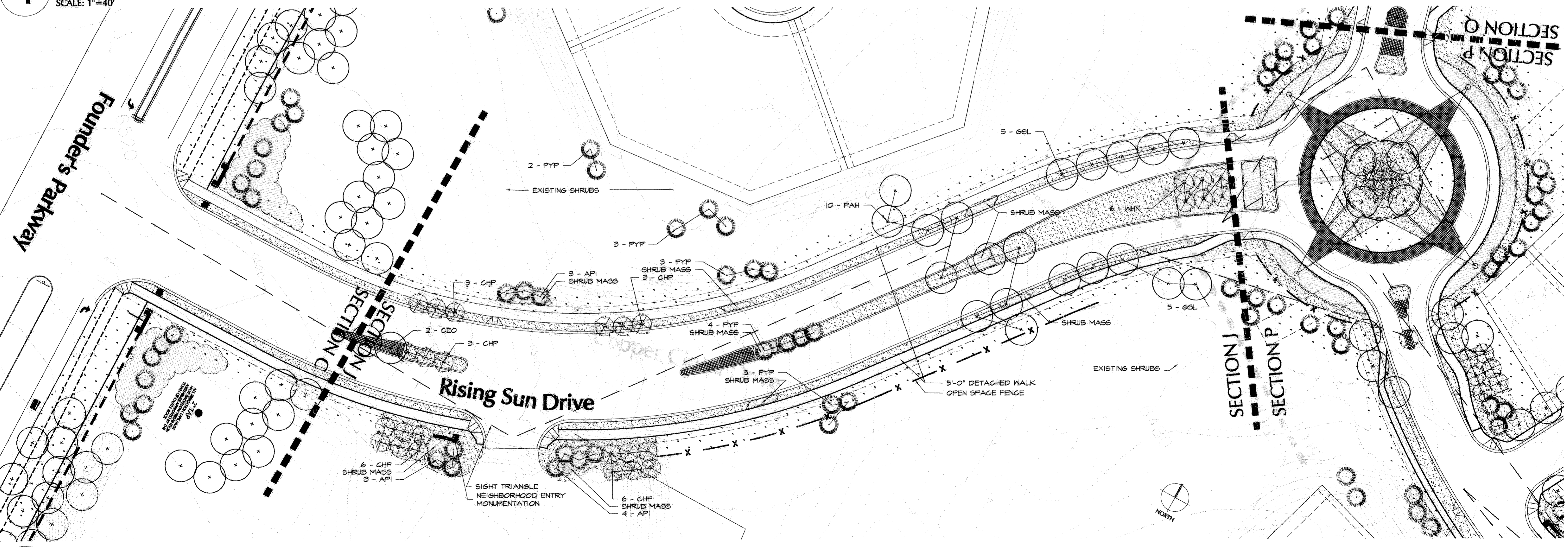
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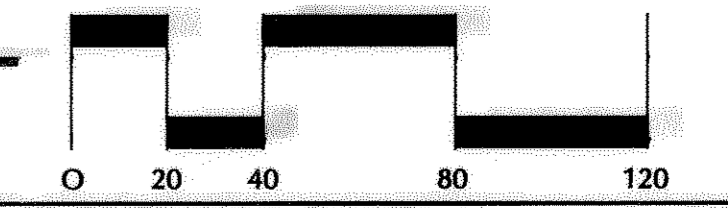


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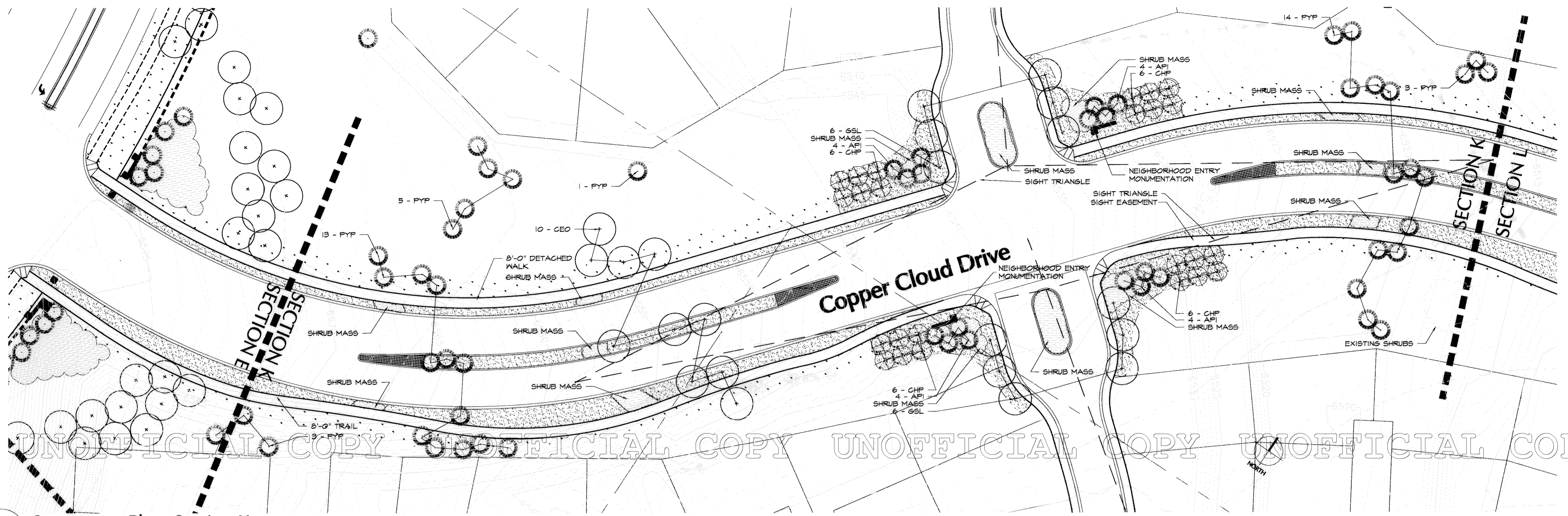
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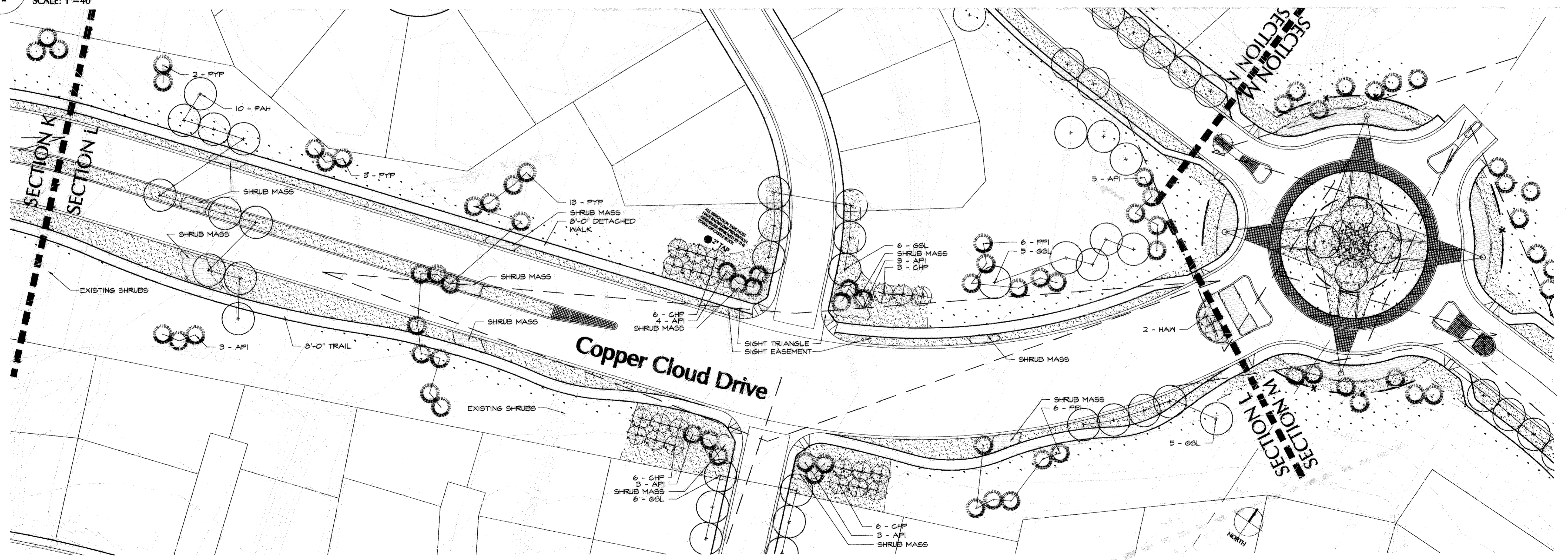
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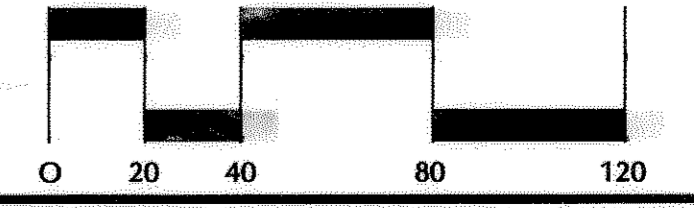
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2 Streetscape Plan- Section L
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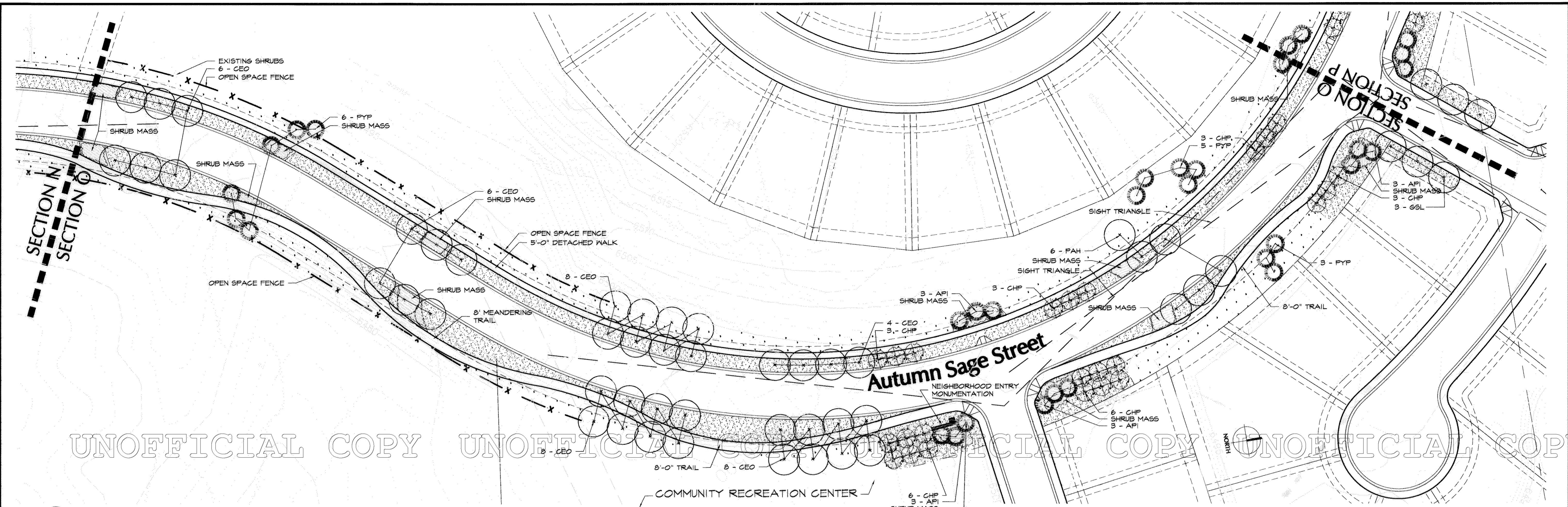


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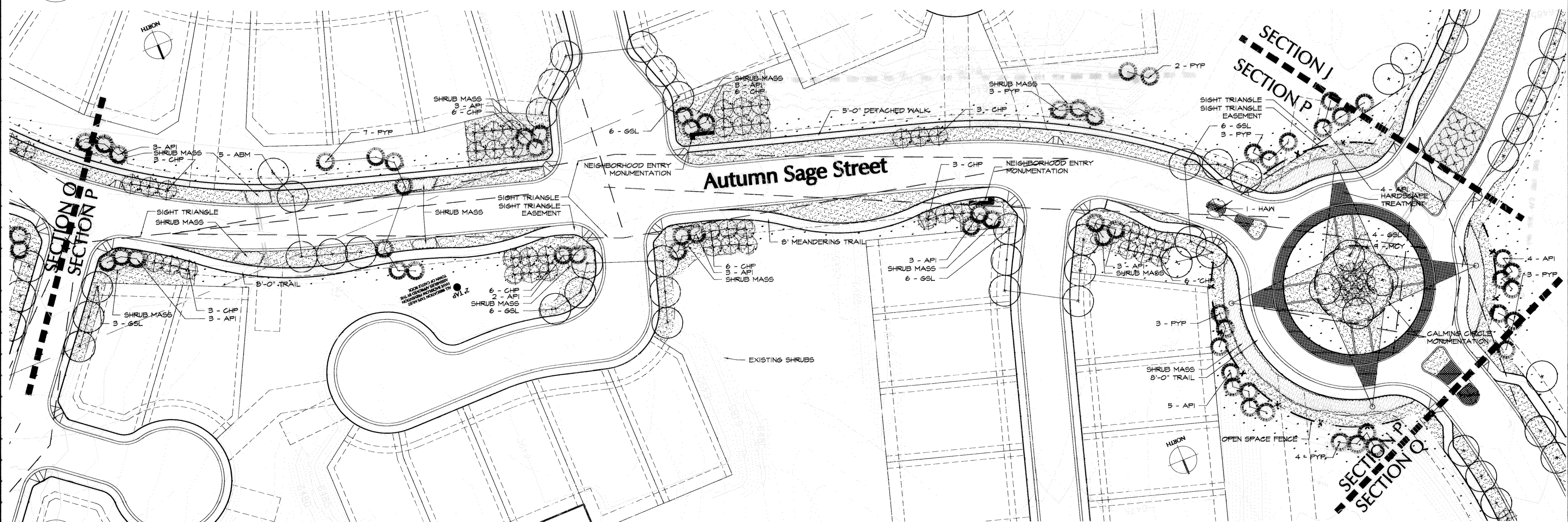
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SHEET TITLE
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Section K & L
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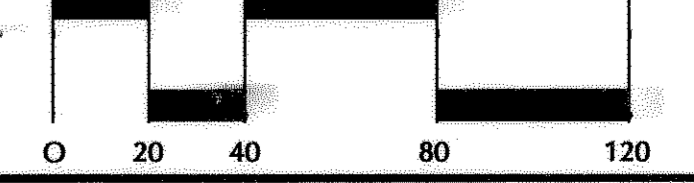
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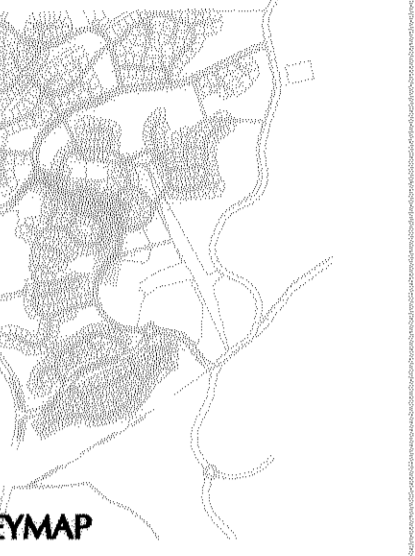


2 Streetscape Plan- Section P
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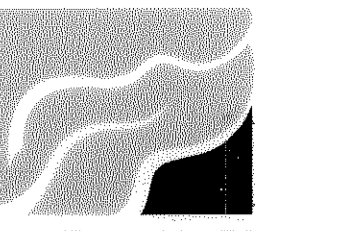


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	05.13.03

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Section O & P
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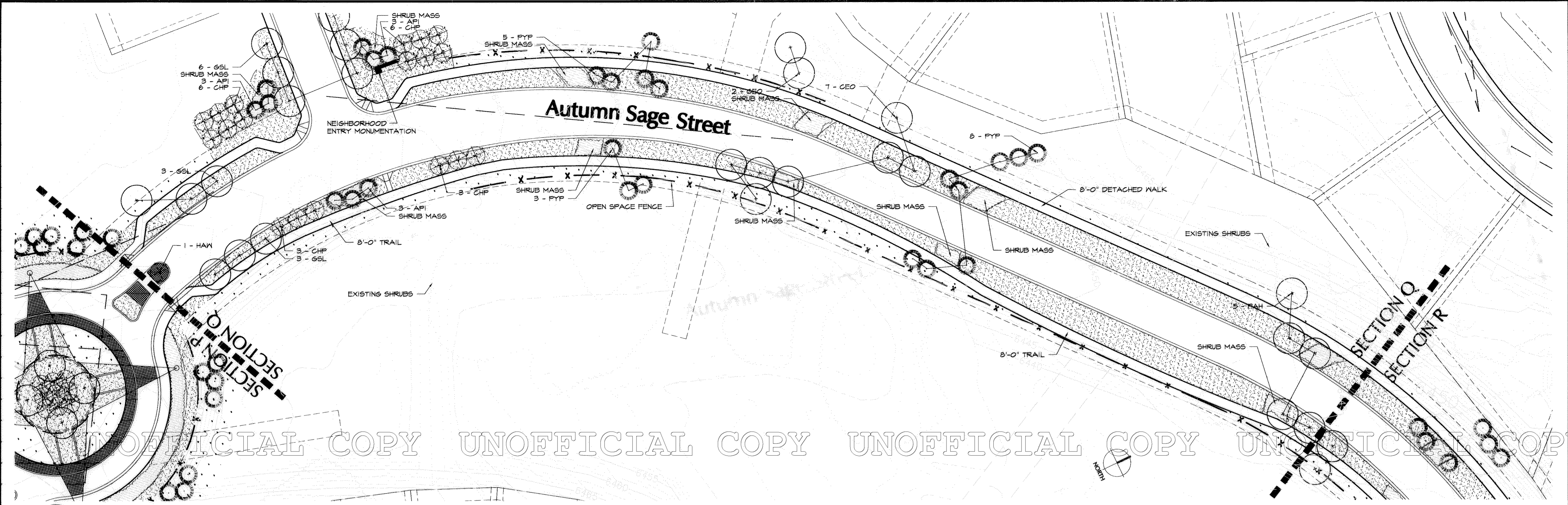


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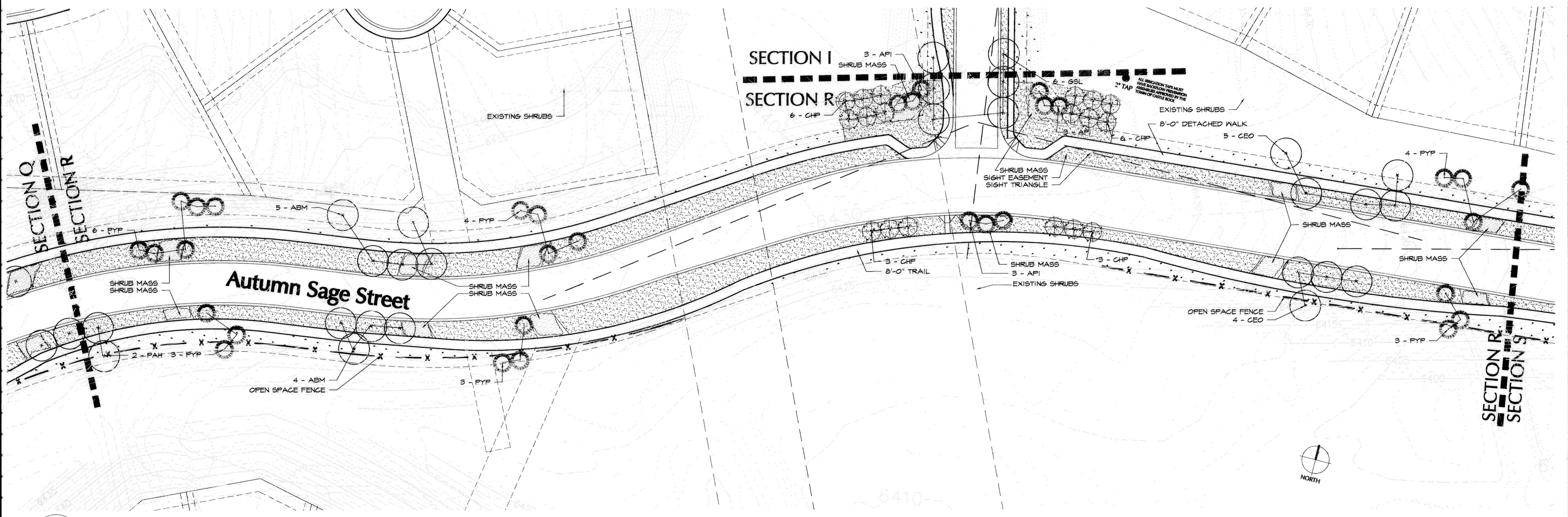
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KEYMAP



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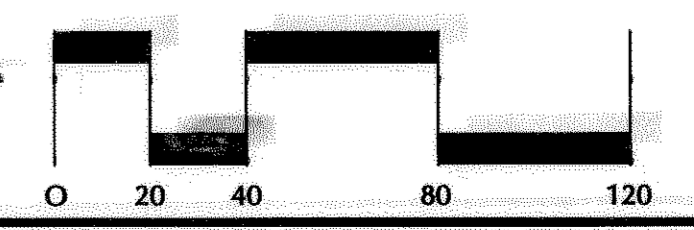


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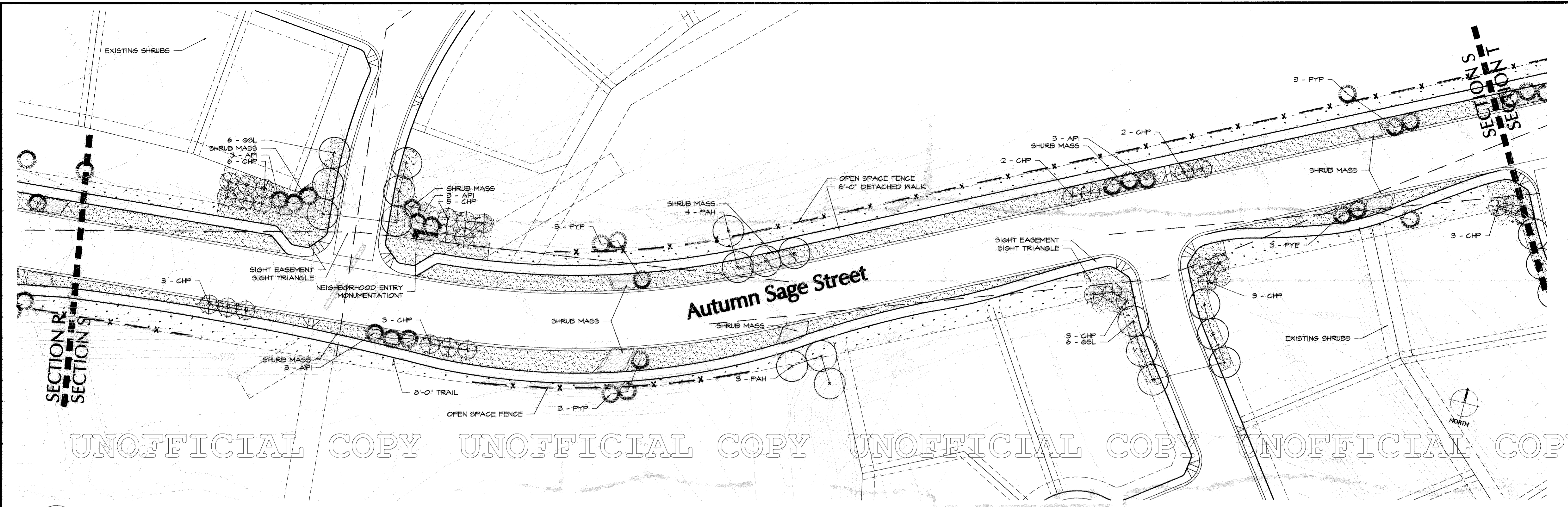
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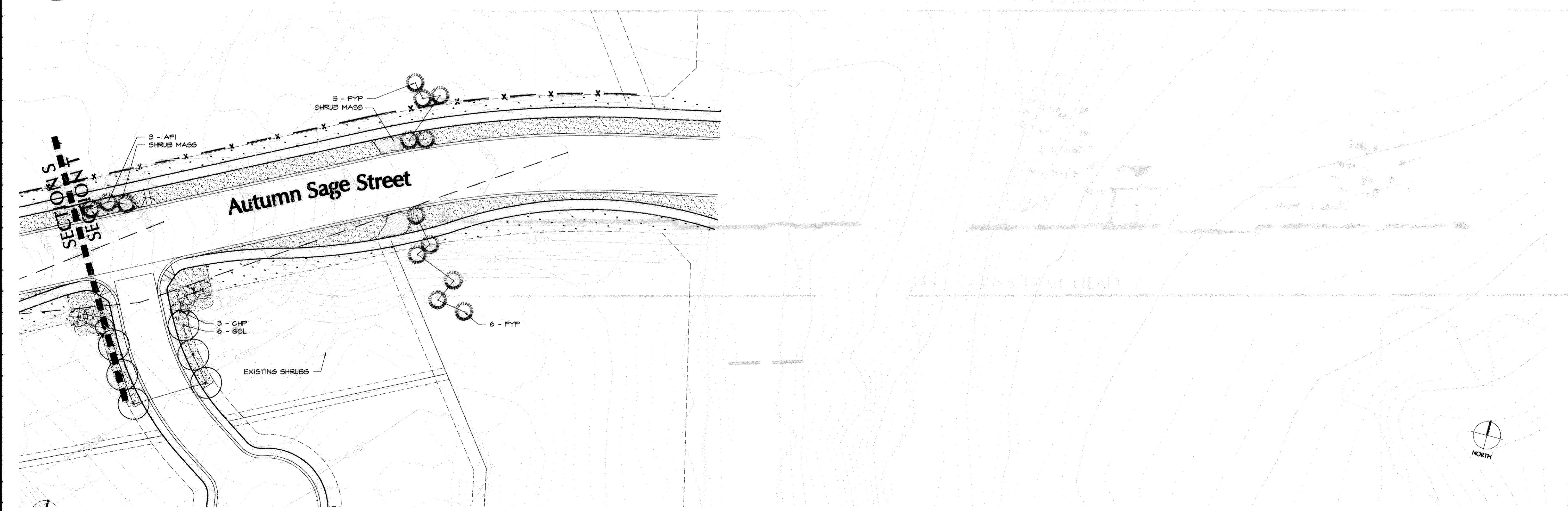
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Section Q & R**
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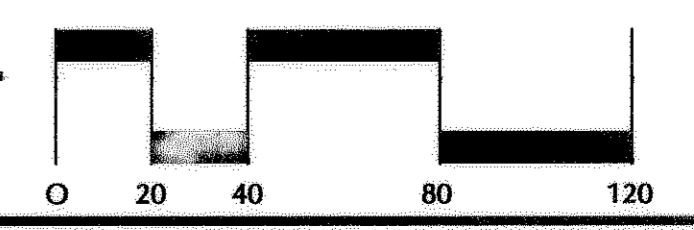
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2 Streetscape Plan- Section T
SCALE: 1"=40'



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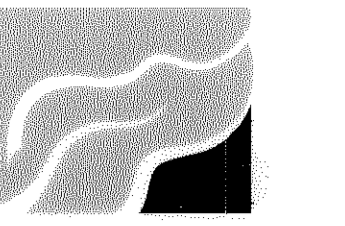


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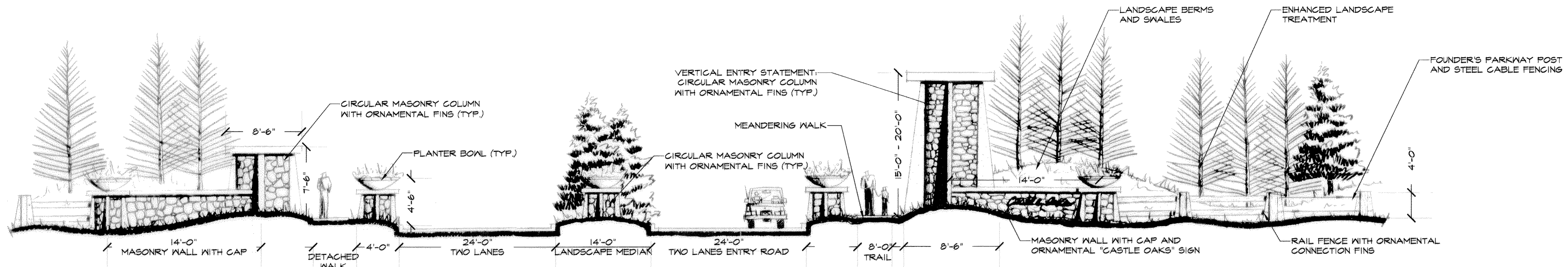
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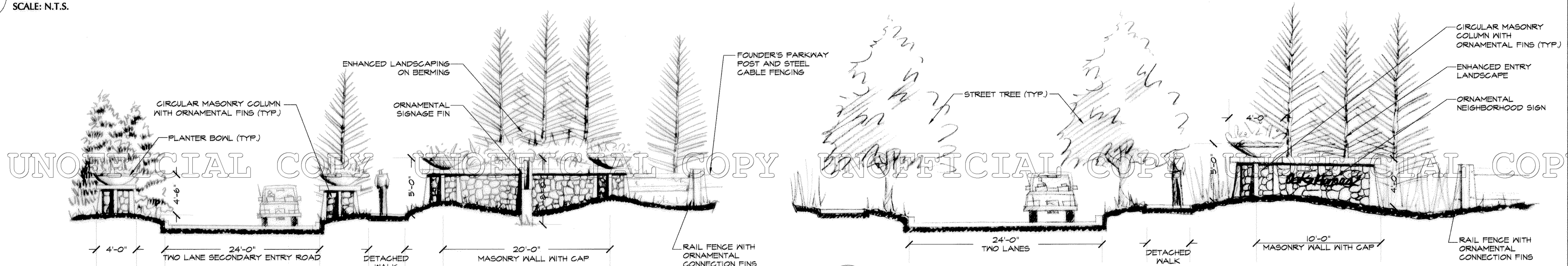


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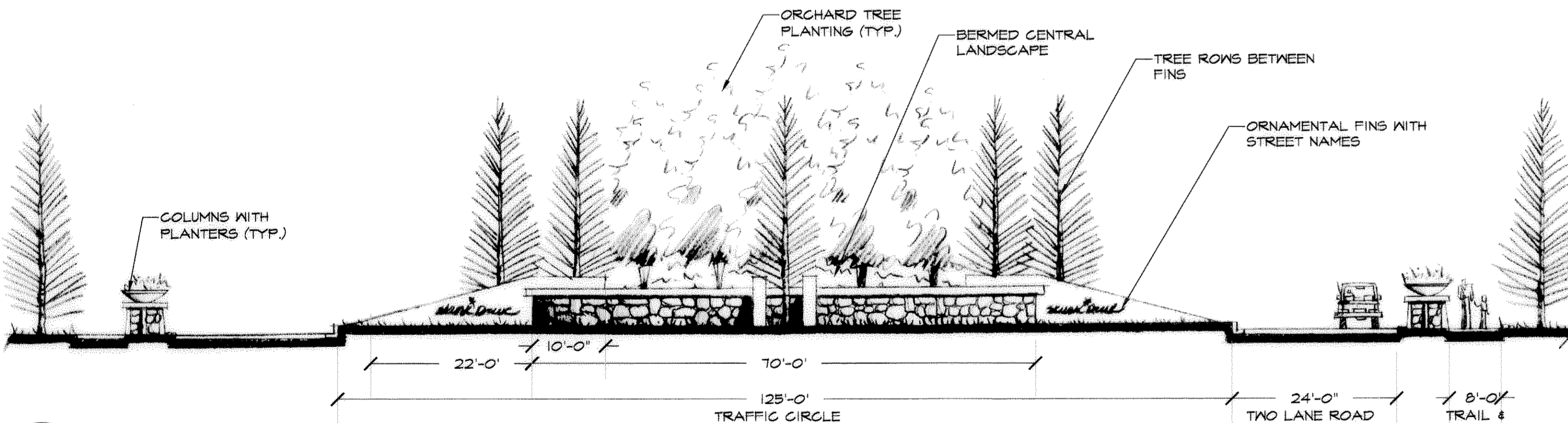


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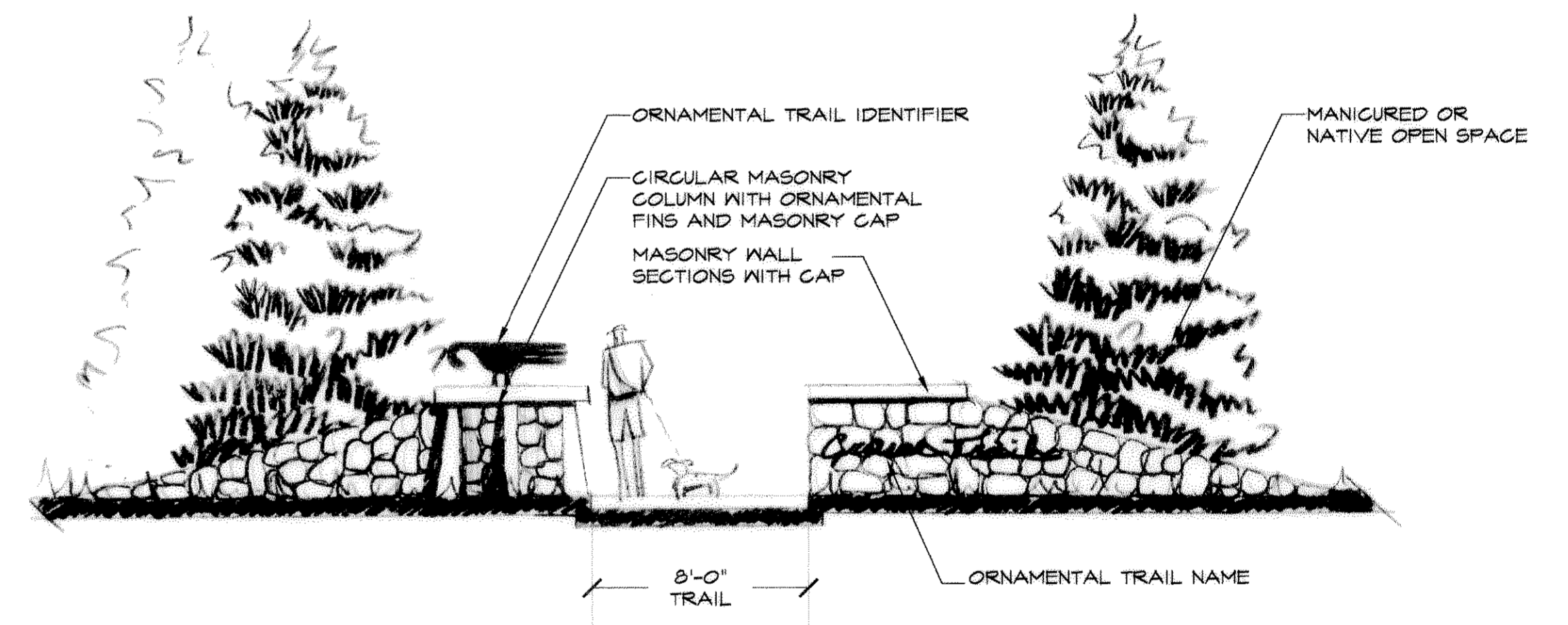


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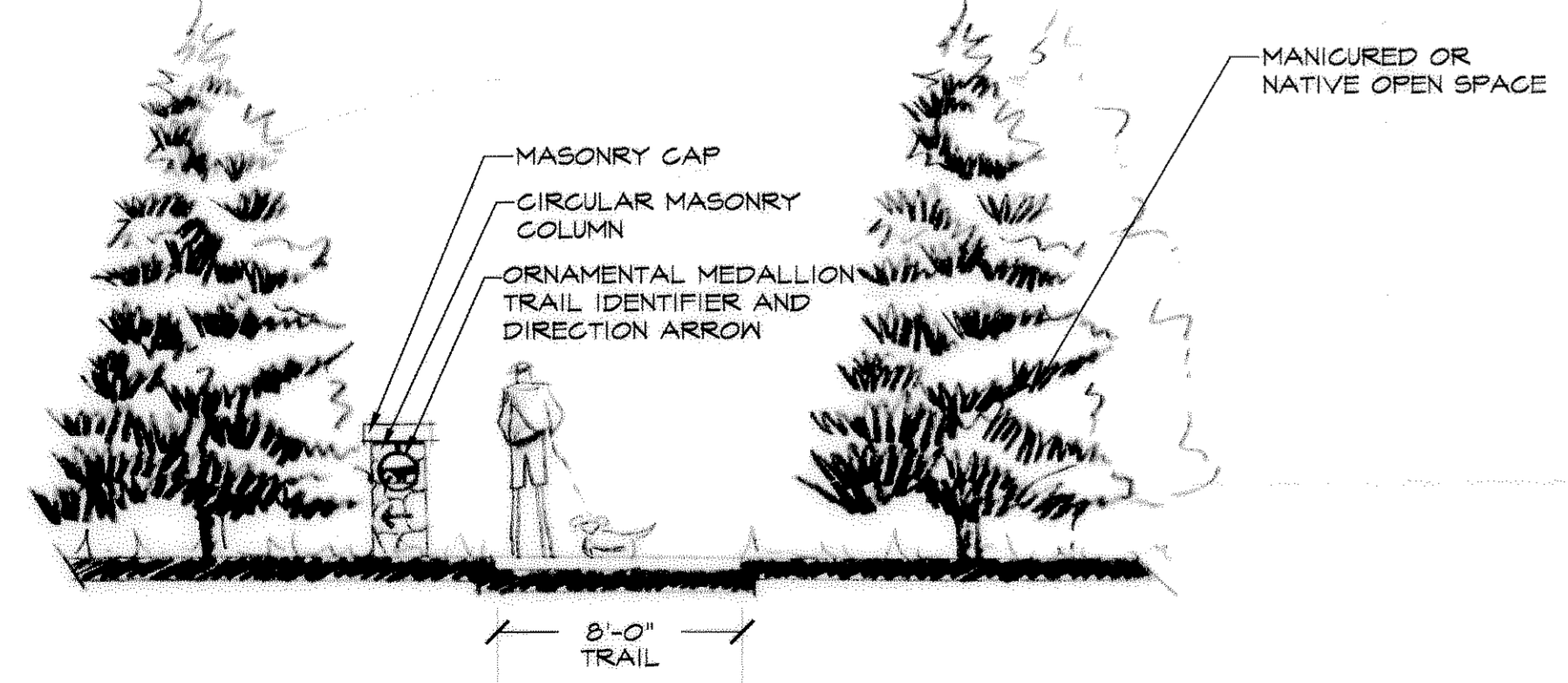
3 CASTLE OAKS NEIGHBORHOOD ENTRY
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4 CASTLE OAKS CALMING CIRCLE
SCALE: N.T.S.



5 CASTLE OAKS TRAIL HEAD
SCALE: N.T.S.



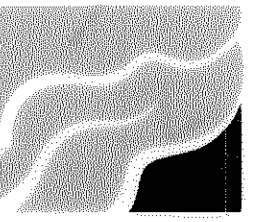
6 CASTLE OAKS TRAIL MARKER
SCALE: N.T.S.

Castle Oaks Filing No. 1
 Preliminary Plat/ Final PD Site Plan
 Town of Castle Rock, Colorado

PROJECT:	012012
DRAWN BY:	YCC/NCC
CHECK BY:	JLS/MGK
ISSUE DATE:	05.13.03
REVISIONS:	10.30.02
	04.11.03
	05.13.03

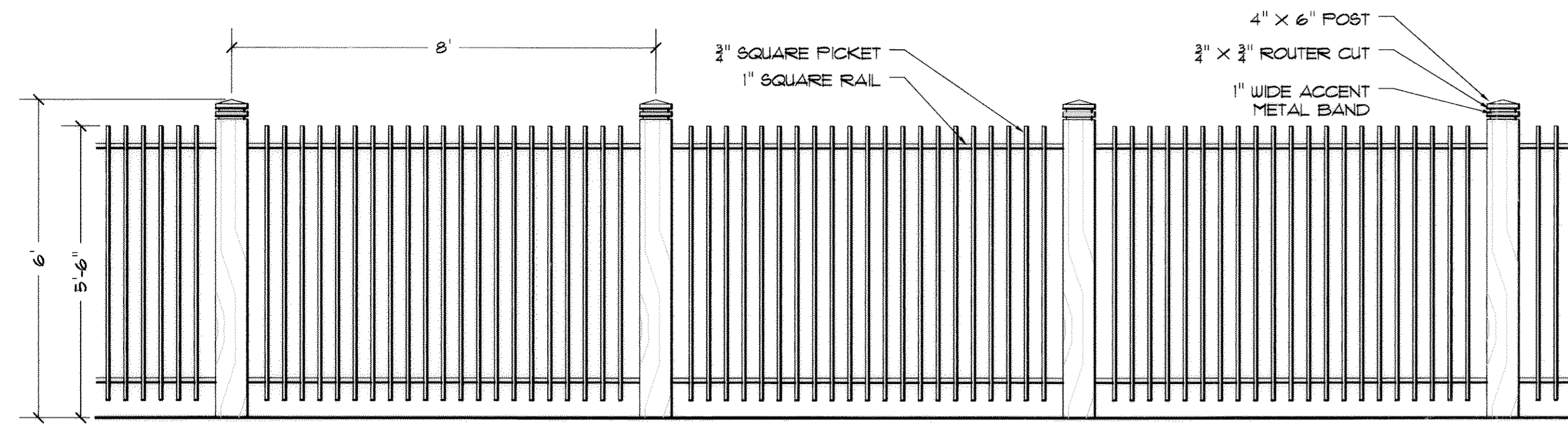
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SHEET NUMBER

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 May 16, 2003 - 2:49pm
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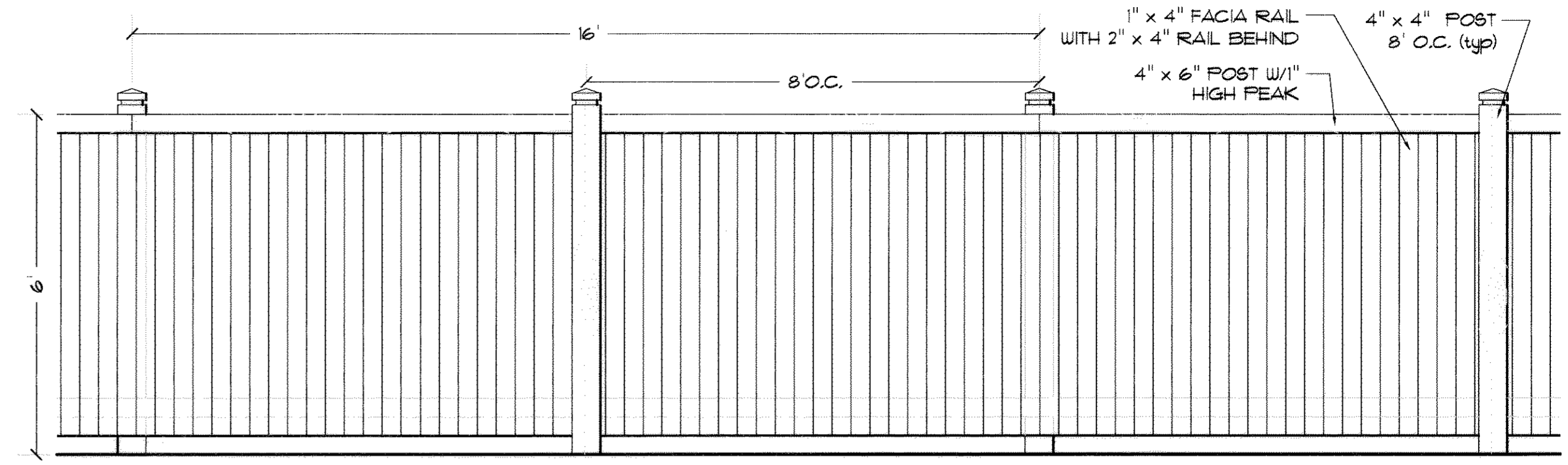


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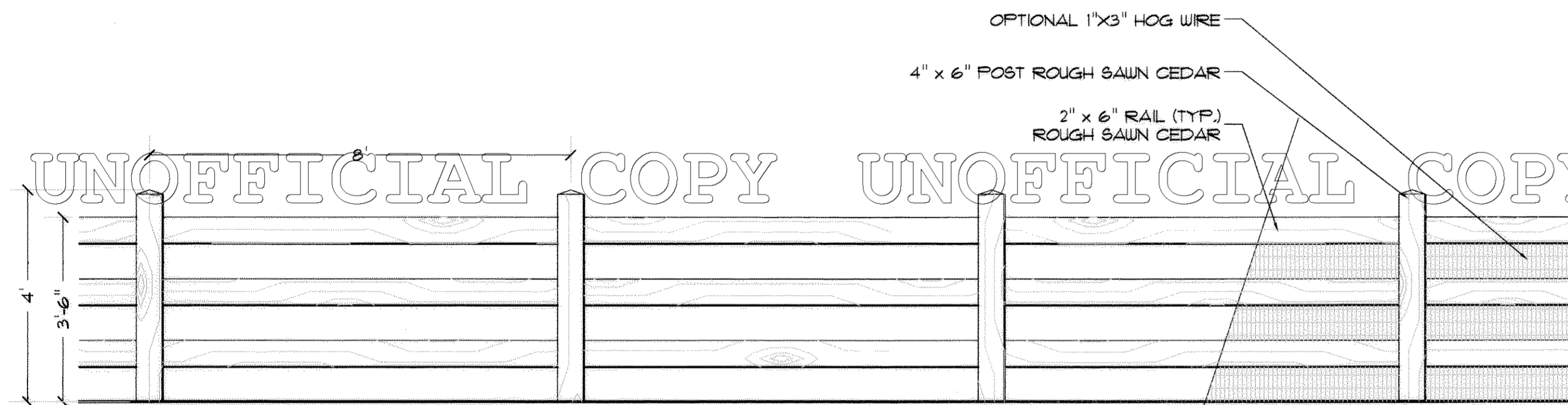
The Schuck Corporation
2 North Cascade Avenue
Suite 1280
Colorado Springs, CO 80903
719.633.4500



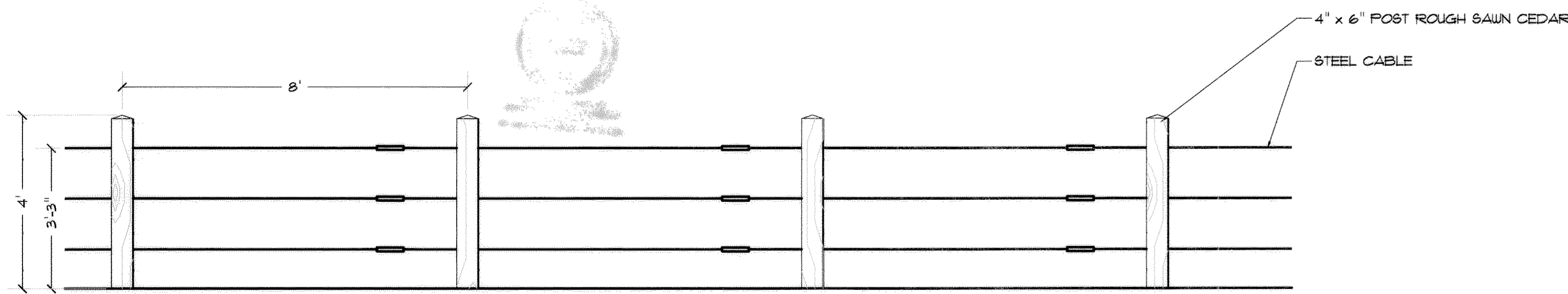
1 STANDARD PERIMETER FENCING DETAIL
SCALE: 1/2" = 1'-0"



2 STANDARD PERIMETER AND YARD FENCING DETAIL
SCALE: 1/2" = 1'-0"



3 STANDARD OPEN SPACE FENCING DETAIL
SCALE: N.T.S.



4 FOUNDER'S PARKWAY FENCING DETAIL
SCALE: N.T.S.

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**Landscape
Details**

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